



OFFERING MEMORANDUM

Actual Property

JACKSON, MS MSA NEW DEVELOPMENT TRACTOR SUPPLY

137 BYRAM PKWY, BYRAM, MS 39272

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



BYRAM, MS

\$7,690,910 | 5.5% CAP

- New Development Jackson, MS MSA Tractor Supply
- Passive Investment Opportunity With Corporately Guaranteed Lease - (NYSE: TSCO) - \$24B Market Cap
- 16-Year Lease With Over 15 Years Remaining on Current Term
- 19,097 SF Prototype Featuring 20,000 SF Outdoor Display Area
- Located in Byram, MS Near Strong Retail Corridor Featuring Several New Developments Including Chick-fil-A & Raising Canes
- Healthy 5 Mile Demographics - 30,000+
- Direct Access to I-55 along S Siwell Rd (20,000+ VPD)

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$423,000
Rent Per SF:	\$22.15
Rent Commencement Date:	3/24/2023
Lease Expiration Date:	3/31/2039
Lease Term Remaining:	15+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Tractor Supply Company was Founded in 1938 and is now a Leading Retailer With Annual Revenues of \$7.9B+



Offering Products Necessary to Care for Home, Land, and Animals, TSCO is Especially Popular in Rural Areas



As of March 2020, Tractor Supply Company Operates More Than 1,800 Stores With 33,000 Team Members

PROPERTY DETAILS:

Building Area:	19,097 SF
Land Area:	3.73 AC
Year Built:	2023
Guarantor:	Tractor Supply Co. (NASDAQ: TSCO)
Price Per SF:	\$402.73

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	3/24/2023-3/31/2028	\$423,000	\$22.15	5.50%
Years 6-10	4/1/2028-3/31/2033	\$444,150	\$23.26	5.77%
Years 11-16	4/1/2033-3/31/2039	\$466,358	\$24.42	6.06%
Option 1 (5% Increase)	4/1/2039-3/31/2044	\$489,675	\$25.64	6.37%
Option 2 (5% Increase)	4/1/2044-3/31/2049	\$514,159	\$26.92	6.69%
Option 3 (5% Increase)	4/1/2049-3/31/2054	\$539,867	\$28.27	7.02%
Option 4 (5% Increase)	4/1/2054-3/31/2059	\$566,860	\$29.68	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



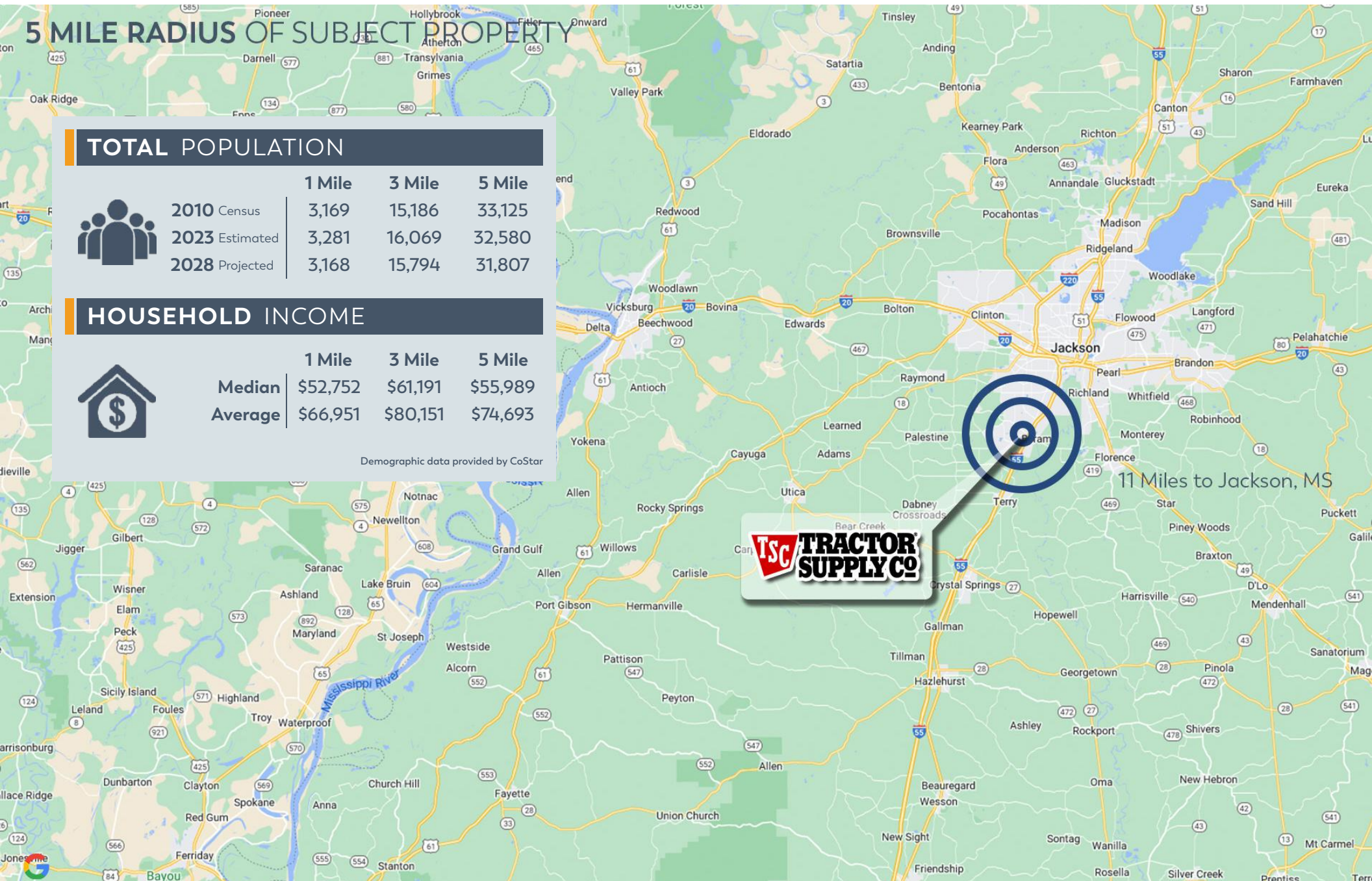
	1 Mile	3 Mile	5 Mile
2010 Census	3,169	15,186	33,125
2023 Estimated	3,281	16,069	32,580
2028 Projected	3,168	15,794	31,807

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$52,752	\$61,191	\$55,989
Average	\$66,951	\$80,151	\$74,693

Demographic data provided by CoStar







Actual Property





Actual Property



Actual Property



Actual Property



**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**



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BROKER OF RECORD

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