

RaceTrac

775 NE Alsbury Blvd., Burleson, TX 76028

Marcus & Millichap

OFFERING MEMORANDUM



Offered at \$5,051,368 | BOUNS DEPRECIATION YEAR 1

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease | Corporate Guarantee
- Heavy Traffic Counts | 20,000+ Vehicles per day on NE Alsbury Boulevard and 120,000+ Vehicles per day on Highway 35
- Long Term Lease | Over 8 Years Remaining on 15 Year Lease
- Irreplaceable Location | The property benefits from being conveniently located in the rapid growing market of Burleson, a suburb of Forth Worth, with the Population up 32% over the last 10 Years
- Demographics | Over 65,000 people in a 3-mile radius
- Affluent Community | HH Income over \$90,000 in a 1-Mile radius

INVESTMENT OVERVIEW

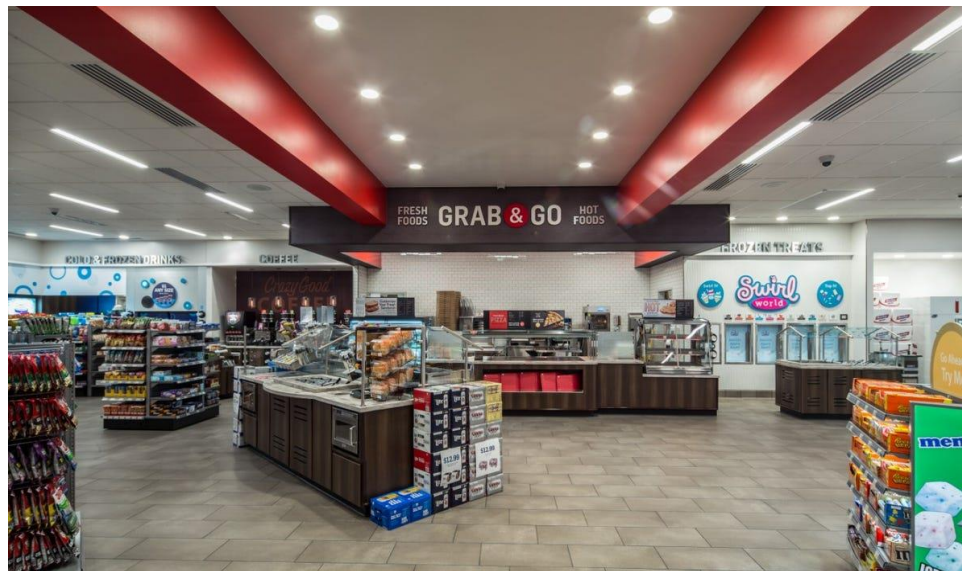
Marcus & Millichap is pleased to present a RaceTrac for sale located at 775 NE Alsbury Blvd. in Burleson, TX. The 3,990 Square Foot Building on almost 2 Acres benefits from being located right off Highway 35 in Burleson, TX, which sees over 120,000 cars per day. The investment is perfect for a principal looking to enter the rapidly growing Fort Worth market as this investment draws from major economic zones. The property is subject to a Absolute NNN, Fee Simple Lease with a Corporate Guarantee. This RaceTrac is the ideal location for a Gas Station being sandwiched between a major highway, residential housing, an airport (Fort Worth Spinks Airport), many national retailers such as: Albertsons, Lowe's, Chic-fil-A, TJ Maxx, Kohl's, Michaels, Best Buy, PetSmart, Waffle House, Chili's and many more.

OFFERING SUMMARY

PRICE	\$5,051,368
NOI	\$239,940
TERM REMAINING	8+ YEARS
CAP RATE	4.75%
PRICE/SF	\$1,266.00
LEASE TYPE	Absolute NNN
GROSS LEASABLE AREA	3,990 SF
YEAR BUILT	2002
LOT SIZE	1.94 Acres

LEASE SUMMARY

PROPERTY ADDRESS	775 NE Alsbury Blvd., Burleson, TX 76028
PROPERTY SUBTYPE	Fee Simple
LEASE GUARANTOR	Corporate
TENANT	RaceTrac
LEASE COMMENCEMENT	June 19, 2015
LEASE EXPIRATION	June 18, 2030
RENEWAL OPTIONS	Seven 5-Year Options
RENTAL INCREASES	7.5% Every 5 Years and Every Option
LANDLORD RESPONSIBILITY	None
TENANT RESPONSIBILITY	Property Taxes, Insurance, Maintenance & Repair and CAM
RIGHT OF FIRST REFUSAL	No



	LEASE YEARS	ANNUAL RENT	MONTHLY RENT
CURRENT	6/19/2020 – 6/18/2025	\$239,940	\$19,995
Years 11 – 15	6/19/2025 – 6/18/2030	\$257,956	\$21,495
OPTION 1	6/19/2030 – 6/18/2035	\$277,281	\$23,107
OPTION 2	6/19/2035 – 6/18/2040	\$298,077	\$24,840
OPTION 3	6/19/2040 – 6/18/2045	\$320,433	\$26,703
OPTION 4	6/19/2045 – 6/18/2050	\$344,465	\$28,705
OPTION 5	6/19/2050 – 6/18/2055	\$370,300	\$30,858
OPTION 6	6/19/2055 – 6/18/2060	\$398,073	\$33,173
OPTION 7	6/18/2060 – 6/18/2065	\$427,928	\$35,661

RaceTrac – 775 NE Alsbury Blvd., Burleson, TX



TENANT PROFILE

Tenant	RaceTrac
Lease Guarantor	Corporate
Ownership	Private
Number of Locations	754
Years in Business	87 Years
Headquarters	Atlanta, GA
Revenue	\$12.8 Billion

ABOUT THE TENANT

RaceTrac operates a chain of convenience stores and gasoline service stations across the Southern United States. RaceTrac Petroleum Inc. operates over 670 convenience stores and gasoline stations under the RaceTrac and RaceWay banners. RaceTrac stores are company owned and operated while RaceWay stores are leased to a third party contractor. RaceTrac Petroleum is ranked #39 on the list of America's 100 Largest Private Companies by Forbes with \$8.7 Billion in sales for the fiscal year of 2017 and 8,716 employees. Convenience Store News rates RaceTrac Petroleum as #18 and Raceway as #33 on their list of the Top 202 Convenience Stores of 2018. Most RaceTrac properties feature 20 to 24 fueling positions and a 4,000 sq. ft. convenience store offering over 4,000 items.

Raceway locations operate as a franchisee of RaceTrac Petroleum Inc. RaceTrac owns the site, the building and gas facility. Each store is modeled after and offers products reflecting the local culture of the surrounding area. The operators must use the company's proprietary gasoline brand and pay a com-mission per gallon sold. The inside inventory and sales are the responsibility of the operator. RaceTrac is rapidly expanding. The chain recently entered the Nashville market, where it plans to open 30 news stores by 2023. Nashville marks the chain's first expansion into a new market in more than 15 years, company officials said. They have also opened dozens of new stores in Florida in recent years, making it home to nearly half of RaceTrac's entire network.

WAFFLE
HOUSE

✓
verizon

FedEx®

FIREHOUSE
SUBS



Shell



BUFFALO
WILD
WINGS

KOHL'S

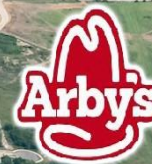
Michaels

T.J. maxx



RaceTrac

SEPHORA



Bath
& Body
Works®

JCPenney



Wendy's



Highway 35 - 120,000+ Cars Per Day

NE Alsbury Blvd. - 20,000+ Cars Per Day

RaceTrac - 775 NE Alsbury Blvd., Burleson, TX

Fort Worth
Spinks Airport



McDonald's



Burger King



Burleson Equine
Veterinarian Hospital



Highway 35 - 120,000+ Cars Per Day

NE Alsbury Blvd. - 20,000+ Cars Per Day

RaceTrac - 775 NE Alsbury Blvd., Burleson, TX

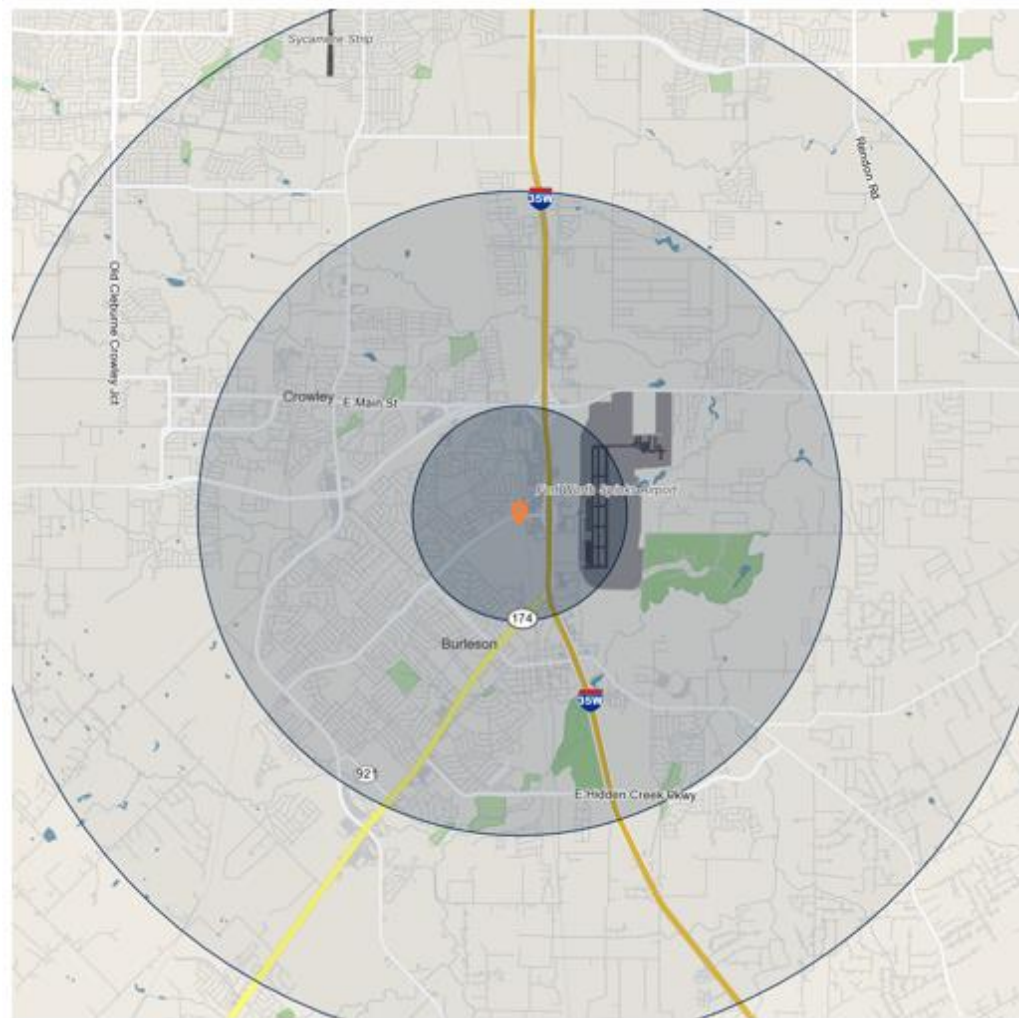


RaceTrac – 775 NE Alsbury Blvd., Burleson, TX



BURLESON, TX | **Burleson** is located in northern Johnson County, with a small portion extending north into Tarrant County. The city is bordered to the north by the cities of Crowley and Fort Worth. The Burleson city limits extend southeast from the city center 8 miles in a narrow corridor toward Alvarado along Interstate I-35 which sees over 120,000 commuters per day. The population was counted by the 2010 census at 36,690 and was estimated to have swelled to 48,225 in 2019, a 32% increase.

FORT WORTH, TX | **Forth Worth** is the 5th largest city in Texas and the 12th largest city in the United States. It is the county seat of Tarrant County, covering nearly 350 square miles into three other counties: Denison, Parker and Wise. According to the 2020 census estimates, Fort Worth's population was 927,720. Fort Worth is the second largest city in the Dallas-Fort Worth-Arlington metropolitan area, which is the 4th most populous metropolitan area in the United States. Fort Worth is the location of several university communities: Texas Christian University, Texas Wesleyan, University of North Texas Health Science Center and Texas A&M University School of Law. Several multinational corporations, including Bell Textron, American Airlines, BNSF Railway and Chip 1 Exchange are headquartered in Fort Worth.



POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection	10,061	75,267	140,063
2020 Estimate	9,142	66,349	124,822
2010 Census	7,493	51,205	98,165
2000 Census	3,478	26,868	55,278
HOUSEHOLD INCOME			
Average	\$90,691	\$86,812	\$88,622
Median	\$79,005	\$72,121	\$72,770
Per Capita	\$32,154	\$30,231	\$30,301
HOUSEHOLDS			
2025 Projection	3,569	26,165	47,940
2020 Estimate	3,241	23,067	42,618
2010 Census	2,625	17,666	33,191
2000 Census	1,288	9,717	19,296
HOUSING			
Median Home Value	\$171,107	\$167,428	\$166,972
EMPLOYMENT			
2020 Daytime Population	6,136	55,369	96,544
2020 Unemployment	3.07%	2.62%	2.70%
Average Time Traveled (Minutes)	31	32	32
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	30.74%	31.93%	31.48%
Some College (13-15)	25.53%	27.38%	26.46%
Associate Degree Only	10.30%	9.31%	9.05%
Bachelor's Degree Only	18.82%	15.86%	16.10%
Graduate Degree	6.68%	7.04%	7.11%

NON-ENDORSEMENT & NET LEASED DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap 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, 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap 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, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap 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. Marcus & Millichap 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 Marcus & Millichap Real Estate Investment Services 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.