

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



1610 N TEXAS AVE | BRYAN, TX 77803

OFFERING MEMORANDUM



1610 N TEXAS AVE | BRYAN, TX 77803

LISTED BY:



KEVIN MCKENNA

Senior Associate - Net Lease Retail

Direct +1 (214) 295-6517

Mobile +1 (207) 752-4898

kevin.mckenna@matthews.com

License No. 742093 (TX)



JOSH BISHOP

Senior Vice President - Net Lease Retail

Direct +1 (214) 692-2289

Mobile +1 (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)





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PROPERTY OVERVIEW

AUTOZONE | BRYAN, TX

INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- AutoZone recently extended the lease to 10+ years displaying a strong to the community and location
- Extremely strong corporate guaranteed lease
- Lease features four, 5-year options with 10% rent escalations
- NN lease with minimal landlord responsibilities
- 2007 built-to-suit construction for AutoZone
- Located ± 6 miles from Texas A&M University— home to over 73,000 students
- Ideally positioned at the signalized corner of Highway 21 & N Texas Ave, this site sees over 16,000 vehicles daily
- 5-Mile Population of nearly 100,000 residents
- 5-Mile Average Household Income of $\pm \$65,000$ ideally fitting AutoZone's "do it yourself" customer base
- Texas is one of nine income tax free states

TENANT

- AutoZone, Inc. (NYSE: AZO, S&P: BBB) is the nation's leading retailer and distributor of automotive replacement parts. As of November 2021, the company had 6,066 stores in the U.S., 666 in Mexico and 53 in Brazil with a total store count of 6,785
- In 2021, AutoZone had a record-breaking year with \$14.6B in sales with same store sales growing by 13.6%
- AutoZone has seen their stock rise $\pm 38\%$ year-over-year proving to be one of the most stable investments throughout economic downturns



AUTOZONE | BRYAN, TX



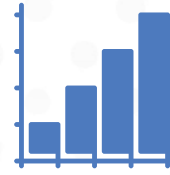
FINANCIAL OVERVIEW

AUTOZONE | BRYAN, TX



\$1,974,000

Sale Price



5.00%

Cap Rate



±7,370 SF

GLA

INVESTMENT SUMMARY

Address	1610 North Texas Ave Bryan, TX 77803
List Price	\$1,974,000
GLA	±7,370 SF
Cap Rate	5.00%
Year Built	2007
Lot Size	±1.46 AC

TENANT SUMMARY

Tenant Trade Name	AutoZone
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof/Structure, Parking Lot	Landlord Responsibility
Original Lease Term	20 Years
Lease Commencement Date	6/27/2007
Lease Expiration Date	12/31/2032
Term Remaining on Lease	±10.5 Years
Increase	10% increase in each option
Options	4, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	INCREASES
Current - 12/31/2032	\$8,225.00	\$98,700.00	-	5.00%
1/1/2033 - 12/31/2037 (Option 1)	\$9,047.50	\$108,570.00	10.00%	5.50%
1/1/2038 - 12/31/2042 (Option 2)	\$9,952.25	\$119,427.00	10.00%	6.05%
1/1/2043 - 12/31/2047 (Option 3)	\$10,947.48	\$131,369.70	10.00%	6.66%
1/1/2048 - 12/31/2052 (Option 4)	\$12,042.22	\$144,506.67	10.00%	7.32%

REGIONAL MAP





TENANT OVERVIEW

AUTOZONE | BRYAN, TX



+6,400
LOCATIONS



+105K
EMPLOYEES



\$14.6B
2021 REVENUE

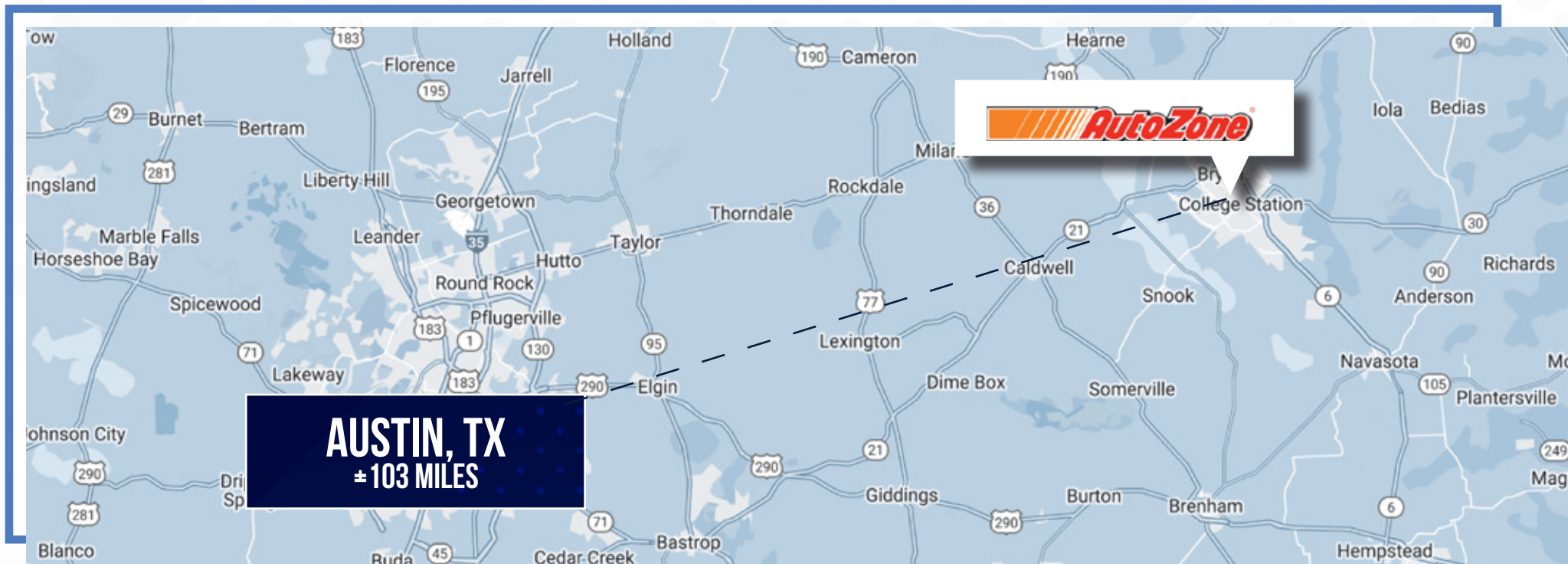
For more than 30 years, AutoZone has been committed to providing the best parts, prices, and customer service in the automotive aftermarket industry. To stay out of the no-driving zone, DIY car repairers with auto problems often enter the AutoZone. With more than 6,202 stores in the US and Puerto Rico, AutoZone is the nation's #1 auto parts chain. The company also operates 24 Interamerican Motor Corporation (parts distribution) branches in the US. AutoZone stores sell hard parts (alternators, engines, batteries), maintenance items (oil, antifreeze), accessories (car stereos, floor mats), and non-automotive merchandise under brand names, as well as under private labels. AutoZone's commercial sales program distributes parts and other products to garages, dealerships, and other businesses. Click [here](#) to read about how AutoZone is dedicated to providing exceptional service to its customers and employees through COVID-19.





AREA OVERVIEW

AUTOZONE | BRYAN, TX



BRYAN, TX

Bryan is a town located in the Brazos County of Texas with a population of nearly 86,000 residents. Bryan offers residents a suburban feel with many families and young professionals. The Area of Bryan was a part of an infamous land grant to Moses Austin by Spain. Moses Austin's Son, Stephen F. Austin, helped bring settlers to the area in order to populate and expand. Not long after in 1871, the city of Bryan became incorporated.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Estimation	9,681	54,917	103,691
2022 Population	8,989	50,641	95,588
2010 Census	8,095	44,372	83,637
Annual Growth 2022-2027	1.5%	1.7%	1.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Estimation	2,861	18,142	38,656
2022 Population	2,644	16,713	35,640
2010 Census	2,359	14,524	31,119
Annual Growth 2022-2027	1.6%	1.7%	1.7%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$52,776	\$63,118	\$65,387

COLLEGE STATION, TX

Ranked No. 3 on Kiplinger magazine's list of 10 Great Places to Live, College Station has been recognized as one of the nation's top 10 places for business, jobs, families, and retirees. In addition, the city has been named America's No. 1 college town and was a finalist for the nation's friendliest. With a population of more than 117,000, it ranks among the 15 fastest-growing metros in the country.

HIGH-QUALITY LIVING

The average commute across College Station is 15.7 minutes which gives residents plenty of free time to enjoy the many amenities.

EDUCATED WORKFORCE

The College Station market continues to experience steady growth with specific advantages tied to the overall skills and talent of the workforce, as well as the strong growth in population in the prime years of employment. Over 18,000 students graduate from Texas A&M annually, providing an ever-growing market of well-educated talent for College Station businesses to benefit from.

ACCESS TO TEXAS MARKET

More than 70% of Texas' population resides within a three-hour drive of College Station. A network of well-maintained highways and a regional airport served by major airlines provide convenient access from just about anywhere. Transportation options continue to grow.



TEXAS A&M UNIVERSITY

INDUSTRY RECRUITMENT

COMPANIES COME TO COLLEGE STATION TO START AND GROW

With a large population of young, educated people ready to work, College Station is an ideal location for businesses to thrive. With short commute times, excellent quality of life, and proximity to major Texas metropolitans, College Station makes sense for ambitious companies. In 2019, Forbes ranked College Station No. 2 in the nation on its list of the best small places for businesses and careers. Being the home of Texas A&M University allows for intimate collaboration with people in a world-class university setting. The collaborative dynamic also provides companies with almost unlimited human capital as well as extensive international insight. The alliance has enabled attractive opportunities for expanding companies such as Advanta Seeds, FujiFilm Diosynth, Zoetis, and many others.

A major factor in businesses choosing to relocate and prosper here is the ready availability of a highly skilled and educated workforce. Fujifilm Diosynth Biotechnologies is expanding its College Station facility with a capital investment of about \$120 million.



#1 U.S. MEDIAN HOUSEHOLD INCOME GROWTH

#2 BEST SMALL PLACES FOR BUSINESSES AND CAREERS

#2 BEST SMALL PLACES IN TEXAS FOR JOB GROWTH

#3 FASTEST-GROWING CITIES IN TEXAS

#5 TEXAS CITIES BEST POSITIONED FOR ECONOMIC ADVANCEMENT



TEXAS A&M UNIVERSITY

Located in the heart of the Houston-Dallas-Austin triangle and within a two-hour drive of 26 million of the state's 28 million residents, Texas A&M's main campus in College Station is home to more than 69,000 students. Another 5,200 are at the branch campuses in Galveston and Qatar and at the School of Law, Higher Education Center at McAllen, and Health Science Center locations across Texas.

With 133 undergraduate degree programs, 175 master's degree programs, 92 doctoral degree programs and 5 first professional degrees as options for study, Texas A&M is full of possibilities.

Texas A&M's designation as a land, sea, and space grant institution—the only university in Texas to hold all three designations—reflects a range of research with ongoing projects funded by organizations such as the National Aeronautics and Space Administration (NASA), the National Institutes of Health, the National Science Foundation, and the Office of Naval Research.



ENROLLMENT

- ±54,476 Undergraduate Students
- ±14,989 Postgraduate Students
- ±5,097 Doctoral Students
- 2,300+ Former Students
- 4,900+ Academic Staff



QUICK FACTS

- Established in 1876
- As of 2020, Texas A&M's student body is the largest in the United States
- The Texas A&M Aggies athletes compete in 18 varsity sports as a member of the Southeastern Conference
- The first public institution of higher education in Texas
- The main campus is one of the largest in the United States, spanning 5,200 acres

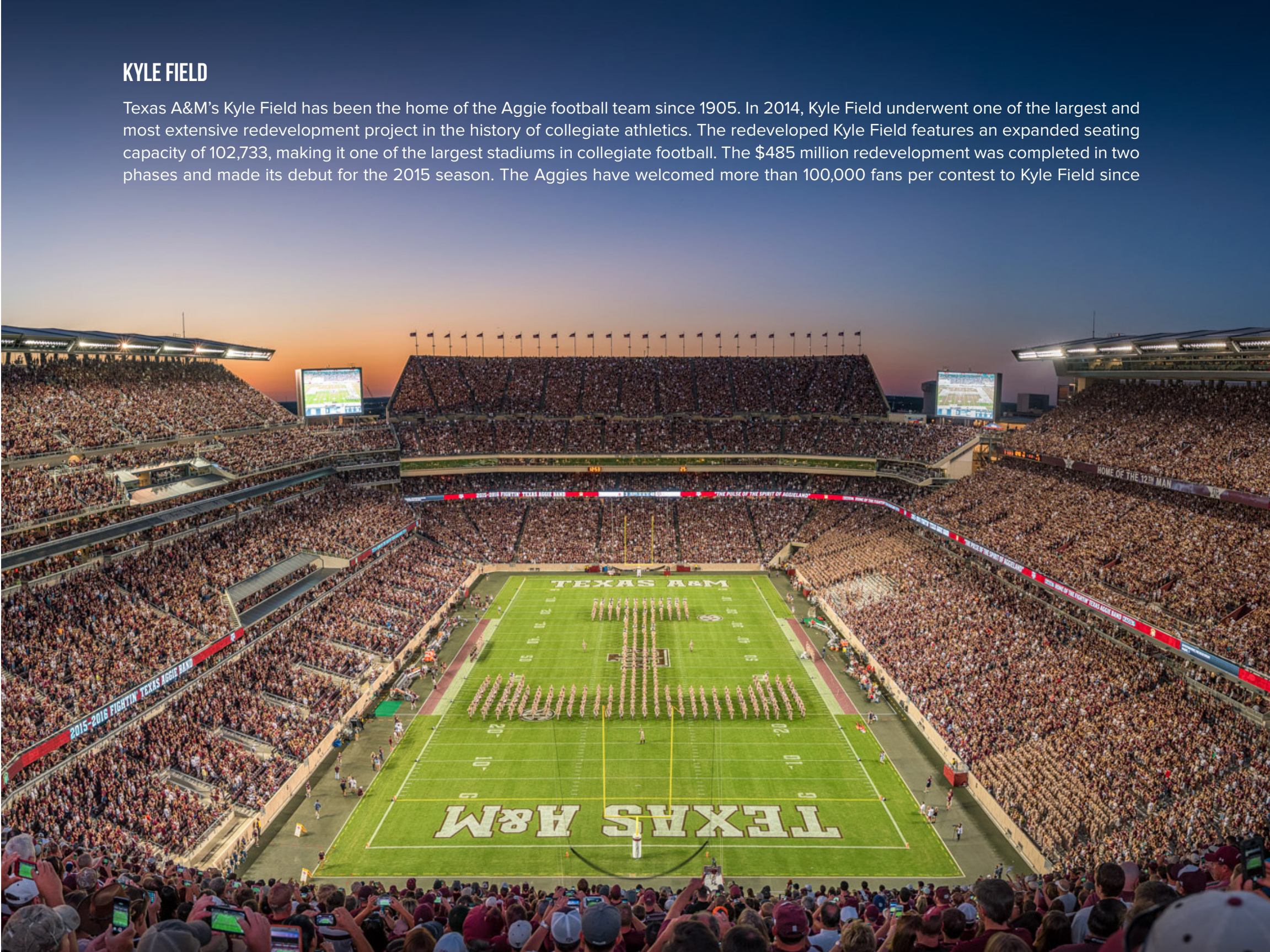


RANKINGS

- One of America's Best Colleges and Universities
- 1st in nation for most graduates serving as CEOs of Fortune 500 companies
- 1st in Texas for best value

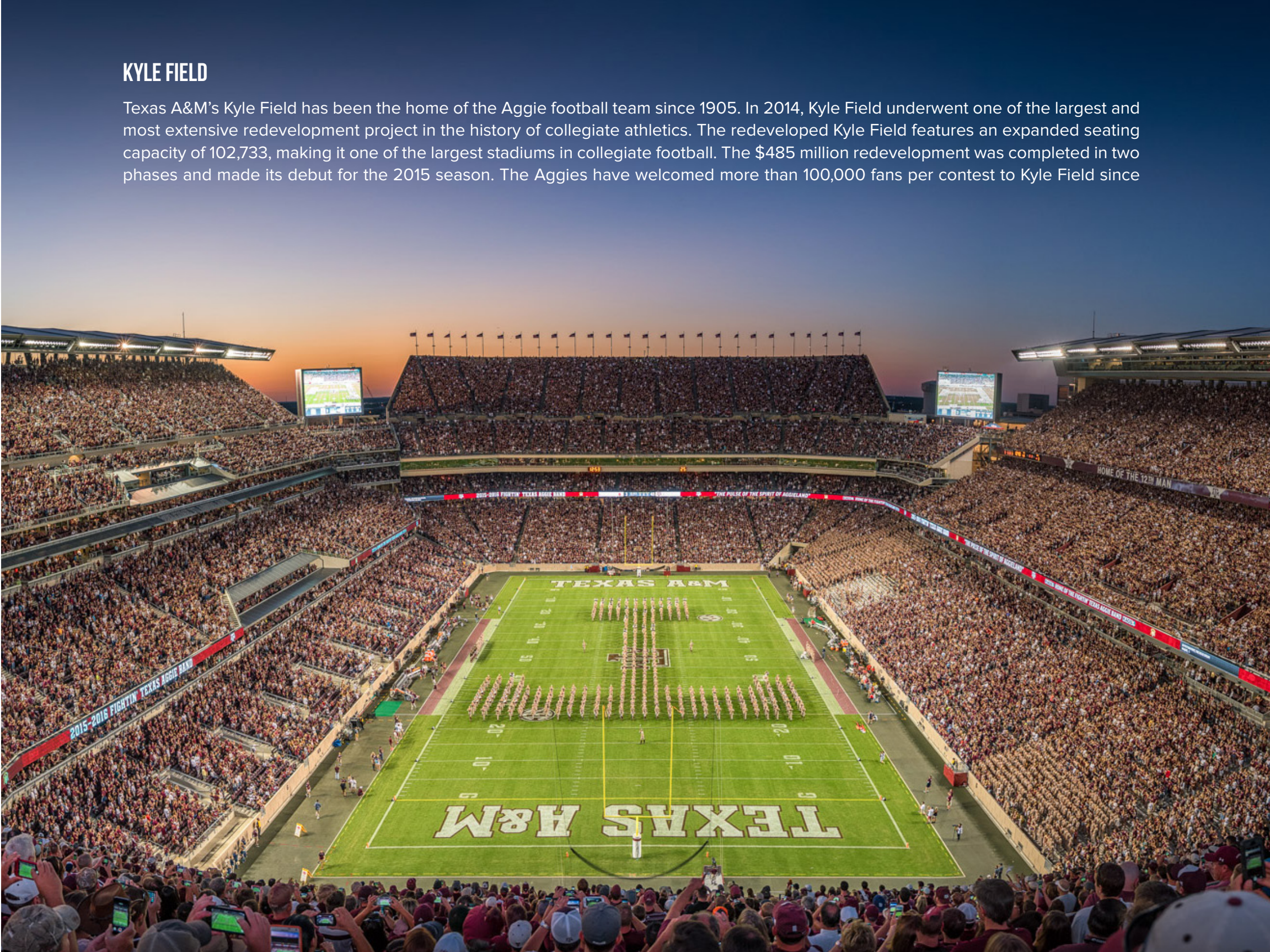
KYLE FIELD

Texas A&M's Kyle Field has been the home of the Aggie football team since 1905. In 2014, Kyle Field underwent one of the largest and most extensive redevelopment project in the history of collegiate athletics. The redeveloped Kyle Field features an expanded seating capacity of 102,733, making it one of the largest stadiums in collegiate football. The \$485 million redevelopment was completed in two phases and made its debut for the 2015 season. The Aggies have welcomed more than 100,000 fans per contest to Kyle Field since

A wide-angle, high-angle photograph of Kyle Field at Texas A&M University during a football game at dusk. The stadium is packed with fans, and the field is illuminated by bright lights. The Texas A&M logo is visible on the field, and the band is performing in the center.

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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **AutoZone** located at **1610 N Texas Ave, Bryan, TX 77803** ("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.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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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Direct +1 (214) 692-2289

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josh.bishop@matthews.com

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Broker of Record

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Information About Brokerage Services

11-2-2015

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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Kevin McKenna	742093	kevin.mckenna@matthews.com	(214) 295 6517
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date