



OFFERING MEMORANDUM

Actual Property

WALMART - CORPORATELY GUARANTEED - ABS. NNN

625 HWY 290 E, HEMPSTEAD, TX 77445

BRANSON BLACKBURN
682.233.5223
b.blackburn@trinityreis.com

CHANCE HALES
806.679.9776
chance@trinityreis.com

MATT DAVIS
325.513.6406
matt@trinityreis.com





HEMPSTEAD, TX

\$4,521,740 | 5.75% CAP

- Rare Opportunity to Acquire Low Price Point Walmart in Texas
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Best in Class Investment Grade Tenant With a Superior S&P Credit Rating of AA
- 5.5 Years Remaining With Recent Renewal Showing Commitment to Location
- Priced Well Below Replacement Cost at About \$90.00 per SF
- Limited Local Retail Competition, Nearest Walmart 19+ Miles Away
- Great Visibility Along Business 290 With 9,115+ VPD Directly in Front of Subject Property
- Buyer to Receive Last Percentage Rent Check From Walmart Post Closing - Percentage Rent has Been Averaging \$120K+ in the Past 3 Years

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | chance@trinityreis.com

MATT DAVIS

325.513.6406 | matt@trinityreis.com

CODY CRIST

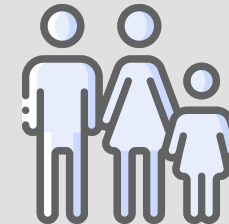
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$260,000*
Rent Per SF:	\$5.18
Rent Commencement Date:	10/31/1986
Lease Expiration Date:	1/31/2027
Lease Term Remaining:	5.5+ Years
Lease Type:	Absolute NNN
ROFR:	Yes 30 Days



Walmart Ranks #1 on the Fortune 500 List due to Their Strategic Approach to the Coronavirus Pandemic



Walmart Inc. Employs Over 2.3M Associates Around the World & Nearly 1.6M in the US Alone



Headquartered in Bentonville, AR, Walmart is the Largest Retailer in the World

PROPERTY DETAILS:

Land & Building Area:	5.75 AC 50,232 SF
Option To Extend:	Four (4), 3-Year
Year Built:	1985
Guarantor:	Walmart, Inc. (NYSE:WMT)
Price Per SF:	\$90.02

*Rent Based on Increase That is to Commence on 2/1/2022

WALMART REPRESENTATIVE PHOTO



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant agrees that it shall pay before delinquency any real property taxes and special assessments for public improvements levied or assessed against the demised premises and the improvements thereon and payable during the term hereof.

INSURANCE

PAID BY **TENANT**

Tenant shall cause to be effected upon Landlord's building and appurtenances which are part of the demised premises fire insurance (including the so-called "Extended Coverage Endorsement" and naming as insureds both Landlord and Tenant)...

PARKING LOT & HVAC

PAID BY **TENANT**

Tenant shall, at its own expense, maintain the entire demised premises in good order, condition and repair, and at the end of the term hereof or sooner termination of this Lease...Tenant shall deliver up the demised premises in the same order, condition and repair as when received by Tenant...

ROOF & STRUCTURE

PAID BY **TENANT**

Tenant shall, at its own expense, maintain the entire demised premises in good order, condition and repair, and at the end of the term hereof or sooner termination of this Lease...Tenant shall deliver up the demised premises in the same order, condition and repair as when received by Tenant...

5 MILE RADIUS OF SUBJECT PROPERTY



53.3 Miles to
Downtown Houston

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,952	6,687	10,419
2021 Estimated	2,698	9,278	14,060
2026 Projected	3,083	10,603	16,033

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	38.22%	38.75%	34.95%
2021 - 2026	14.27%	14.28%	14.03%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$37,229	\$44,982	\$43,420
Average	\$53,740	\$61,283	\$59,959

Demographic data provided by CoStar

RETAIL MAP

625 HWY 290 E | HEMPSTEAD, TX



Key Demographics 5 Miles



Total Population
2021
14,060



Projected Growth
2021 - 2026
14.03%



Waller County
Fairgrounds



Mikes Auto
Parts Store



Waller County
Government Office



Valvoline



Hempstead
Recreation Center



Quail Ridge
Apartments



Pizza Hut



Bless Beauty
Supply Store

Business U.S. 290 - 9,115+ VPD

Actual Property



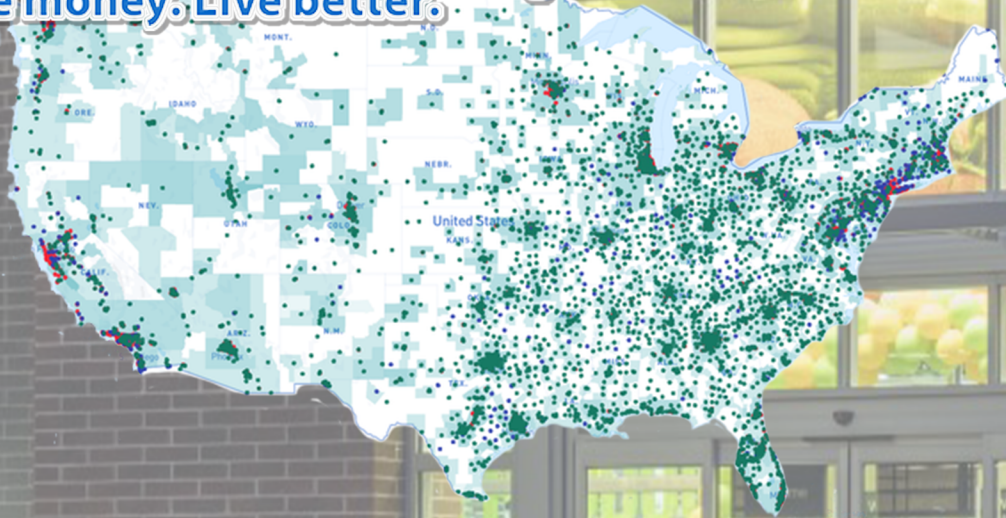




Actual Property



Walmart
Save money. Live better.



59 Years
of Success



**Publicly
Traded Co.**
NYSE: WMT



AA
S&P Rated



\$400.25B
Market Cap



10,525+
Locations
Worldwide

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

Actual 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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 / 11-2-2015



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

BRANSON BLACKBURN

President/Managing Partner
682.233.5223
b.blackburn@trinityreis.com

CHANCE HALES

Partner
806.679.9776
chance@trinityreis.com

MATT DAVIS

Partner
325.513.6406
matt@trinityreis.com

CODY CRIST

Associate Director
817.584.2000
cody@trinityreis.com

Actual Property