



**909 W Moore Ave | Terrell, TX 75160**  
**(Dallas-Fort Worth MSA)**

**OFFERING MEMORANDUM**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES



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REAL ESTATE INVESTMENT SERVICES







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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Recent Lease Extension** – Firestone recently extended the lease with a 7.5% rental increase, indicating strong store performance and commitment to the location.
- **±30 miles from Dallas – Fort Worth** – Terrell is located just east of DFW, the third largest MSA in the country.
- **Main Thoroughfare** – Subject property is located on Highway 80, which is the main artery in Terrell, TX that sees an average of 24,000 vehicles per day, and it's an integral travel route to Dallas-Fort Worth.
- **Investment Grade Parent Company** – Bridgestone Corporation, the tenant's parent company, boasts an extremely strong A credit rating by Standard & Poor's, which is one of the strongest in the retail industry.
- **Long Operating History** – Firestone has operated the building since 1996, showing dedication to the store.
- **Ecommerce & Pandemic Resistant Tenant** – Firestone was named an essential business through the pandemic and was able to keep its doors open. That same essential-oriented service is what helps Firestone resist the recent changes in retail.
- **Central Retail Location** – Subject property is located between two major travel destinations, Downtown Terrell to the east and the retail hub to the west which includes Walmart Supercenter, Brookshire's, Tractor Supply, and Harbor Freight.
- **Income Tax Free State** – Texas is one of the few states in the country that offers investors the luxury of not having to pay state income taxes.



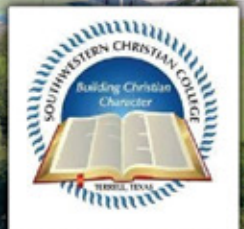
WAL-MART DISTRIBUTION CENTER

DALLAS  
±32 MILES AWAY



± 24,000 VPD





± 24,000 VPD







# FINANCIAL OVERVIEW



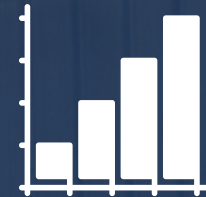
**\$1,200,000**

LIST PRICE



**\$78,000**

NOI



**6.50%**

CAP RATE

## BUILDING INFO

Address	909 W Moore Ave Terrell, TX 75160
Gross Leasable Area	±5,120 SF
Lot Size	±0.41 AC



## TENANT SUMMARY

Tenant Name	Firestone Complete Auto Care
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	NN
Roof, Structure	Landlord Responsible
Term Remaining	±3.5 years
Lease Commencement Date	9/27/96
Lease Expiration Date	2/28/25
Options	Two, 5 year options
GLA (SF)	±5,120 SF
Lot Size	±0.41 AC
Year Built	1973
Right of First Refusal	30 Days

## ANNUALIZED OPERATING DATA

	Monthly	Annual	Annual Rent/SF	Cap Rate
Current	\$6,000	\$72,000	\$14.06	6.00%
03/01/2022 - 2/28/2025	\$6,500	\$78,000	\$15.23	6.50%
Option 1	\$6,300	\$75,600	\$14.77	6.30%
Option 2	\$6,615	\$79,380	\$15.50	6.62%

Please contact a Matthews™ Capital Markets Agent for financing options:

Patrick Flanagan  
patrick.flanagan@matthews.com



# TENANT OVERVIEW



## THE OFFERING

Property Name		Firestone
Property Address	909 W Moore Ave Terrell, TX 75160	
Site Description		
Number of Stories	1	
GLA	±5,120 SF	
Lot Size	±0.41 AC	
Lease Type	NN	

# BRIDGESTONE

Bridgestone Corporation is a Japanese multinational auto and truck parts manufacturer founded in 1931 in the city of Kurume, Fukuoka, Japan. The Bridgestone Group delivers a wide range of tires to customers around the world, such as tires for passenger cars, trucks, and buses, aircraft, construction and mining vehicles, motorcycles, etc. They also make and sell a range of rubber products and other diversified products. Many of these products and technologies are used in a variety of everyday applications. As of 2021, Bridgestone/Firestone is the largest manufacturer of tires in the world. Followed by: Michelin (France) Goodyear (United States), MRF (India), Continental (Germany), and Pirelli (Italy).

**±143,600**  
EMPLOYEES

**A**  
(STRONG INVESTMENT GRADE)  
S&P RATING

**KYOBASHI,  
TOKYO, JAPAN**  
HEADQUARTERS





<b>COMPANY NAME</b>	Firestone Complete Auto Care
<b>YEAR FOUNDED</b>	1926
<b>HEADQUARTERS</b>	Nashville, TN
<b>WEBSITE</b>	<a href="http://www.firestone.com">www.firestone.com</a>
<b>EMPLOYEES</b>	5,000
<b>LOCATIONS</b>	1,600

#### **FIRESTONE COMPLETE AUTO CARE**

Since 1926, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown and changed, so have they. They're the leading provider of maintenance, repairs and tires for a reason: because they believe in offering a total auto care experience that perfectly meets your needs.

#### **FIRESTONE OVERVIEW**

Firestone has set service standards and achieved customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. Since 1926, Firestone has continued to express extreme care for their customers and currently own and operate locations in states across the country! At Firestone they offer a variety of services to keep your car running, help you get back on the road and on to wherever you're headed. With more than 1,600 locations, Firestone is the industry leader in Auto Service.

#### **GEOGRAPHIC REACH**

Firestone Complete Auto Care serves families in more than 1,600 neighborhoods in 46 states. The Bridgestone merger with Firestone now creates a combined organization with sales exceeding \$1.05 billion annually. The merger has allowed Firestone Complete Auto Care to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.



# AREA OVERVIEW

## TERRELL, TX

Terrell is a city in Kaufman County, Texas. Kaufman County is part of the Dallas-Fort Worth-Arlington, Texas Metropolitan Statistical Area. U.S. Route 80 passes through the city center, leading west to Dallas and east 15 miles to Wills Point. Interstate 20 passes through the south side of the city, leading west 19 miles to Interstate 635 in the southeast suburbs of Dallas (Balch Springs) and east 27 miles to Canton. Texas State Highway 34 passes through the east side of Terrell, leading northeast 32 miles to Greenville and south 12 miles to Kaufman, the county seat.

±31 MILES TO  
DOWNTOWN DALLAS



±63 MILES TO  
DOWNTOWN FORT WORTH



## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2026 Projection	8,720	23,607	27,112
2021 Estimate	7,032	19,087	22,110
2010 Census	6,016	16,344	19,355
Growth: 2021-2026	24.01%	23.68%	22.62%
Growth: 2010-2021	16.89%	16.78%	14.23%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Projection	2,340	6,339	7,284
2021 Estimate	2,243	6,083	7,058
2010 Census	2,105	5,650	6,712
Growth: 2021-2026	4.34%	4.20%	3.20%
Growth: 2010-2021	6.55%	7.66%	5.15%
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$67,287	\$67,374	\$71,410



## DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."

## BEST PLACE TO RETIRE 2020

- FORBES 2020

## #2 BEST PLACE FOR BUSINESS AND CAREERS

- FORBES 2019

## #1 VISITOR AND LEISURE DESTINATION IN TEXAS

- VISIT DALLAS





## AREA OVERVIEW

# DFW

## DALLAS-FORT WORTH

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas–Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



**7.6M**  
DFW  
MSA POPULATION



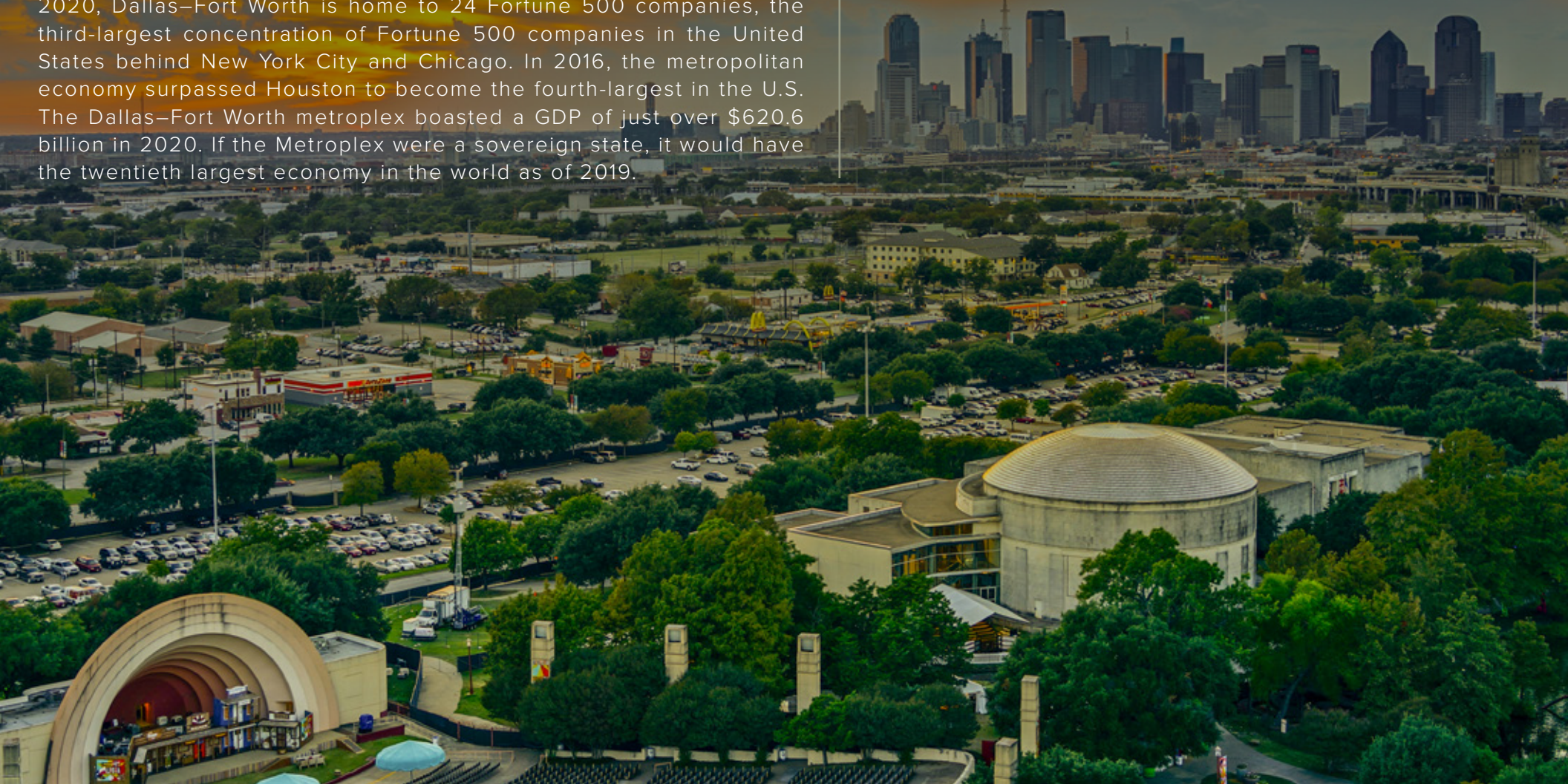
**\$620.6B**  
GROSS METRO  
PRODUCT



**24**  
FORTUNE 50  
COMPANIES



**3rd Largest**  
U.S. METROPOLITAN  
AREA





## MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

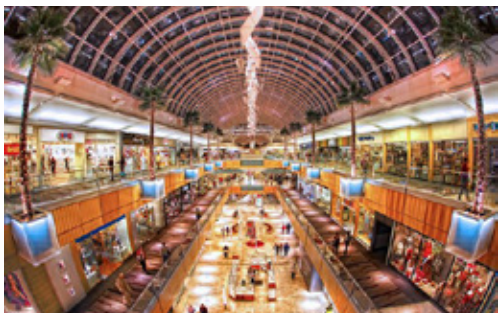
In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.





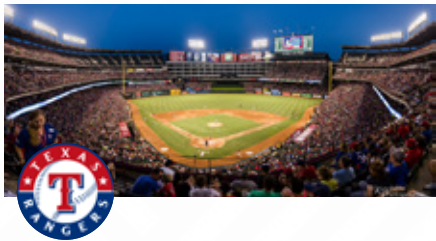
# DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cul-tural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



# DALLAS EVENTS

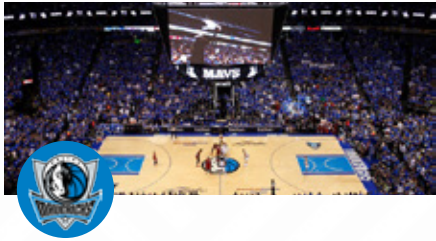
State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city’s economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city’s large Mexican American population, and Saint Patrick’s Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event “The Wake” featuring lots of local art and music.



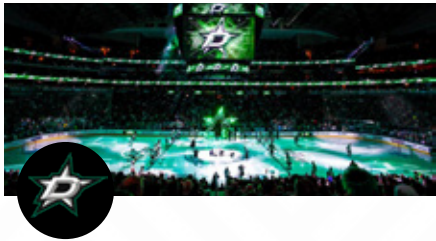
**TEXAS RANGERS**  
(Major League Baseball)



**DALLAS COWBOYS**  
(National Football League)



**DALLAS MAVERICKS**  
(National Basketball Association)



**DALLAS STARS**  
(National Hockey League)



## BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.

Bank of America

JPMorganChase



State Farm

TD Ameritrade



## INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms

Microsoft

TEXAS  
INSTRUMENTS



DELL

SAMSUNG

NOKIA

CISCO

FUJITSU



Frontier  
COMMUNICATIONS

alcatel

ERICSSON

Google

verizon

## COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Firestone** located at **909 W Moore Ave, Terrell, TX 75160** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Matthews Real Estate Investment Services.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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