



# NAPA AUTO PARTS

303 N MAIN STREET | EULESS, TX 76039

**Exclusive  
Marketing  
Advisors**

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# Offering Summary

**PRICE:** **\$1,715,000**

**CAP RATE:** **5.25%**



303 N MAIN STREET | EULESS, TX

NET OPERATING INCOME (NOI)	\$90,000
RENT INCREASES	10% EVERY 5 YEARS
LEASE TERM	20.5 YEARS
LEASE COMMENCEMENT	JULY 2005
LEASE EXPIRATION	DECEMBER 2025
REMAINING TERM	4 YEARS
OPTIONS	2 X 5 YEAR

YEAR BUILT   RENOVATED	1985   2005
GROSS LEASABLE AREA (GLA)	6,000 SF
LOT SIZE	0.57 ACRES
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	NO
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
CURRENT TERM	JANUARY 2021	\$90,000	-	5.25%
OPTION 1	JANUARY 2026	\$99,000	10.00%	5.77%
OPTION 2	JANUARY 2031	\$108,900	10.00%	6.35%
<b>NET OPERATING INCOME</b>		<b>\$90,000</b>		

# Portfolio Summary

TENANT	ADDRESS	YEAR BUILT	GLA	LOT SIZE	PRICE	CAP	NOI	TERM REMAINING
O'Reilly Auto Parts <a href="#">CLICK HERE FOR OM</a>	2311 S Collins St. Arlington, TX	1977	3,500 SF	0.54 Acres	\$863,000	5.25%	\$45,305	3 Years
O'Reilly Auto Parts <a href="#">CLICK HERE FOR OM</a>	2100 W Berry St. Fort Worth, TX	1983	4,264 SF	0.34 Acres	\$863,000	5.25%	\$45,305	3 Years
O'Reilly Auto Parts <a href="#">CLICK HERE FOR OM</a>	5714 Forest Bend Dr. Arlington, TX	1984	4,180 SF	0.46 Acres	\$863,000	5.25%	\$45,305	3 Years
O'Reilly Auto Parts <a href="#">CLICK HERE FOR OM</a>	4404 Matlock Rd. Arlington, TX	1994	19,800 SF	1.39 Acres	\$1,600,000	5.25%	\$83,898	3 Years
NAPA Auto Parts <a href="#">CLICK HERE FOR OM</a>	303 N Main St. Euless, TX	1985	6,000 SF	0.57 Acres	\$1,715,000	5.25%	\$90,000	4 Years
Cook Children's Neighborhood Clinic <a href="#">CLICK HERE FOR OM</a>	7120 26 Blvd. Richland Hills, TX	1979	5,995 SF	0.74 Acres	\$1,830,000	5.25%	\$96,000	6.5 Years
TOTAL			43,793 SF	3.70 Acres	\$7,734,000	5.25%	\$405,813	

**\*\* Available individually or as a portfolio \*\***

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# Investment Highlights

**Corporate Absolute NNN Lease** – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

**Located in the 5th Fastest Growing County in the US** – Tarrant County was the 5th fastest growing county in the nation from 2010-2020, growing by almost 20%

**Investment Grade Corporate Guarantee** – Genuine Parts Company has an investment grade credit rating of BBB by S&P, reported \$16.54 Billion in revenue for 2020, operates over 10,400 locations, and has over 50,000 team members

**1-Mile from American Airlines Corporate Campus** – This state-of-the-art corporate headquarters was completed in 2019 and has almost 12,000 employees on site

**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 429,996 residents within a 7-mile radius of the property with an average household income of \$92,921

**Excellent Access and Visibility with Strong Traffic Counts** – Features easy ingress/egress along North Main Street (20,264 VPD) and easy access to HWY 183 (148,358 VPD)

**Internet & Pandemic Resistant Tenant** – NAPA has been designated an “Essential Business” and locations across the country have remained open throughout the pandemic

**Dense Retail Corridor** – Neighboring national retailers include The Home Depot, Kroger, CVS, Chase, Starbucks,

McDonald's, Chick-fil-A, Family Dollar, Taco Bell, Walgreens, Aldi, Bank of America, Albertsons and many more

**Business Friendly Climate** – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

**Texas has NO State Income Tax**







# Tenant Overview

## NAPA AUTO PARTS

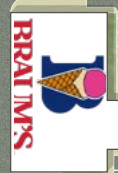
TYPE:	Retail
NO. OF LOCATIONS:	6,000+
YEARS IN BUSINESS:	81+
HEADQUARTERS:	Atlanta, GA
WEBSITE:	<a href="http://www.napaonline.com">www.napaonline.com</a>

NAPA's line of business includes the retail sale of new automobile tire, batteries and other automobile parts and accessories. NAPA includes over 16,000 NAPA AutoCare Centers and more than 6,000 independently-owned and company-owned stores. NAPA carries an extensive inventory of more than 500,000 parts for automotive and industrial applications. NAPA has an impressive network of 57 Distribution Centers (DC) throughout the U.S., which is what allows customers to have the right parts in the right place at the right time. The parent company of NAPA is Genuine Parts Company with more share of NAPA Auto Part.



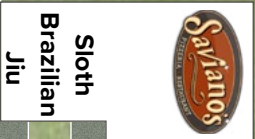
183  
TEXAS

VPD 148,358



N Main Street

VPD 20,264



Eules Family Mart

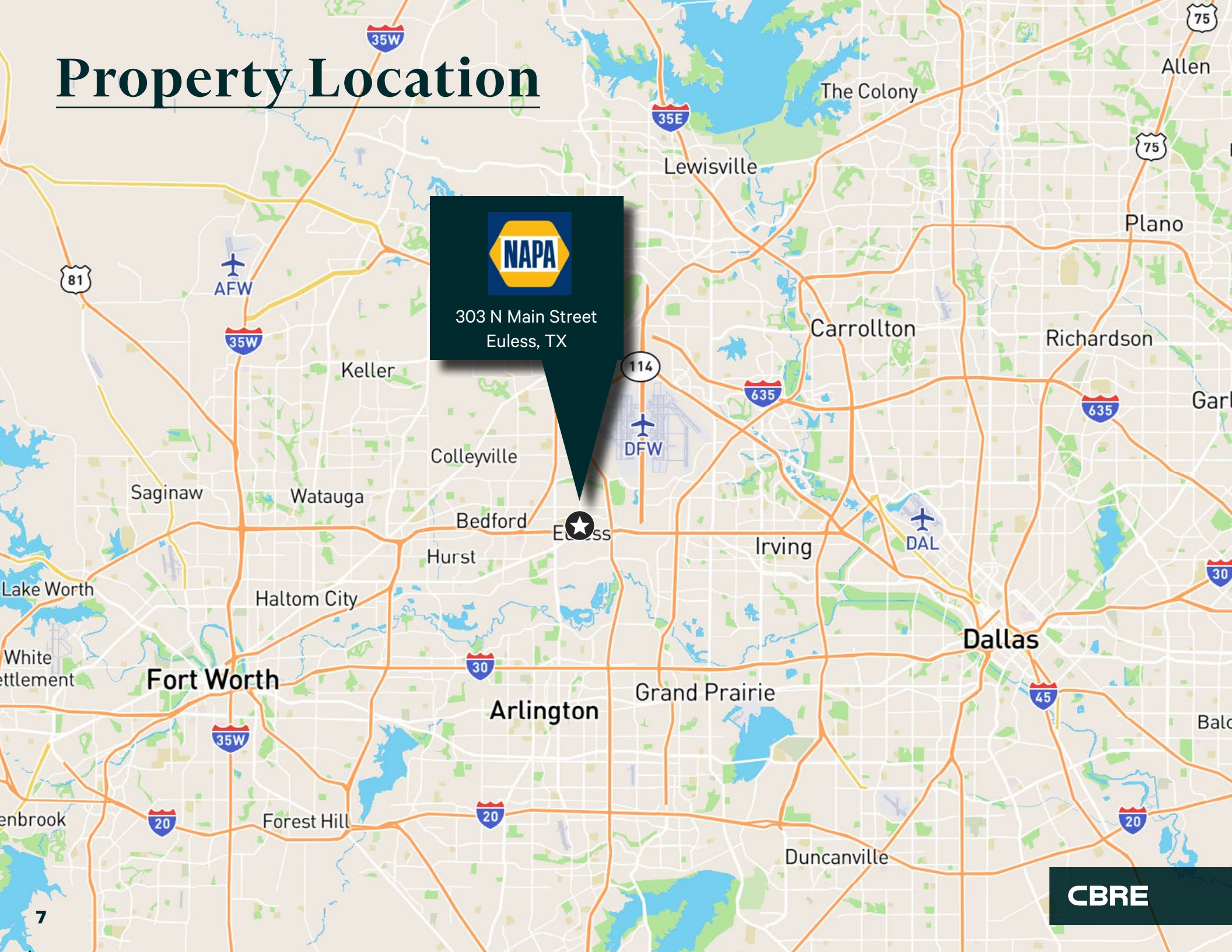
183  
TEXAS

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# Property Location





# Retail Aerial





# Retail Aerial





# NAPA Auto Parts

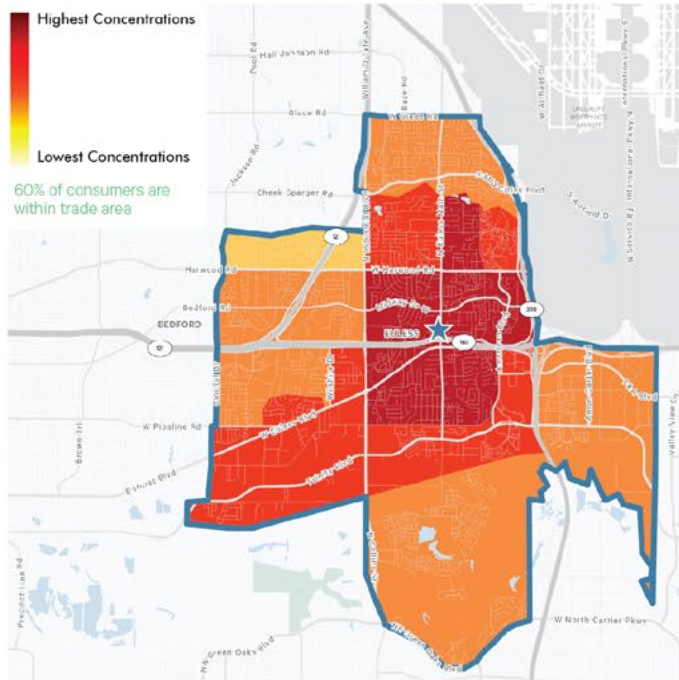
303 N Main St

Study Period: Dec 2020 to Dec 2021  
Euless, TX 76039

## Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

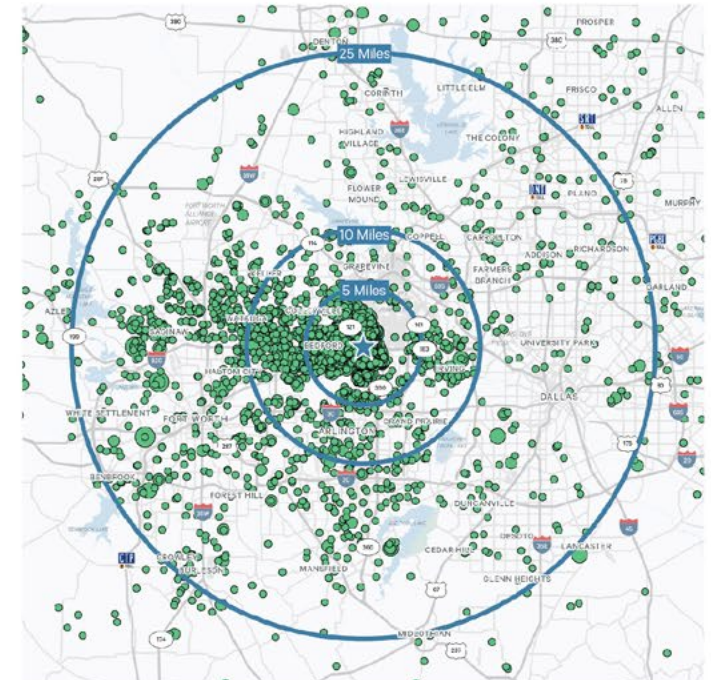
## Trade Area



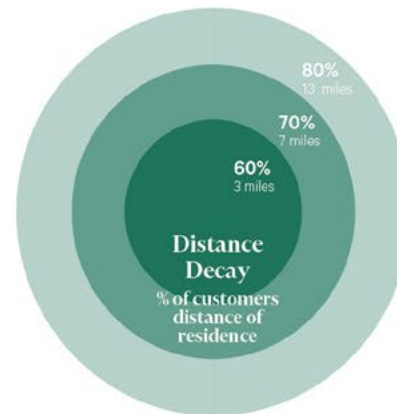
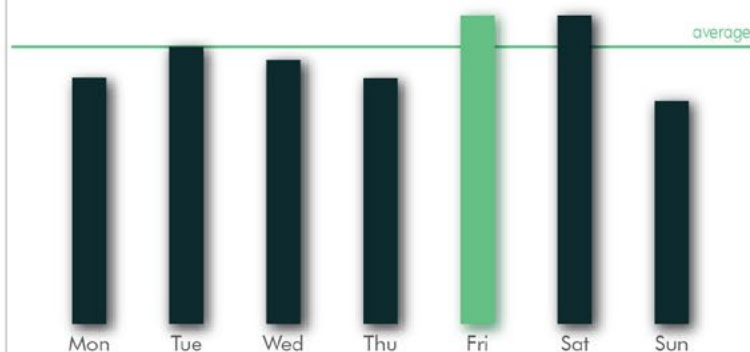
## Trade Area Demographics



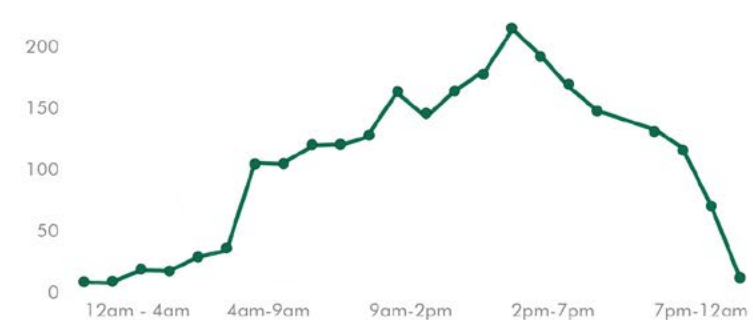
## Common Evening Radius



## Traffic By Day



## Traffic By Hour





# Demographics

## POPULATION (2021)

1 MILE	19,571
3 MILES	99,555
5 MILES	226,476
7 MILES	429,996

## HOUSEHOLDS (2021)

1 MILE	7,550
3 MILES	43,922
5 MILES	97,372
7 MILES	172,981

## AVG HH INCOME (2021)

1 MILE	\$78,263
3 MILES	\$89,490
5 MILES	\$93,591
7 MILES	\$92,921

## ANNUAL POP. GROWTH RATE (1 MILE)

2010 - 2021	2.25%
2021 - 2026	1.77%

## TRAFFIC COUNTS (VPD)

N MAIN STREET	20,264
HWY 183	148,358





# Dallas/Fort Worth Advantage

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE ECONOMY IN TEXAS**

**DFW IS THE COUNTRY'S TOP COMMERCIAL PROPERTY INVESTMENT MARKET FOR 2021 - MORE THAN \$13 BILLION IN LOCAL REAL ESTATE DEALS WERE DONE IN THE FIRST HALF OF THE YEAR**

**DFW COST OF LIVING IS 21.2% BELOW THE LARGE U.S. METRO AVERAGE**

**DFW LED THE NATION IN NET POPULATION GROWTH DURING THE PANDEMIC, ADDING NEARLY 120,000 PEOPLE, ACCORDING TO DATA RECENTLY RELEASED BY THE U.S. CENSUS BUREAU**

**90 MEMBER HOSPITALS IN THE DFW HOSPITAL COUNCIL, 20,000+ HOSPITAL BEDS**

**14 MAJOR UNIVERSITIES, 400,000+ STUDENTS ENROLLED**

SOURCE: TEXAS WORKFORCE COMMISSION, BUREAU OF LABOR STATISTICS (JANUARY 2021), TEXAS A&M REAL ESTATE CENTER (DECEMBER 2020), GREATER HOUSTON PARTNERSHIP LIVING COST COMPARISON (Q3 2020), CBRE RESEARCH (JULY 2019), DALLAS REGIONAL CHAMBER (2020), 2020 SCORING TECH TALENT, CBRE RESEARCH, DALLAS REGIONAL CHAMBER (2020), NATIONAL RESEARCH UNIVERSITY FUND, COST OF LIVING INDEX, ESRI FAST REPORTS (2020), DALLAS MORNING NEWS/BUSINESS



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