



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Tractor Supply Co.

2911 E Austin Street
Giddings, TX 78942

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 19,097 SF Tractor Supply Co. Located at 2911 E Austin Street in Giddings, TX. This Deal Features 15 Years Remaining on a Triple Net (NNN) Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$5,052,000
CAP	5.00%
NOI	\$252,600
PRICE PER SF	\$264.54
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2911 E Austin Street Giddings, TX 78942
COUNTY	Lee
BUILDING AREA	19,097 SF
LAND AREA	3.03 AC
BUILT	2011



HIGHLIGHTS

- Tenant Recently Executed a Brand New 15 Year Triple Net (NNN) Lease, Showing Commitment to the Site
- Attractive 3% Escalations Every 5 Years in Base Term and 10% Escalations at Each Option Period
- Tractor Supply Co. Reported Record First Quarter Financial Results With \$2.79 Billion in Sales, Which is a 42.5% Increase in Net Sales Growth Year Over Year
- Thanks to Tractor Supply Co.'s Adaptation to E-Commerce and Curbside Pickup, the Company Was Able to Gain Over 2.5 Million New Customers in the First Quarter of 2021
- Located in an Income Tax-Free State
- Average Household Income is Over \$66,767 Within a 5-Mile Radius With a Population of Over 7,744 Residents
- Continued Population Growth Over the Next 5 Years is Expected to Be Over 2%
- Nearby Tenants Include: Walmart Supercenter, Subway, Dollar General, Dairy Queen, Burger King, McDonald's, 7-Eleven, AutoZone and More



LEASE SUMMARY

TENANT	Tractor Supply Co.
PREMISES	A Building of Approximately 19,097 SF
LEASE COMMENCEMENT	June 21, 2010
LEASE EXPIRATION	July 31, 2036
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	3% Every 5 Years in Base Term; *10% At Each Option Period
LEASE TYPE	Triple Net (NNN)
USE	Big Box Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
PARKING LOT	Landlord's Responsibility
LANDSCAPING	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility (Landlord Responsible For Utility & Plumbing Lines Up to Point of Entry of the Building)
RIGHT OF FIRST REFUSAL	30 Days

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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19,097 SF

\$252,600

\$13.23

*August 2036 Rent Jumps to \$363,969



ACTUAL PROPERTY IMAGES



Giddings
Elementary School

First Baptist
Church Giddings

DOWNTOWN
GIDDINGS

Veterans Park

First Assembly
of God

SONIC

O'Reilly
AUTO PARTS

AMERICAN
SALES

Best Western

Walmart

ANYTIME
FITNESS

DOLLAR
GENERAL

DAVAM

Subway

Domino's

McDonald's

TACO
BELL

Little Caesars

Starbucks

Duc-ee's

Wilbert's
TIRE CENTER

Los Patrones

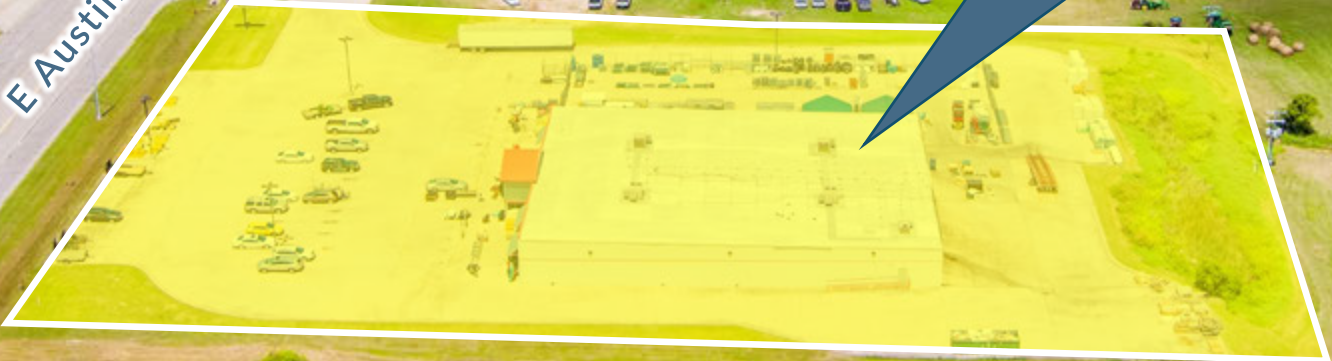
GAEKE
CONSTRUCTION

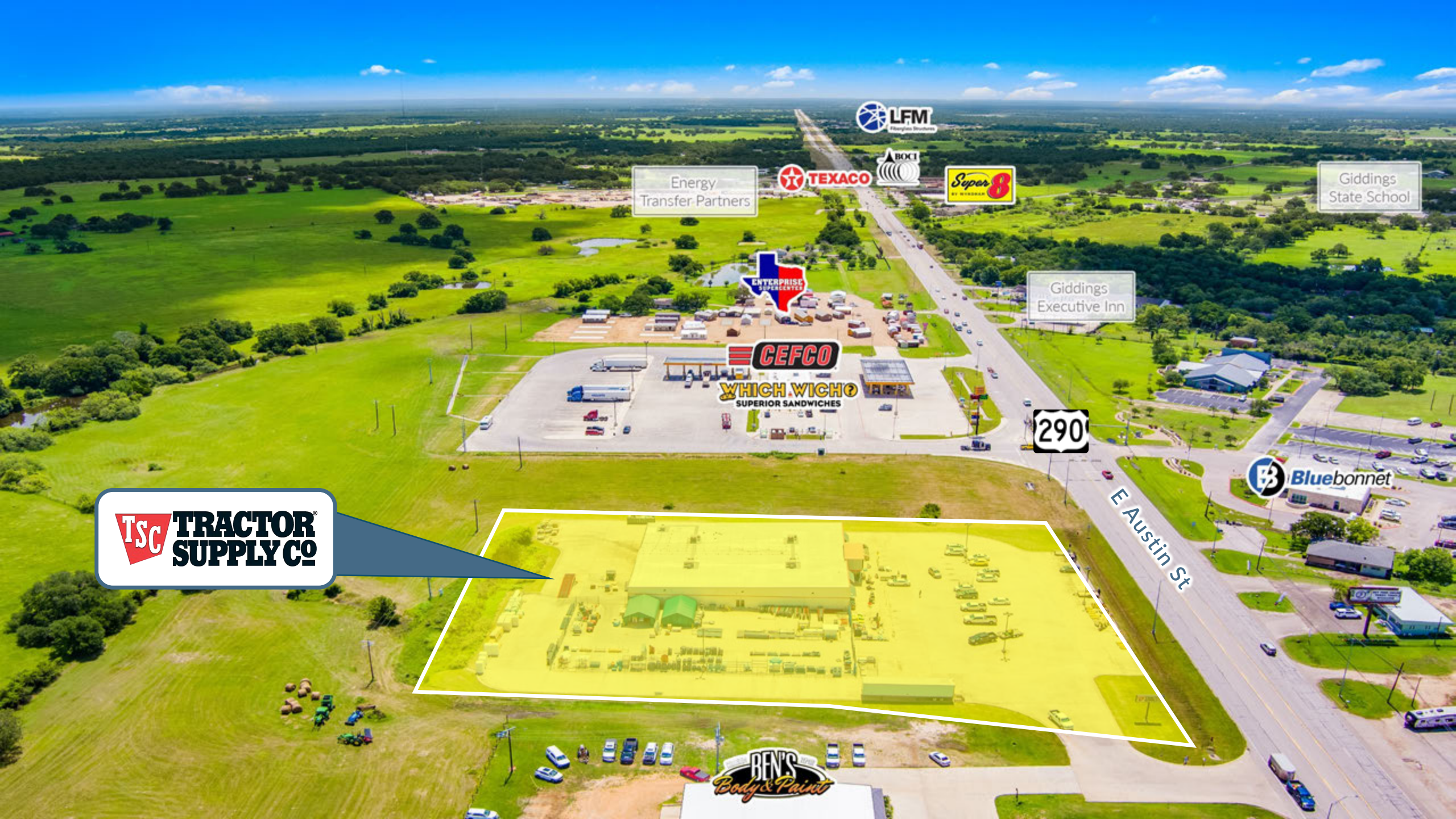
BEN'S
Body & Paint

TSC TRACTOR
SUPPLY CO

E Austin St

290





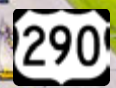
Energy
Transfer Partners



Giddings
State School



Giddings
Executive Inn



E Austin St





E Austin St



S Main St

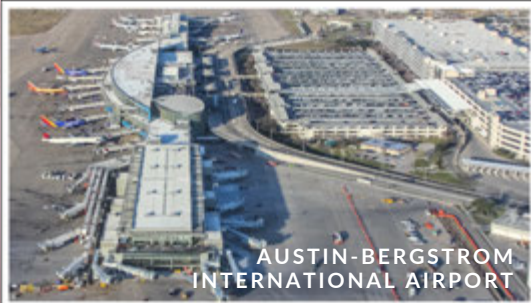


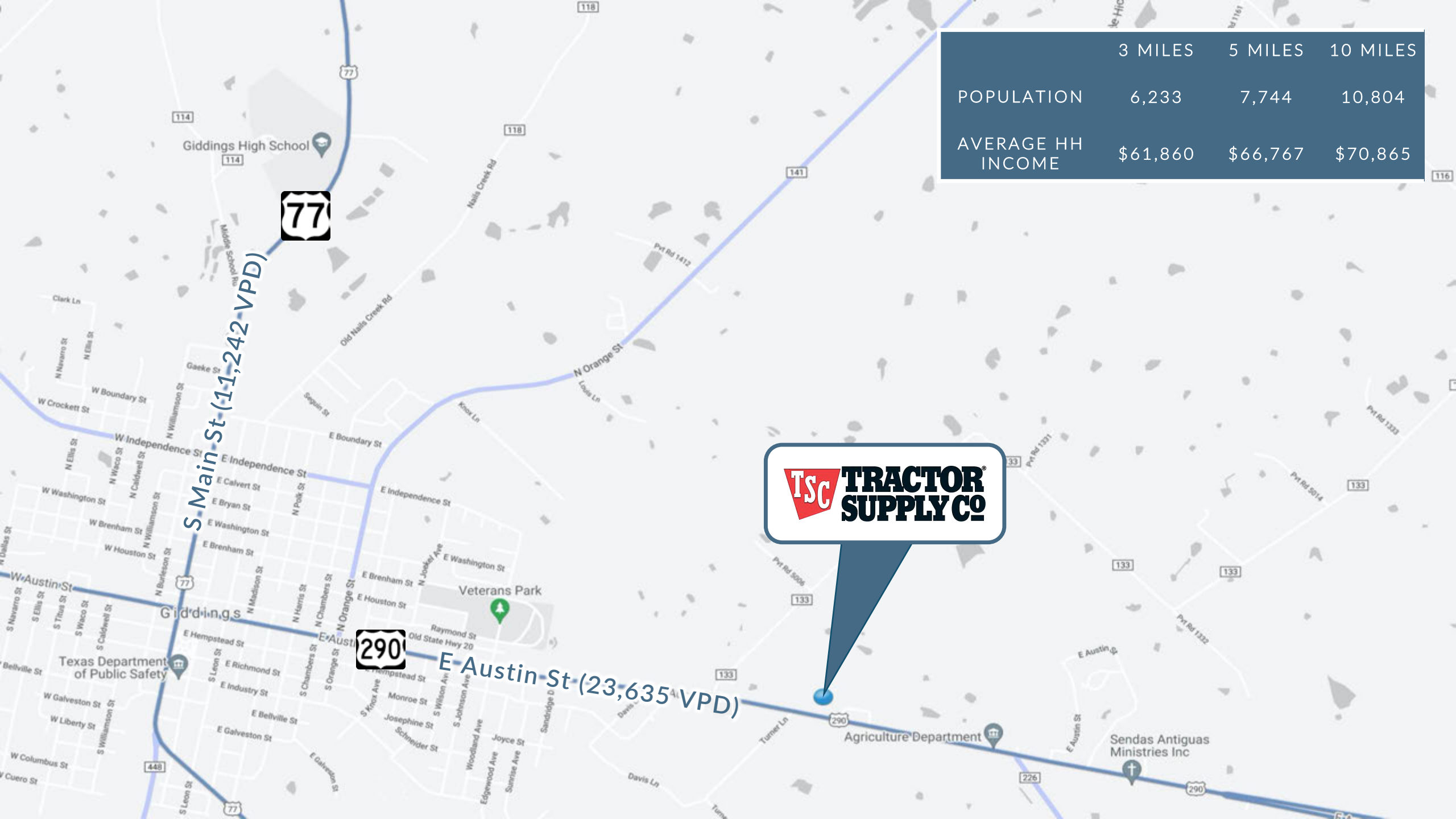
GIDDINGS | LEE COUNTY | TEXAS

Giddings is the county seat of Lee County, Texas. Giddings is located in the heart of Central Texas at the intersection of Highways 290 and 77 between Austin and Houston. This means access to some of the largest markets in the country, major airports, universities and the Port of Houston. Giddings is an urban fringe community with a rural heart, strong leadership and steady growth that sustains the local economy. Giddings and Lee County lie in the NE sector of the 24 county Eagle Ford Shale Region and within the heart of the Austin Chalk, which lies just above the Eagle Ford. The current population of Giddings, Texas is 5,171 based on projections of the latest US Census estimates.

Giddings' pro-business City Council, advanced telecommunications network (fiber optic), ready access to a skilled labor force, major transportation arteries, abundant groundwater, and publicly-owned land for sale make the city an attractive site for companies seeking to relocate or expand into the area. In 2019, the leading industries in Giddings were Education, Retail, Health Care and Social Services, and Accommodation and Food Services. Businesses and residents can travel further using the Austin-Bergstrom International Airport, located just 50 minutes away. Giddings also offers access to the Port of Houston for those needing to ship products throughout the world. From Giddings, businesses can serve the Austin and Houston markets with ease. Over 10 million potential customers are located within two hours of Giddings and if businesses need to access a larger customer base, the rest of Texas can be reached quickly.

One of the many benefits of residing in Giddings is the prime location between Austin and Houston, which provides a wide variety of unique and entertaining area amenities. From fantastic parks to a large variety of restaurants and historic sites, Giddings has everything families need. Giddings residents have access to various amenities including International Institute at Festival Hill with a world class symphony and fantastic musical performances, Round Top area performances hosted by the University of Texas, such as Shakespeare in the Barn, Lake Somerville State Park & Trailway with fishing, swimming and boating, Cottonbowl Speedway and Blue Bell Creamery. Giddings' parks are a primary source of beauty, and provide various activities for youth, seniors and families. The local entertainment of Giddings ranges from monthly rodeos and barrel racing, to music fests and golfing. Fireman's Park hosts annual events for the entire community, including dances, the Lee County Fair, rodeos, and the Charcoal Challenge BBQ.





	3 MILES	5 MILES	10 MILES
POPULATION	6,233	7,744	10,804
AVERAGE HH INCOME	\$61,860	\$66,767	\$70,865

**TRACTOR
SUPPLY CO.**

S Main St (11,242 VPD)

E Austin St (23,635 VPD)

TENANT PROFILE

Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service that addresses the needs of the Out Here lifestyle. With more than 42,000 Team Members, the Company leverages its physical store assets with digital capabilities to offer customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve.

At June 26, 2021, the Company operated 1,955 Tractor Supply Stores in 49 states and an e-commerce website at www.TractorSupply.com. Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. At June 26, 2021, the Company operated 174 Petsense stores in 23 states.



COMPANY TYPE
NASDAQ: TSCO



FOUNDED
1938



OF LOCATIONS
1,955



HEADQUARTERS
Brentwood, TN



WEBSITE
tractorsupply.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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