



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



O'Reilly Auto Parts  
1275 N Main Street  
Vidor, TX 77662



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,471 SF O'Reilly Auto Parts Located at 1275 N Main Street in Vidor, Texas. This Opportunity Includes a Rare Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$954,688
CAP	6.25%
NOI	\$59,668
PRICE PER SF	\$119.26
GUARANTOR	O'Reilly Automotive, Inc.

## PROPERTY SUMMARY

ADDRESS	1275 N Main Street Vidor, TX 77662
COUNTY	Orange
BUILDING AREA	8,005 SF
LAND AREA	0.81 AC
BUILT	1968





# HIGHLIGHTS

- Rare Absolute Triple Net (NNN) O'Reilly Investment Opportunity With Zero Landlord Responsibilities
- Corporate Guaranteed Lease By Investment Grade Tenant (BBB+)
- Income Tax-Free State
- E-Commerce and Recession Proof Tenant
- Low Rent Location
- Great Visibility Along Main Street – Over 22,000 Vehicles Per Day Pass the Property
- Retail Trade Area – Brand New Walmart Supercenter Opened in 2018 Across the Street From Property
- Demographics Perfect For O'Reilly's "Do-It-Yourself" Business Model
- Over 24,900 Residents Live Within a 5-Mile Radius With an Average Household Income of \$64,477
- Property is Situated Less Than 1-Mile Away From I-10 Which Sees Over 72,000 VPD
- Nearby Tenants Include: Walmart, Anytime Fitness, McDonald's, Taco Bell, Burger King, Walgreens, Dollar Tree, Dairy Queen and More





# LEASE SUMMARY

TENANT	O'Reilly Automotive, Inc.
PREMISES	Building of Approximately 8,005 SF
LEASE COMMENCEMENT	July 1, 2007
LEASE EXPIRATION	June 30, 2023
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

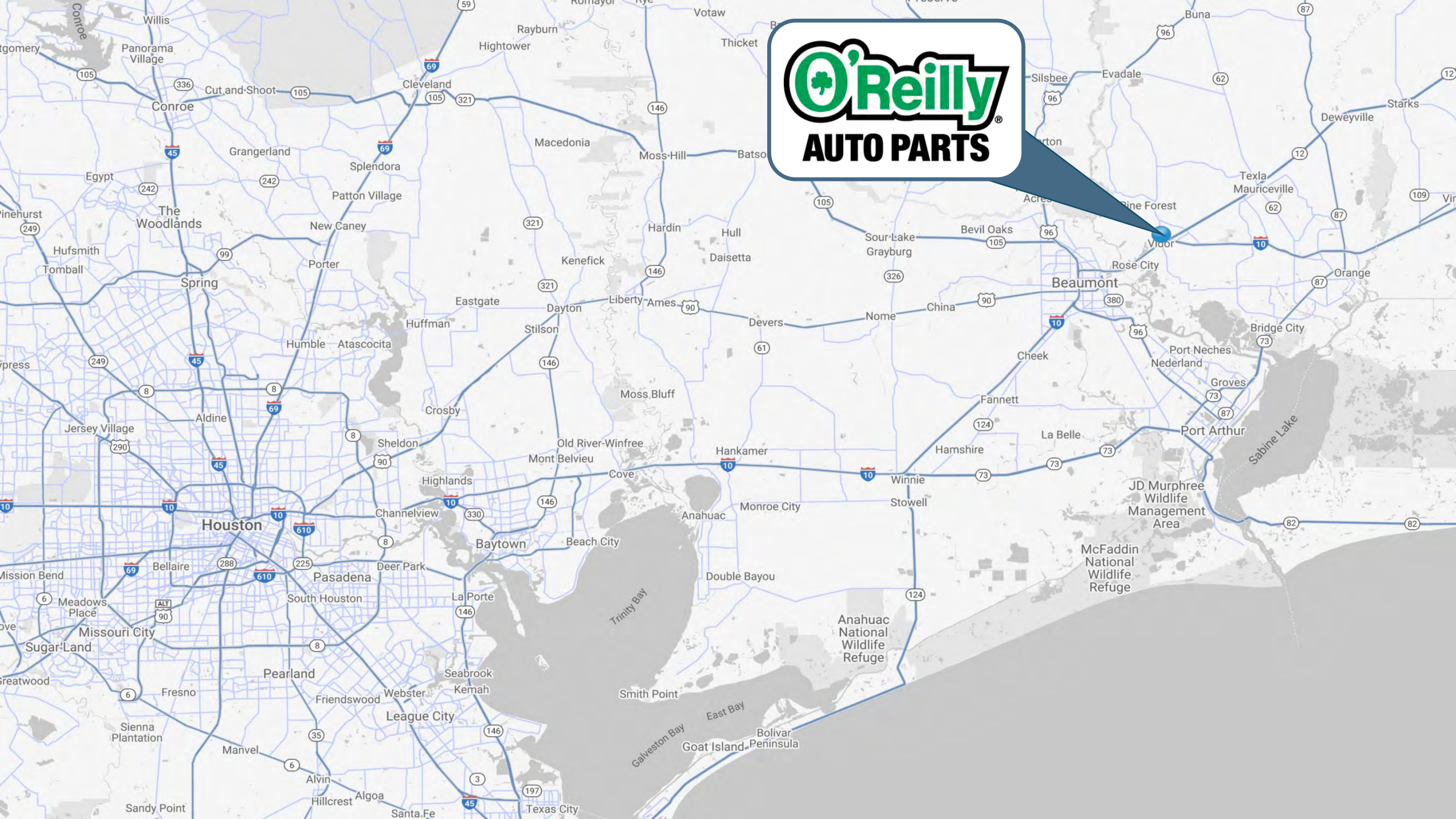
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,005 SF	\$59,668	\$7.45





ACTUAL PROPERTY IMAGES







♥ **CVS** pharmacy  
*Walgreens*

**Jack**  
in the box

**Walmart**   
Supercenter  
*Brookshire Brothers*  
**DOLLAR GENERAL**

**O'Reilly**  
AUTO PARTS

**ACE**

**AutoZone**

**ANYTIME**  
FITNESS

**McDonald's** **CITGO**  
BBVA Compass

**POPEYES** **DQ** **DOLLAR TREE**  
**STAGE**  
**Little Caesars** **Waffle House** **Dominos** **SHIPLEY DO-NUTS**  
*Market Basket* **Chevron** **VALERO**  
**cricket** **CIRCLE K**

**TACO BELL** **BURGER KING**  
**metro**  
by T-Mobile

INTERSTATE  
**10**

**WHATABURGER** **Holiday Inn Express** **BW** **Best Western PLUS** **BR** **baskin robbins**  
**Exxon** **Pizza Hut** **DUNKIN'**

**12**  
TEXAS

**90**



**SUBWAY**

**Community Bank**  
OF TEXAS

**verizon**

Church of Christ  
North Main

Tropical Breeze  
Car Wash

**DOLLAR  
GENERAL**

*Brookshire  
Brothers*

Municipal  
Court

**Jack in the box**

*Walgreens*

N Main St

Gold  
Express

**Walmart**

**CVS  
pharmacy**

Senor  
Toro

**O'Reilly**  
AUTO PARTS







## VIDOR | ORANGE COUNTY | TEXAS

Vidor is a city in western Orange County in the state of Texas. As a city of Southeast Texas, it lies at the intersection of Interstate 10 and Farm to Market Road 105, and it is situated 6 miles east of Beaumont. The town is mainly a bedroom community for the nearby refining complexes in Beaumont and Port Arthur and the city is also part of the Beaumont-Port Arthur Metropolitan Statistical Area. Vidor's estimated population was about 10,522 residents at the 2018 census.

Due to the cities close proximity, Beaumont's economy affects Vidor's. A significant element of the region's economy is the Port of Beaumont, which is the nation's fourth-largest seaport by tonnage. The 842d Transportation Battalion, and the 596th Transportation Group are both stationed at the port in Beaumont. In addition to companies doing business within the city limits, several large industrial facilities are located within the city's five-mile extraterritorial jurisdiction boundaries including the ExxonMobil Beaumont refinery and chemical plants, Goodyear Beaumont chemical plant, and DuPont chemical plant. Jason's Deli also has its headquarters in Beaumont. The city is also home of Lamar University, a national Carnegie Doctoral Research university with 15,000 students, including undergraduates and post graduates, which help's the region's economy.

Vidor is less than a 10 minute drive to Beaumont, which is the perfect place to spend the day. Beaumont is known for the Spindletop-Gladys City Boomtown Museum, which is a recreated town showing life in the early 1900s, at the start of the Texas oil boom. Downtown, the early-20th-century McFaddin-Ward House, now a museum, reflects the wealth of the family who lived there. The Art Museum of Southeast Texas and the Dishman Art Museum showcase regional and national contemporary art. The city is also home to the Texas Energy Museum which tells the story of oil through state of the art exhibits including talking robotic characters.



ORANGE COUNTY COURTHOUSE



TEXAS ENERGY MUSEUM





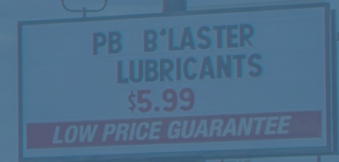
	3 MILES	5 MILES	10 MILES
POPULATION	16,699	24,978	130,918
AVERAGE HH INCOME	\$61,683	\$64,477	\$62,018



# TENANT PROFILE

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company currently operates about 5,439 stores in 47 states and 21 stores in Mexico (and growing), as of December 2019.

On July 11, 2008, the company completed the largest acquisition in its history with the purchase of CSK Auto, adding 1,273 stores in 12 states. This, combined with past acquisitions, made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. In December 2012, O'Reilly announced it was purchasing the auto parts business of VIP Parts, Tires and Service, a Lewiston, Maine-based chain of 56 auto parts stores and service centers with locations in Maine, New Hampshire, and Massachusetts, and one distribution center in Maine. The purchase marked the firm's expansion into New England. On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51 store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well.



COMPANY TYPE  
NASDAQ: ORLY



FOUNDED  
1957



# OF LOCATIONS  
5,460+



HEADQUARTERS  
Springfield, MO



WEBSITE  
[oreillyauto.com](http://oreillyauto.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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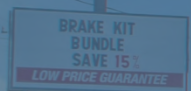
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**SANDS INVESTMENT GROUP**  
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