



AT&T

ALICE, TX
(CORPUS CHRISTI MSA)



AT&T



STRIVE

AT&T

1900 Dr NW Atkinson Dr
Alice, TX 78332

OFFERING SUMMARY

Price	\$1,575,000
Cap Rate	8.50%
Net Operating Income	\$133,760
Year Built	2013
Gross Leasable Area	3,800 SF
Lot Size	0.42 Acres

LEASE SUMMARY

Lease Term	10 Years
Lease Commencement	11/17/2013
Lease Expiration	11/16/2023
Remaining Term	3+ Years
Lease Type	NN
Roof & Structure	Landlord
Increases	10% Every 5 Years
Options	2 x 5

Lease Notes

- Roof, exterior walls, bearing walls, support beams, foundations, columns, floor slab, sprinkler systems, exterior canopies, gutters, water spouts and lateral support to the premises. Parking Lot. Dividing walls, utility connections. LL responsible for HVAC repairs over \$1500 per calendar year
- Tenant pays \$.25 PSF a year in reserve for parking lot and roof repairs (Approximately \$950)

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	11/17/2013	\$121,600	-
6-10	11/17/2018	\$133,760	10.00%
Option 1: 11-15	11/17/2023	\$147,136	10.00%
Option 1:16-20	11/17/2028	\$161,842	9.99%
NET OPERATING INCOME		\$133,760	



For Financing Options, Please Contact:



Greg Holley | Managing Partner
High St Capital
(O) 469-998-7200 | (C) 714.514.2990
gholley@highstcapital.com



AT&T Inc. is an American multinational conglomerate holding company headquartered in Dallas, Texas. It is the world's largest telecommunications company, the largest provider of mobile telephone services and the largest provider of fixed telephone services in the United States through AT&T Communications. AT&T Communications focuses on wireline, wireless, digital television, satellite television, fixed line telephone, mobile phone, broadband and other services. Since 2018, AT&T is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2018, AT&T was ranked #9 on the Fortune 500 rankings of the largest United States corporations by total revenue.

COMPANY SUMMARY

Company	AT&T Inc.
Ownership	Public (NYSE: T)
Credit Rating	A- (Fitch)
Number of Locations	5,600+ Locations in the US
Years in Business	46 Years
Headquarters	Seattle, WA
Website	www.att.com



- Outparcel to Walmart Supercenter
- Strong Corporate Guarantee — 'A-' National Credit Tenant — AT&T Has a \$214 Billion Dollar Market Cap
- Strong Operating History with More Than 3 Years Remaining and 2 x 5 Year Options
- Minimal Landlord Responsibility with Tenant Paying Additional Structural Reserve
- Class A Construction in Prime Location
- Hard Corner Location at Signalized Intersection of the Main Entrance to Walmart Supercenter
- Located on E Main St — a Major Thoroughfare with Traffic Counts Exceeding 15,900 Vehicles per Day
- Surrounding National Tenants Include Walmart Supercenter, HEB, Wells Fargo, Dollar Tree, McDonald's, Chili's, IHOP, Firestone, Pizza Hut, Tractor Supply Co. and Many More
- Average Household Income in 1-Mile Radius is Approximately 1.5x National Average
- Only Walmart Within 20+ miles — Trade Area Services Several of the Surrounding Communities

SNAPSHOT



15,923

Estimated Vehicle
Per Day

\$111,553

Average Household
Income

2.63%

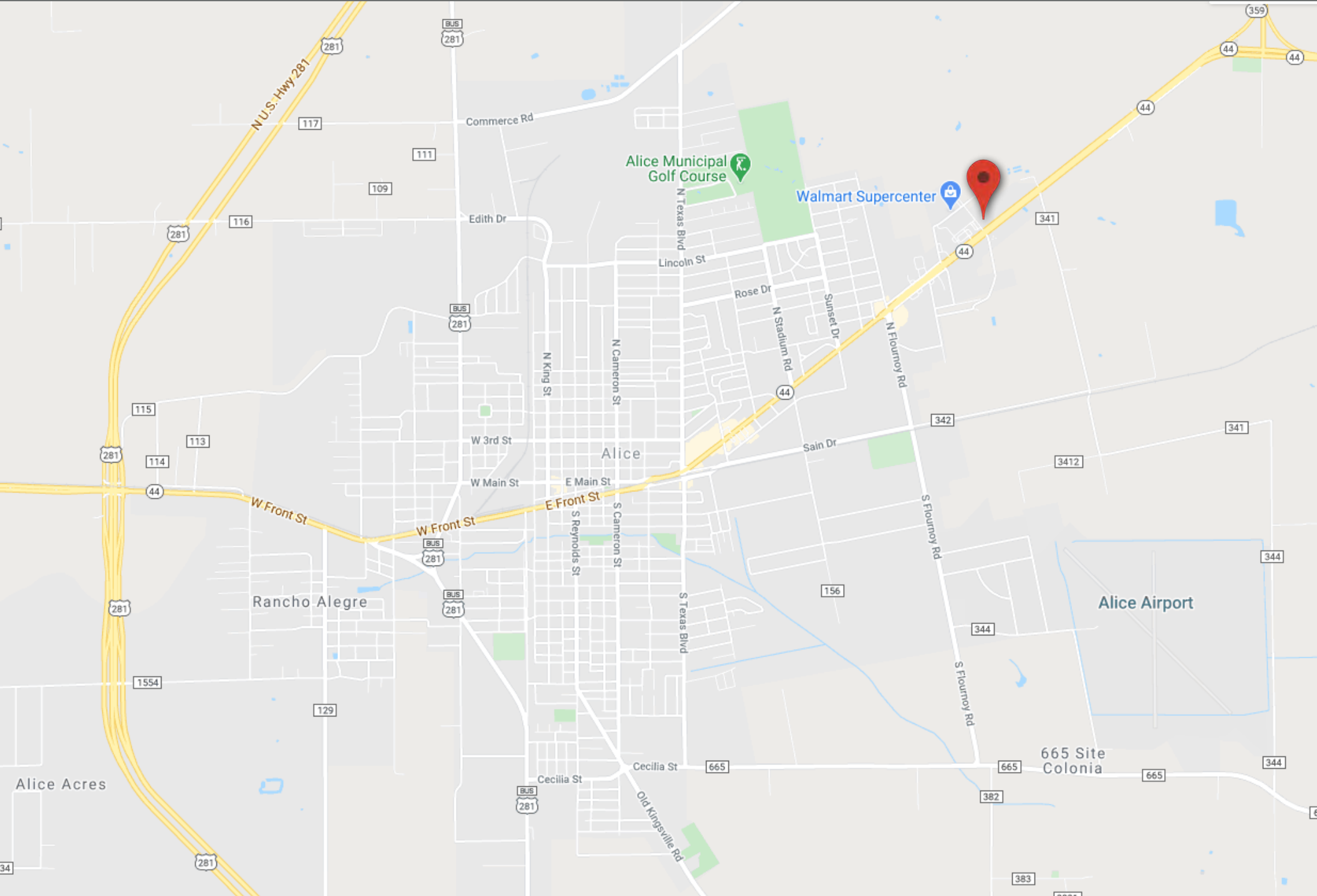
Population Growth
2010-2020

23,158

Population:
5 Mile Radius











OVERVIEW

Corpus Christi is a coastal city in the South Texas region in the U.S. state of Texas. It is located 130 miles southeast of San Antonio along the Gulf Coast. Corpus Christi is the county seat of Nueces County and also extends into Aransas, Kleberg and San Patricio counties. The city's population was estimated to be 326,586 in 2019, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area had an estimated population of 442,600. It is also the hub of the six-county Corpus Christi-Kingsville-Alice Combined Statistical area, with a 2019 estimated population of 535,257.

The city is home to the Port of Corpus Christi, the fifth-largest in the United States, and is served by the Corpus Christi International Airport. The majority of the population is employed in the Services, Wholesale and Retail Trades and Government sectors. The Port of Corpus Christi is the deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil & petrochemicals industry. In 2005, the Port was ranked as the 47th largest in the

world by cargo tonnage.

Corpus Christi is home to two installations of the United States military: the Corpus Christi Army Depot, and Naval Air Station Corpus Christi. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. A third military installation, also located on NAS Corpus Christi, is the United States Coast Guard Sector/Air Station Corpus Christi.

Other large employers include CHRISTUS Spohn Health System, the Corpus Christi Independent School District, H-E-B and Bay Ltd. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas.

The city is home to a number of popular destinations for both tourists and residents. Some of the most visited attractions are located on North Beach, where the Texas State Aquarium and the USS Lexington Museum on the Bay are located.



	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	996	15,019	22,930
2020 Estimate	1,022	15,292	23,158
2010 Census	1,075	15,537	22,565
2020 Population Hispanic Origin	664	12,788	20,011
2020 Population by Race:			
White	983	14,658	22,289
Black	5	205	291
Am. Indian & Alaskan	9	170	241
Asian	15	125	143
Hawaiian & Pacific Island	0	7	10
Other	10	127	184
Households:			
2025 Projection	371	5,265	7,891
2020 Estimate	381	5,358	7,970
2010 Census	400	5,438	7,778
Owner Occupied	285	3,446	5,291
Renter Occupied	96	1,912	2,679
2020 Avg Household Income	\$111,553	\$64,673	\$61,994
2020 Med Household Income	\$91,455	\$45,134	\$42,854
2020 Households by Household Inc:			
<\$25,000	10	1,632	2,683
\$25,000 - \$50,000	34	1,138	1,578
\$50,000 - \$75,000	94	884	1,274
\$75,000 - \$100,000	79	577	755
\$100,000 - \$125,000	63	430	660
\$125,000 - \$150,000	19	278	455
\$150,000 - \$200,000	48	273	382
\$200,000+	33	147	183

Demographic data © CoStar 2020

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE has not made any 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, PCBs or asbestos, the compliance with local, 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, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

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