

actual site
All photos taken October 2020



Click For Drone Footage

**Advance/
Auto Parts** 

2400 PECAN STREET WEST | PFLUGERVILLE, TX

PRICE: \$2,200,000 | CAP: 5.53%

INVESTMENT OFFERING

NNN
Retail Investment Group

EXECUTIVE SUMMARY

actual site



Recent Landlord Improvements:

- Note: All warranties to convey with sale at closing.
- Fall 2019 - NEW Parking Lot (Repaired & Resurfaced)
- Spring 2020 - NEW HVAC System
- October 2020 - NEW Roof
- Tenant willing to renegotiate terms with new owner.

ADVANCE AUTO PARTS

PRICE: **\$2,200,000** **CAP:** **5.53%** **NOI:** **\$121,627**

LOCATION: 2400 Pecan Street West
Pflugerville, Texas 78660

LEASE TYPE: NN -Significant 2020 Improvements
(New Warranties In Place)

LEASE EXPIRATION: January 1st, 2024

LESSEE: Advanced Auto Parts

GUARANTOR: Corporate

OPTIONS: (2) 5-Year Options to Extend

INCREASES: 5% At Each Option

LAND SIZE: ±1.13 Acres

BUILDING SIZE: ±7,000 Square Feet

ROFR: None

PROPERTY OVERVIEW



ADVANCE AUTO PARTS | PFLUGERVILLE, TX

Investment Highlights

- Above Average Sales (+1.5M)
- Tenant open to negotiating lease extension or new term with new owner upon sale.
- Tenant has illustrated desire to renew for extended period "and or renegotiate term," including having paid to repair and reseal the roof October 2020.
- Recent 2020 Property Improvements: Parking Lot Repaired and Resealed, New HVAC system, Roof Updated Repaired and Resealed.
- The subject property is located at the corner of W. Pecan St. and Foothill Farms Loop, approximately 1.3 miles from Interstate 35.
- Austin Texas Metropolitan Area, Capitol of Texas, Exploding population increasing by 150 people per-day. Pflugerville is located 14 miles from downtown Austin.
- Other major retailers in the area include Cine-Mark Theaters, Walgreens, Texas Roadhouse, O'Reilly Auto Parts, Ashley Furniture, Starbucks, Planet Fitness, Meineke, Enterprise, Auto Zone, Valero, Dollar General, Sonic, Little Caesars, and McDonald's.

Retail Investment Group is pleased to be the exclusive listing agent for Advance Auto Parts in Pflugerville, TX. The property has a NN lease in which the landlord is responsible for structure, that will expire on January 1, 2024, and has 5% increases at each option period. There are (2) 5-Year Options. This offering is backed by a corporate guarantee through Advance Auto Parts. The building is ±7,000 square feet and sits on ±1.13 acres of land. The property was built in 2003 and renovated in 2020. Nearby retailers include Cine-Mark Theaters, Walgreens, Texas Roadhouse, O'Reilly Auto Parts, Ashley Furniture, Starbucks, Planet Fitness, Meineke, Enterprise, Auto Zone, Valero, Dollar General, Sonic, Little Caesars, and McDonald's.



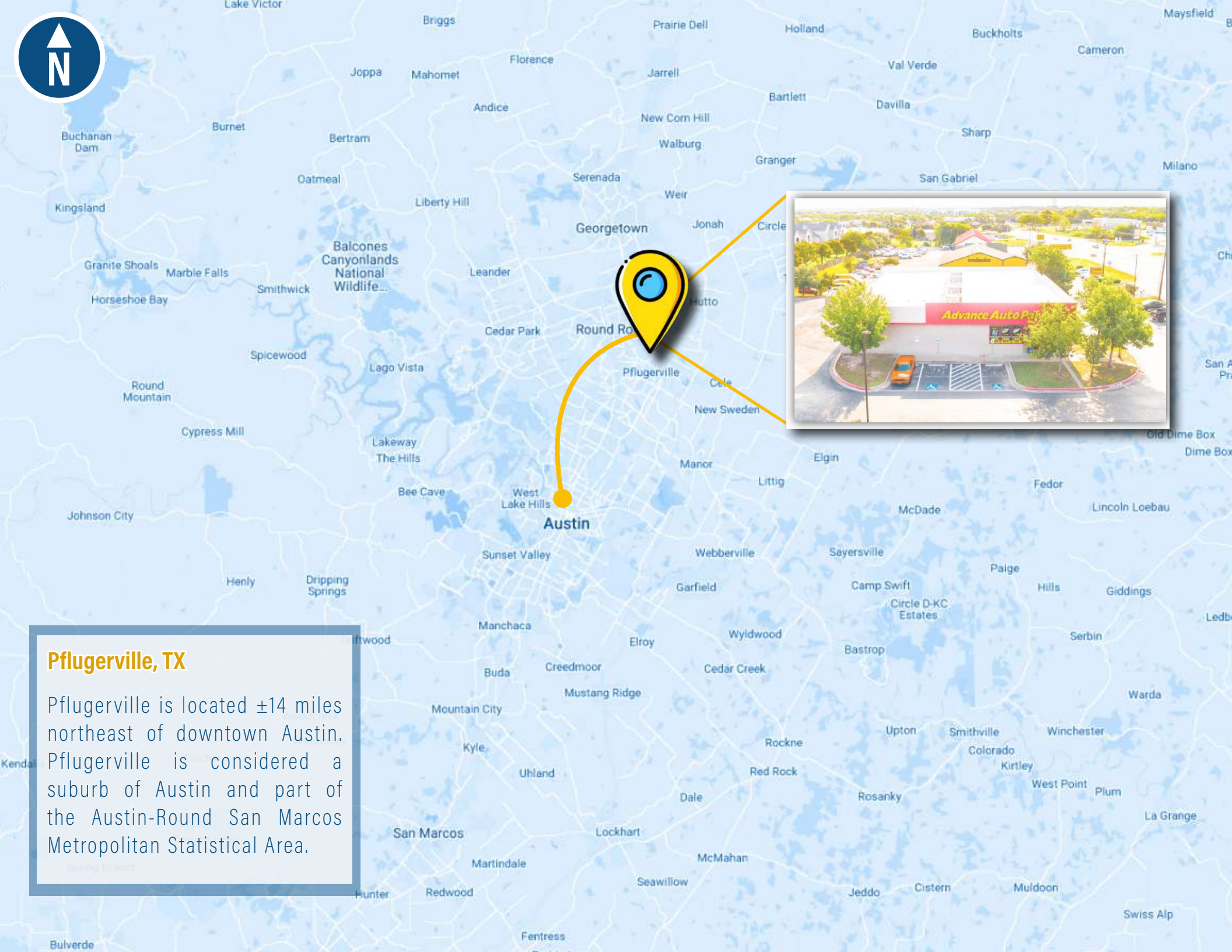
Site Location

The Subject Property is located at the corner of West Pecan Street and Foothill Farms Loop, approximately 1.3 miles from Interstate 35. Major retailers in the area include CineMark, Walgreens, Texas Roadhouse, O'Reilly Auto Parts, Ashley Furniture, Starbucks, Planet Fitness, Meineke, Enterprise, Auto Zone, Valero, Dollar General, Sonic, Little Caesars, and McDonald's, and others.

Pecan Street West
±33,076 VPD

Spring Hill Elementary





Pflugerville, TX

Pflugerville is located ± 14 miles northeast of downtown Austin. Pflugerville is considered a suburb of Austin and part of the Austin-Round San Marcos Metropolitan Statistical Area.

Spring Branch

ABOUT PFLUGERVILLE

AUSTIN MSA



Pflugerville, Texas is located 14 miles northeast of downtown Austin. Pflugerville is a suburb of Austin and part of the Austin–Round Rock–San Marcos Metropolitan Statistical Area. In recent years, the city of Austin experienced a rapid rise in its population. This is also the case in suburban areas surrounding the city. Pflugerville and surrounding communities came to or more than doubled in size. Approximately three miles of 130 run through Pflugerville, including the intersection of 45 and 130. The city is using this land to attract major commercial development, thereby improving its tax base and providing an opportunity to lower property tax rates.

Austin, Texas is the capital of Texas and is one of the most economically successful cities in the United States. Its viability is due in large part to its diverse economy. With jobs spanning between multiple industries such as education, government, healthcare and technology, Austin has positioned itself for long-term success. An unemployment rate of 3.0% puts Austin significantly lower than the national average of 4.9%. Job growth in the region also continues to outpace national averages. According to the U.S. Bureau of Labor Statistics, the Austin MSA added more than 34,000 new jobs to the area in the past 12 months, a 3.6% increase.

ADVANCE AUTO PARTS

Advance Auto Parts is the leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. The company is the largest automotive aftermarket retailer in the United States based on sales and store count and has been on the Fortune 500 list since 2003. Advance operated 5,185 stores and over 143 Worldpac branches in the United States, Canada, Puerto Rico, and the U.S. Virgin Islands, and an additional 1,250 independently owned CARQUEST branded stores.

AAP employs approximately 74,000 Team Members while instilling their core values: honesty, integrity, mutual trust, and dedication, which have remained the same since Advance Auto Parts was founded in 1929. AAP operates stores that offer auto parts such as alternators, batteries, belts & hoses, chassis parts, clutches, engines, and engine parts.



4,912+ ADVANCE AUTO PARTS STORES



150+ WORLDPAK BRANCHES



1,250+ CARQUEST BRANDED STORES

ABOUT THE BRAND



ADVANCE AUTO PARTS | PFLUGERVILLE, TX

ADDITIONAL PHOTOS



actual site



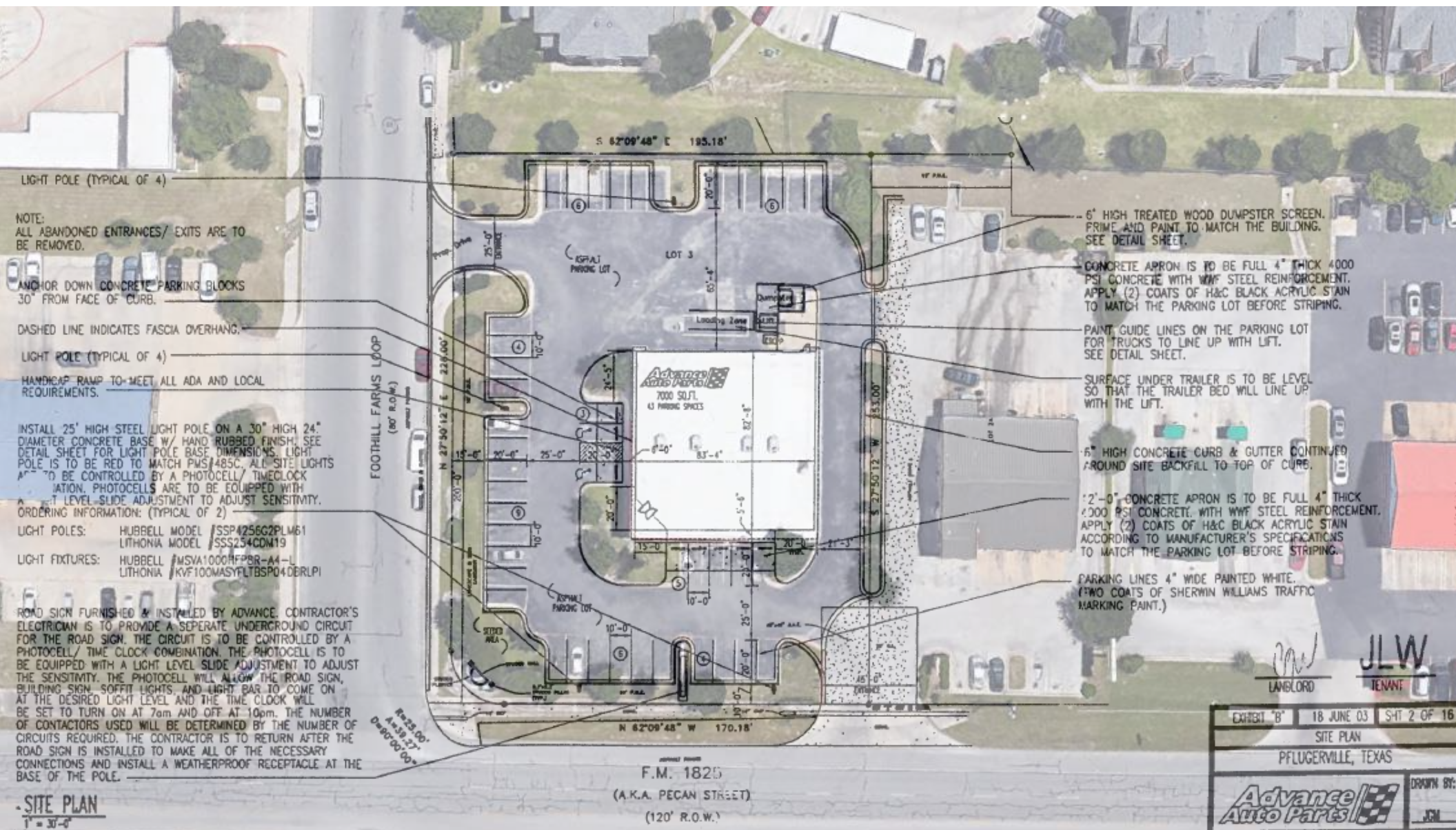
ADDITIONAL PHOTOS



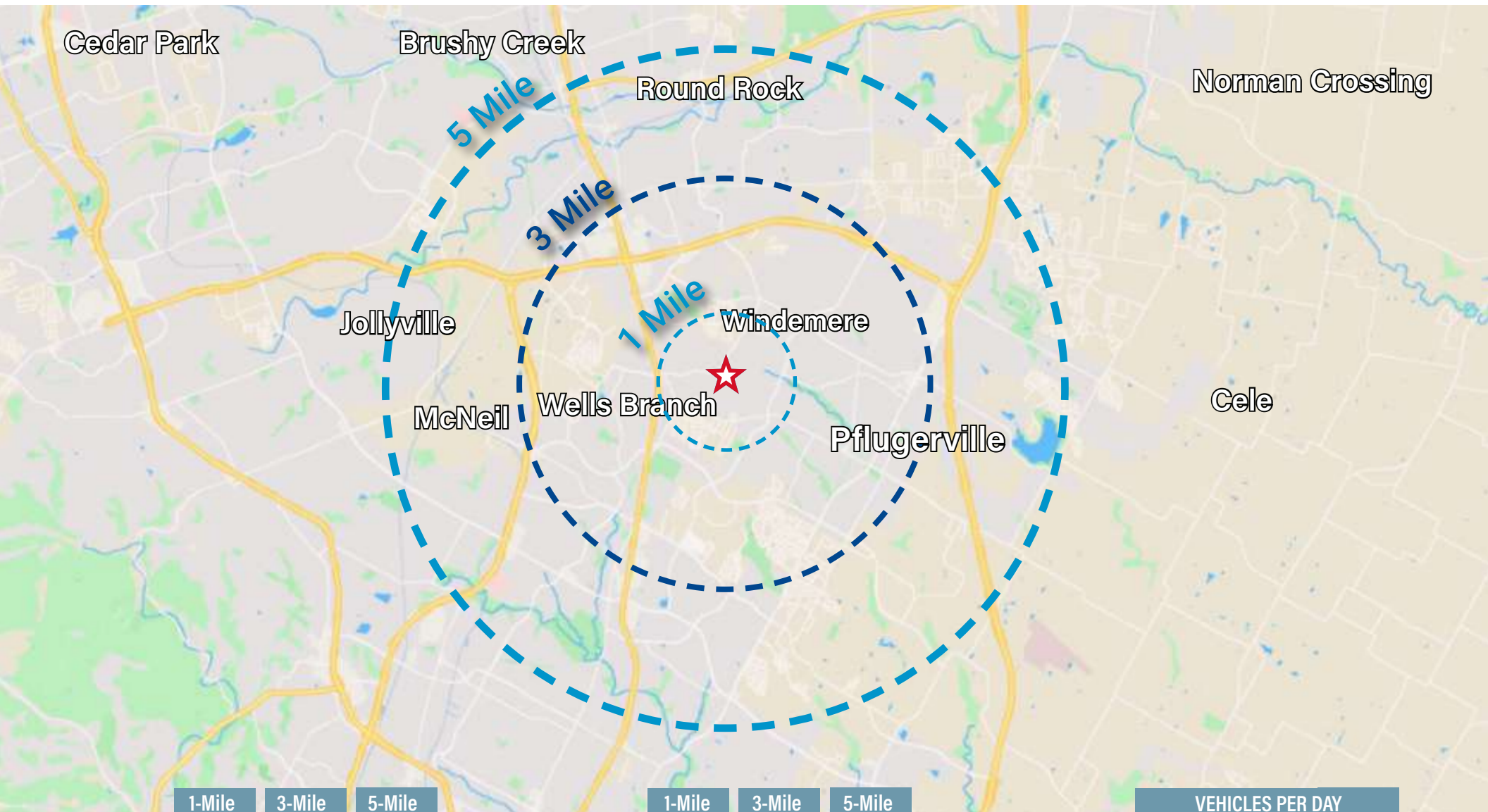
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SITE SURVEY



2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	3,478	6,165	7,963	2010 Households	1,382	2,440	3,139	Pecan Street West:	±33,076/VPD
2020 Population	3,310	5,921	7,757	2020 Households	5,084	41,906	81,519		
2025 Population	3,265	5,850	7,687	2025 Households	5,210	42,773	83,482		

CONFIDENTIALITY & DISCLAIMER

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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. 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.

Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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