



## OFFERING MEMORANDUM

Actual Property

# NEW DEVELOPMENT TRACTOR SUPPLY

1350 BROOKWAY BLVD EXT NW, BROOKHAVEN, MS 39601

**CODY CRIST**

817.584.2000

cody@trinityreis.com

**ERIC KELLEY**

281.610.5011

eric.kelley@trinityreis.com

**BRANSON BLACKBURN**

682.233.5223

b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776

chance@trinityreis.com



**TRINITYREIS.COM**

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104





BROOKHAVEN, MS

**\$6,909,090 | 5.5% CAP**

- New Development Tractor Supply (NYSE: TSCO)
- 15-Year Lease Featuring 5% Rent Increases Throughout Primary Term and in Each Option Period (4) 5-Years
- New Prototype Featuring Garden Center and Drive-Thru Pick-Up Line
- 3+ Acre Site Just off Interstate 55 (14,000 VPD)
- Brookhaven has a Population Over 11,000 and is Located 50 Miles South of Jackson
- Favorable LL Lease With Minimal Responsibilities
- Lease Guaranteed by TSCO - 2,100 Locations in 49 States - \$14.2B in Sales in 2022

## EXCLUSIVELY MARKETING BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**ERIC KELLEY**

281.610.5011 | eric.kelley@trinityreis.com

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

## PROPERTY DETAILS:

Building Area:	19,097 SF
Land Area:	3.23 AC
Year Built:	2023
Guarantor:	Tractor Supply Co. (NASDAQ: TSCO)
Price (Psf):	\$361.79

## LEASE OVERVIEW:

Remaining Lease Term:	14+ Years
Rent Commencement:	5/26/2023
Lease Expiration:	5/30/2038
Base Annual Rent:	\$380,000
Lease Type:	NN
Scheduled Rent Increases:	5% Every 5 Years; 6/1/2028
Options & Increases:	Four (4), 5-Year; 5%
Insurance:	PAID BY Tenant/Landlord
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	5/26/2023-5/30/2028	\$380,000	\$19.90	5.50%
Years 6-10	6/1/2028-5/30/2033	\$399,000	\$20.89	5.78%
Years 11-15	6/1/2033-5/30/2038	\$418,950	\$21.94	6.06%
Option 1 (5% Increase)	6/1/2038-5/30/2043	\$439,898	\$23.03	6.37%
Option 2 (5% Increase)	6/1/2043-5/30/2048	\$461,892	\$24.19	6.69%
Option 3 (5% Increase)	6/1/2048-5/30/2053	\$484,987	\$25.40	7.02%
Option 4 (5% Increase)	6/1/2053-5/30/2058	\$509,236	\$26.67	7.37%

## RESPONSIBILITIES BREAKDOWN

### TAXES

PAID BY **TENANT**

Tenant shall pay or discharge directly to the applicable taxing authority, all real estate taxes lawfully imposed against the Demised Premises during the Term when due.

### INSURANCE

PAID BY **TENANT/LANDLORD**

Commencing on the Acceptance Date, Tenant shall carry and maintain property insurance and commercial general liability insurance insuring the Demised Premises.

Landlord shall carry and maintain, at its sole cost and expense, commercial general liability insurance on an occurrence form.

### PARKING & ROOF

PAID BY **LANDLORD**

**Parking Lot:** Landlord shall maintain the integrity and surface of all paved areas including sealing and striping such that there are no potholes or other conditions that may compromise its utility and safety, and wheel stops.

**Roof & Structure:** Landlord shall maintain the roof, drains, gutters and downspouts such that the Building remains weather-tight and storm water is directed away from the foundation.

### HVAC

PAID BY **TENANT**

Tenant shall at its sole cost and expense maintain, repair and replace the HVAC, electrical and plumbing systems and equipment and all utility lines serving the Building that are within the Building.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



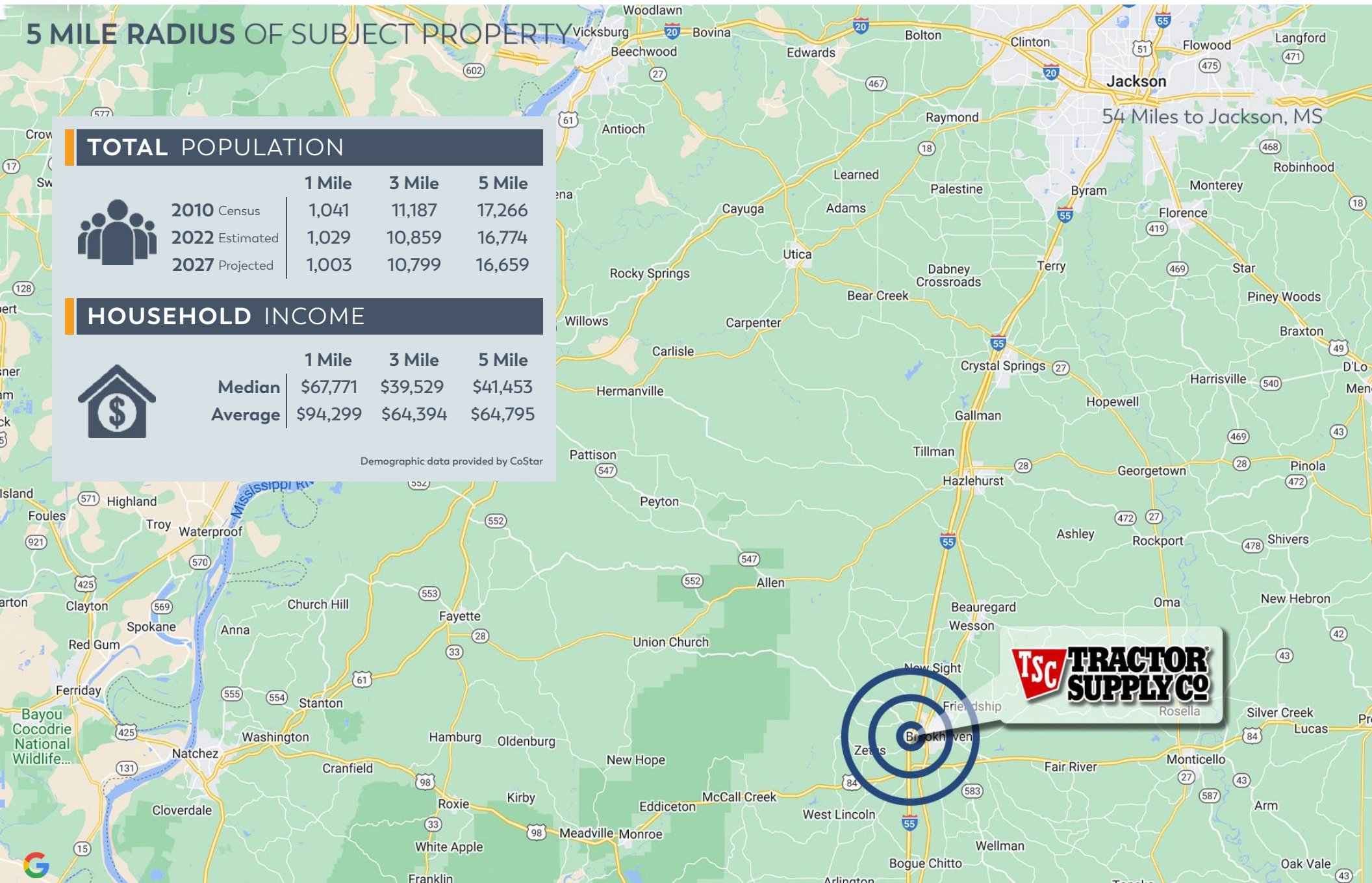
	1 Mile	3 Mile	5 Mile
2010 Census	1,041	11,187	17,266
2022 Estimated	1,029	10,859	16,774
2027 Projected	1,003	10,799	16,659

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$67,771	\$39,529	\$41,453
Average	\$94,299	\$64,394	\$64,795

Demographic data provided by CoStar







Google

Imagery ©2023 , Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



# RETAIL MAP

1350 BROOKWAY BLVD EXT NW | BROOKHAVEN, MS



Actual Property





**TSC** TRACTOR  
SUPPLY CO.

Brookway Blvd - 2,700 VPD

Brookhaven  
Smile Center

Actual Property





Actual Property





Actual Property





Actual Property



# TENANT OVERVIEW

1350 BROOKWAY BLVD EXT NW | BROOKHAVEN, MS



**TSC TRACTOR  
SUPPLY CO.**



**84 Years  
of Success**



**Publicly  
Traded Co.**  
NASDAQ: TSCO



**BBB**  
S&P Credit  
Rating



**\$24.43B**  
Market Cap



**2,000+**  
Locations



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# RINITY

## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETED BY

**CODY CRIST**

817.584.2000

cody@trinityreis.com

**ERIC KELLEY**

281.610.5011

eric.kelley@trinityreis.com

**BRANSON BLACKBURN**

682.233.5223

b.blackburn@trinityreis.com

### BROKER OF RECORD

**JOHN BARTON**

Avington Realty

MS #23854