



TRINITY  
REAL ESTATE INVESTMENT SERVICES



ADVANCE AUTO PARTS (DARK) - 75K+ VPD - DFW METROPLEX

711 W PIONEER PKWY, ARLINGTON, TX 76013

**\$3,500,000**

7.0% CAP

TRINITYREIS.COM

Actual Property





ARLINGTON, TX

**\$3,500,000 | 7.0% CAP**

- Advance Auto Parts (Dark) With 9.5+ Years Remaining
- Tenant Still Paying Rent Until October 2030 With Approximately \$2,450,000 in Rent Left to be Collected
- Strong Redevelopment Opportunity in Dense Retail Market
- NNN Lease Structure Requiring Limited Landlord Responsibilities, Structure Only
- Extremely Dense Demographics - 150,827 Residents in 3 Mile Radius & 346,420 Residents in 5 Mile Radius
- Nearly Equidistant to Fort Worth & Dallas - DFW is the 4th-Largest Metroplex in the Country
- Located on a Hard Corner of Bustling Intersection Generating 75,600+ VPD Directly in Front of Subject Property
- Surrounded by Several Major Tenants Including: McDonalds, O'Reilly, AutoZone, Verizon, Sonic Drive-In, Dollar General, Walgreens, CVS & More
- 2 Miles South of University of Texas at Arlington With 2K+ Students Currently Enrolled

## EXCLUSIVELY MARKETED BY:

**BRAD MOTLEY**

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**STEELMAN JUAREZ**

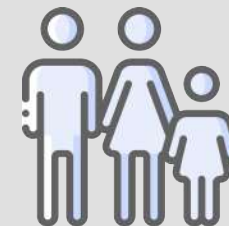
972.921.8464 | steelman@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$245,000
Rent Per SF:	\$24.64
Rent Commencement Date:	10/15/2015
Lease Expiration Date:	10/31/2030
Lease Term Remaining:	9.5+ Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



Advance Auto Parts, Inc. (NYSE: AAP) Reports an Average Annual Revenue of \$9.6B+



17 Miles From DFW Airport, Third Busiest Airport in the World by Aircraft Movements

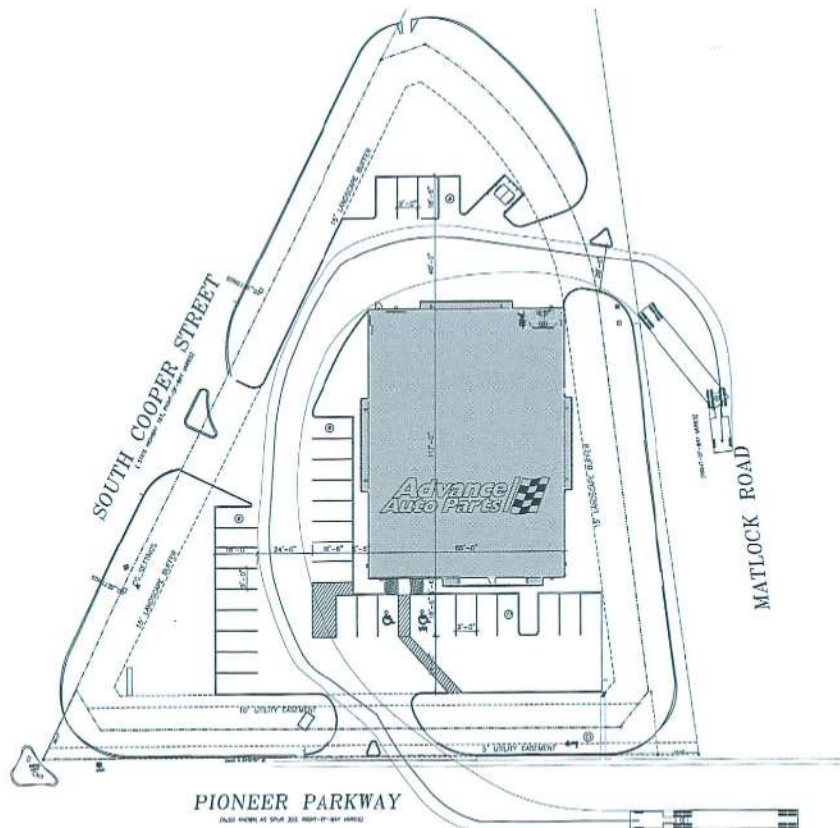


Arlington is Home to the Dallas Cowboys NFL Team & Texas Rangers MLB Team, Creating Great Customer Traffic

## PROPERTY DETAILS:

Building Area:	9,945 SF
Land Area:	1.1 AC
Year Built:	2015
Guarantor:	Advance Auto Parts (NYSE: AAP)
Parking Spots:	33

## ANNUALIZED OPERATING DATA



## RESPONSIBILITIES BREAKDOWN

### TAXES

#### REIMBURSED BY **TENANT**

Tenant shall reimburse Landlord for all Real Estate Taxes. If the Rent Commencement Date occurs or the Term terminates during any part of a calendar year, Tenant shall be responsible for such Real Estate Taxes for only that portion of the calendar year for which tenant is responsible to pay basic rent.

### INSURANCE

#### PAID BY **TENANT**

Tenant shall, at its sole cost and expense, obtain and maintain property insurance covering the Leased Premises in an amount not less than the full replacement cost thereof, with such deductibles and retentions as determined by Tenant in its sole and absolute discretion.

### STRUCTURE

#### PAID BY **LANDLORD**

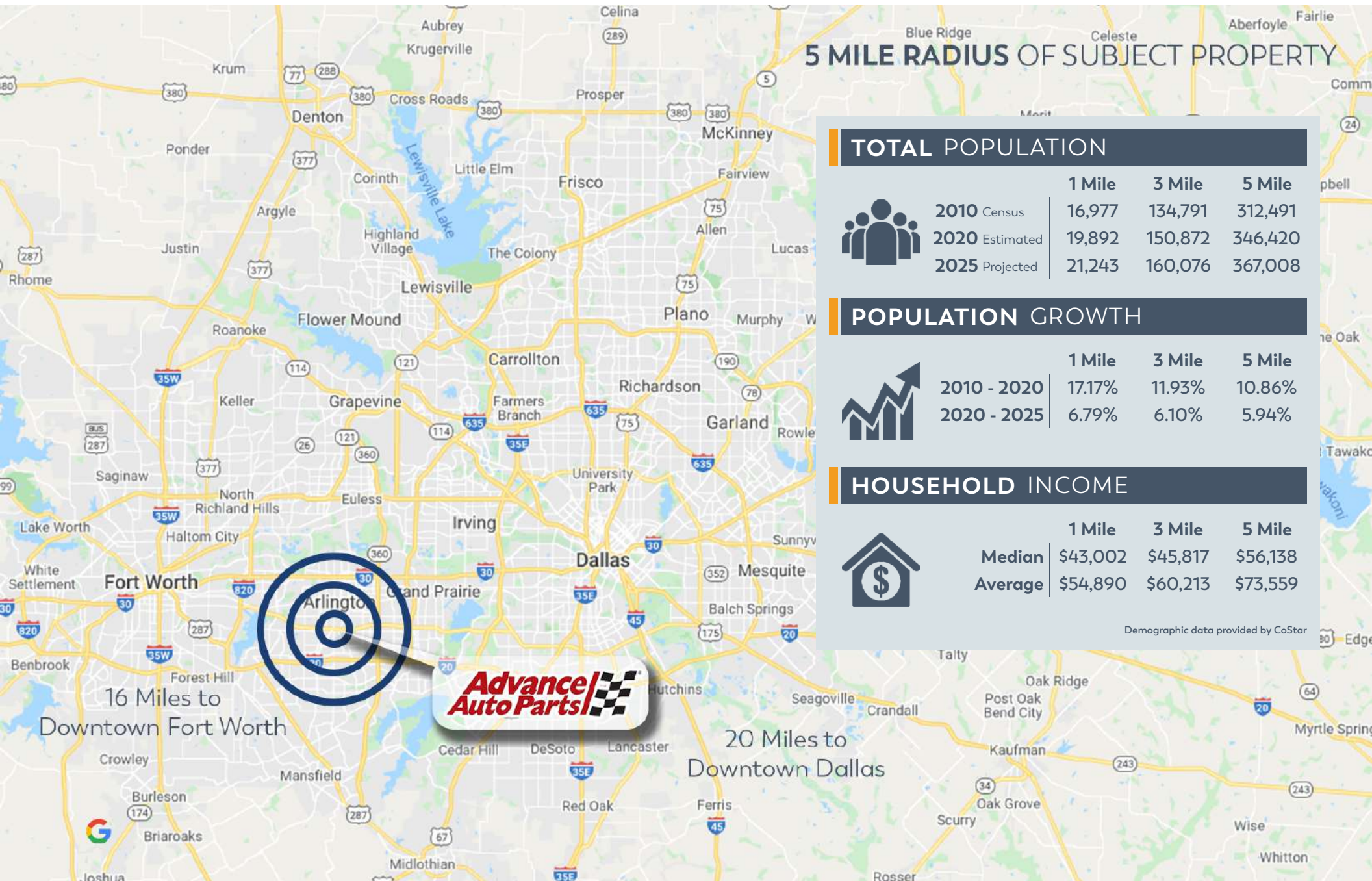
Landlord shall be responsible, at its sole cost and expense, for the following maintenance, repairs and/or replacements to the Leased Premises during the Term: any and all maintenance, repairs and/or replacements to the slab, foundation and structure of the Leased Premises.

### ROOF, HVAC, PARKING

#### PAID BY **TENANT**

Tenant shall, at its cost, maintain, repair and/or replace, in good condition, ordinary wear and tear excepted, each and every portion of the Leased Premises except for any items the maintenance, repair or replacement of which are the Landlord's responsibility.







# DALLAS/FORT WORTH

Arlington is Located Within the DFW Metroplex. When Dallas/Fort Worth residents say, "Big things happen here," they mean it. The DFW metroplex is the fourth-largest in the country, adding more than 1 million people in the past 8 years. 22 Fortune 500 companies call DFW home, and job growth in the metro area has outpaced Texas and the rest of the US over the last decade with 900,000 jobs created. Annually, 27 million people visit DFW recreationally, spending \$5.2 billion. These travelers are drawn to the area's professional sports teams, museums, nationally recognized state fair, and more.

1.8% Annually  
2020 Population Growth



7.5 Million  
2020 Total Population



\$59,175  
2020 Median Household Income





# RETAIL MAP

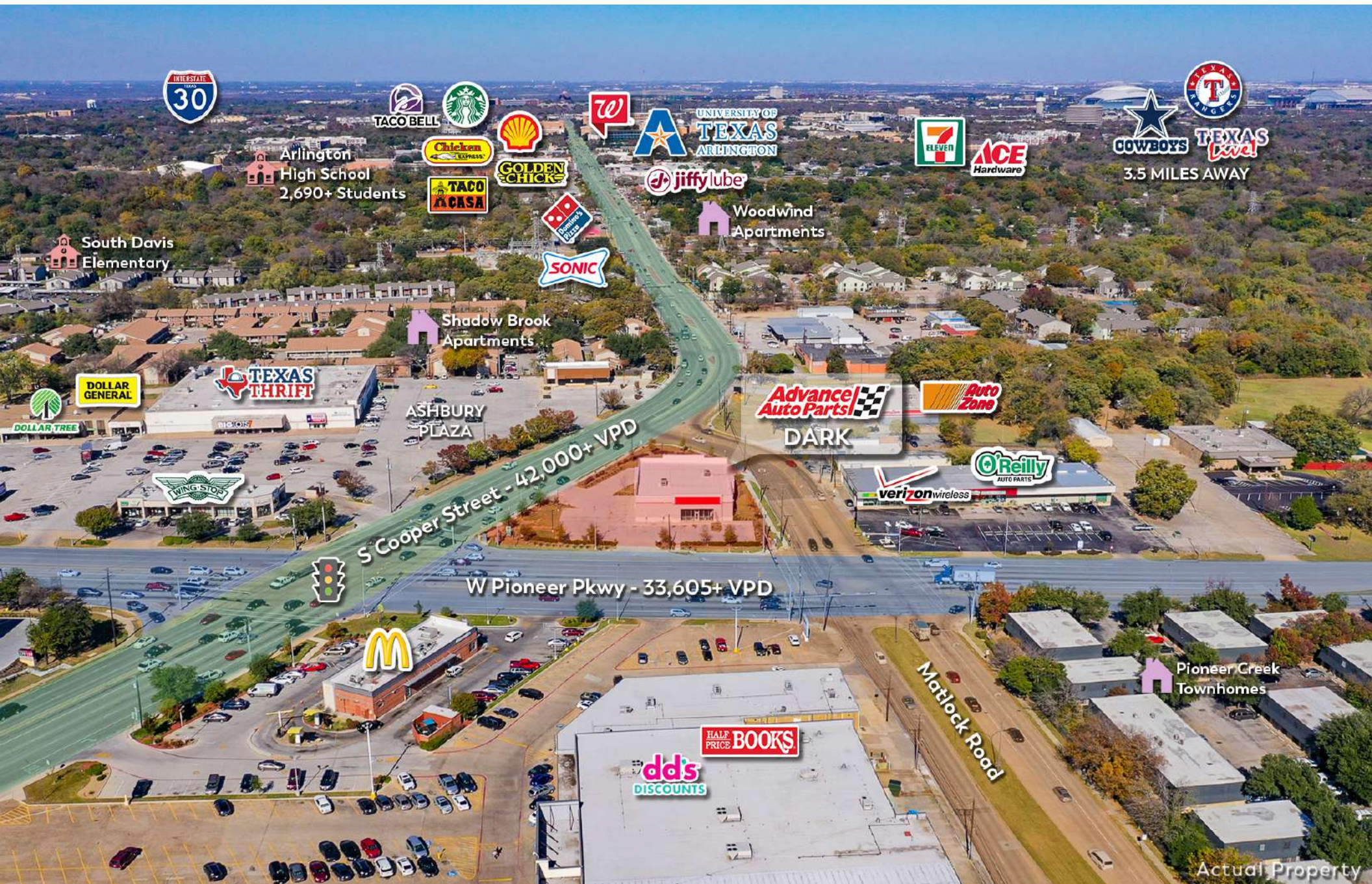
711 W PIONEER PKWY | ARLINGTON, TX





# RETAIL MAP

711 W PIONEER PKWY | ARLINGTON, TX





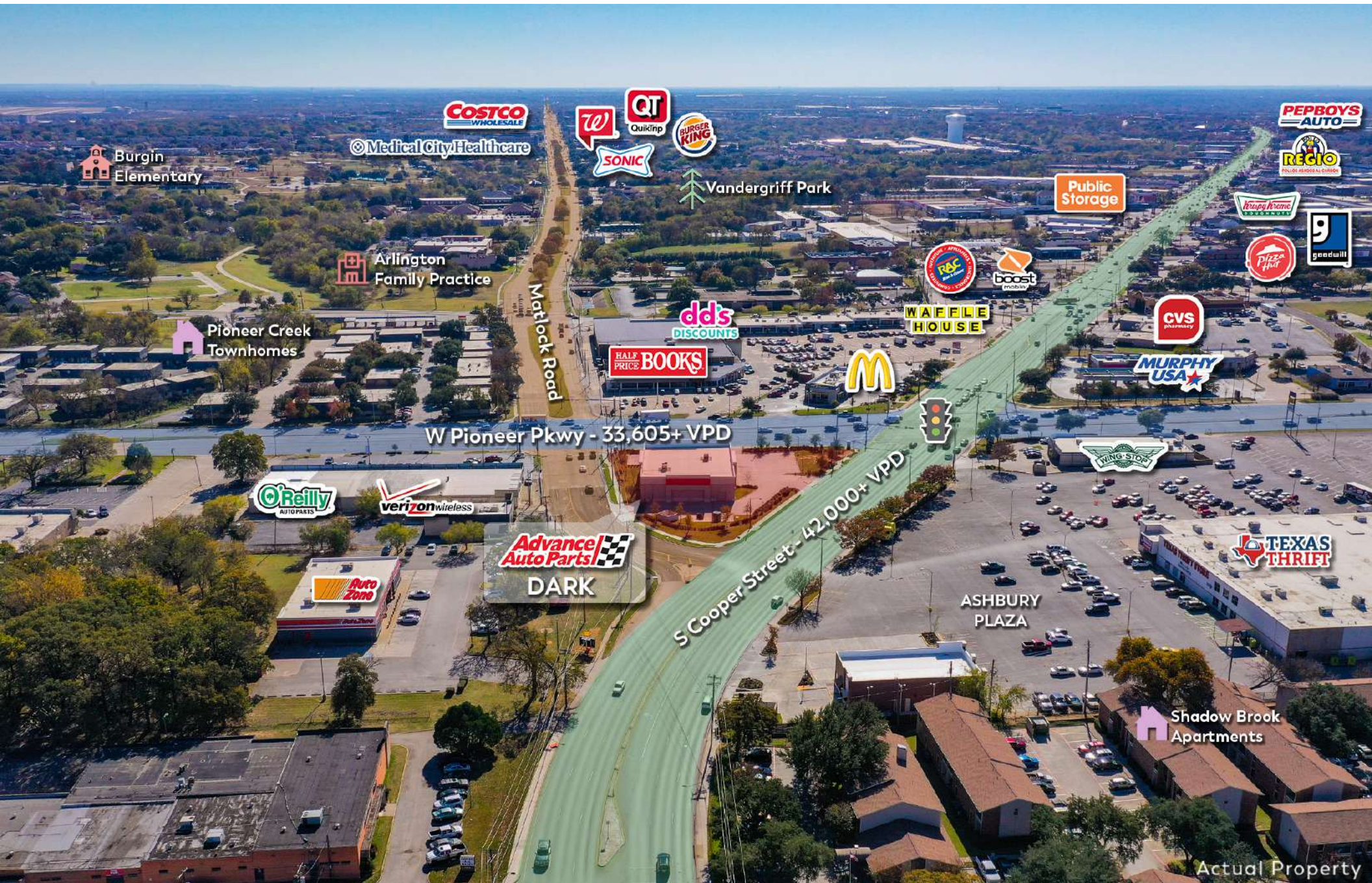
# RETAIL MAP

711 W PIONEER PKWY | ARLINGTON, TX



Actual Property







## Key Demographics 5 Miles



Total Population  
2020  
346,420



Projected Growth  
2020 - 2025  
5.94%



S Cooper Street - 42,000+ VPD

W Pioneer Pkwy - 33,605+ VPD

Matlock Road



Actual Property







# TENANT OVERVIEW

711 W PIONEER PKWY | ARLINGTON, TX



**Advance/  
Auto Parts**



**88 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: AAP



**BBB-  
S&P Rated**



**\$10.65B**  
Market Cap



**5,200+**  
Locations



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 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.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015



Advance  
Auto Parts

DARK

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