



Advance Auto Parts / 

Advance Auto Parts / 

BUCKNER

Advance / 
Auto Parts

1685 S BUCKNER BLVD | DALLAS, TX 75217

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)

Daniel Gonzalez & Connor Knauer (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

07

FINANCIAL OVERVIEW

10

AREA OVERVIEW





Advance Auto Parts

Advance Auto Parts

BUCKNER BAZAAR

EXECUTIVE OVERVIEW

1685 S BUCKNER BLVD | DALLAS, TX 75217

INVESTMENT HIGHLIGHTS

- **High Foot Traffic:** This Advance Auto ranks in the top 94% of all AAP's in all of Texas (Per Placer AI)
- **Upcoming Rental Escalation:** 10% rental increase coming up in 2025
- **High Population Density:** ±262,306 population within a 5-mile radius
- **Location and Growth Potential:** Situated on a strategic corner that witnesses a daily traffic of nearly + 35,000 VPD per day
- **Minimal Landlord Responsibility:** Landlord is only responsible for the structure of a property that has been kept in great shape, making it a great investment opportunity for a passive investor seeking stable cash flow
- **Corporate Guarantee:** The Lease is guaranteed by Advance Auto Parts corporate entity
- **Tax Free State:** Texas has zero state income tax
- **Growing Economy:** DFW has been reported to have one of the top 5 fastest growing economies in the United States with a 3.1% GDP growth in 2022, led in large part by a growing Tech industry in the MSA



LIST PRICE

\$2,619,000



CAP RATE

6.15%



GLA

±9,973 SF



PLEASANT GROVE FIELD
PLEASANT GROVE STADIUM
PLEASANT GROVE SWIMMING POOL



B.H. MACON ELEMENTARY SCHOOL
503 STUDENTS



MIRA VISTA APARTMENTS - 24 UNITS
OAK HOLLOW APARTMENTS - 159 UNITS
CHEROKEE VILLAGE - 17 UNITS
TRINITY TRAILS APARTMENTS - 153 UNITS
CREEKSIDE VILLAS APARTMENTS - 200 UNITS
MURDEAUX VILLAS - 240 UNITS



LAGUNA APARTMENTS - 24 UNITS



LAKE JUNE RD ± 25,000 VPD



BUCKNER BLVD ± 35,000 VPD

BRIARWOOD APARTMENTS - 75 UNITS



PIEDMONT GLOBAL ACADEMY
779 STUDENTS



THELMA ELIZABETH PAGE RICHARDSON ELEMENTARY
503 STUDENTS



SAN JACINTO ELEMENTARY SCHOOL
564 STUDENTS



ANN RICHARDS STEAM ACADEMY
1,251 STUDENTS



W W SAMUELL HIGH SCHOOL
1,875 STUDENTS



INSPIRED VISION ELEMENTARY
689 STUDENTS



BRIARWOOD APARTMENTS - 75 UNITS



NATHANIEL HAWTHORNE ELEMENTARY
458 STUDENTS



JOHN Q. ADAMS ELEMENTARY SCHOOL
487 STUDENTS



BUCKNER BLVD
± 35,000 VPD

BRUTON RD ± 18,000 VPD



FINANCIAL OVERVIEW

1685 S BUCKNER BLVD | DALLAS, TX 75217

PROPERTY DETAILS

Address	1685 S Buckner Blvd Dallas, TX 75217
List Price	\$2,619,000
Cap Rate	6.15%
Rentable SF	±9,973 SF
Lot Size	±0.91 AC
Year Built	2015
FINANCIAL INQUIRES	
For financing options reach out to:	
Brian Brady	
brian.brady@matthews.com	
(858) 699-4590	

ASSET OVERVIEW

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof & HVAC	Tenant Responsible
Slab & Structure	Landlord Responsible
Original Lease Term	15 Years
Rent Commencement Date	11/4/2015
Lease Expiration Date	11/30/2030
Term Remaining on Lease	±7 Years
Increase	10% Years After Year 10 & In Every Option Period
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Today - 11/30/2025	\$13,421.50	\$161,058.00	-	6.15%
12/1/2025 - 11/30/2030	\$14,763.65	\$177,163.80	10%	6.76%
12/1/2030 - 11/30/2035 (Option 1)	\$16,240.02	\$194,880.24	10%	7.44%
12/1/2035 - 11/30/2040 (Option 2)	\$17,864.02	\$214,368.24	10%	8.19%
12/1/2040 - 11/30/2045 (Option 3)	\$19,650.42	\$235,805.04	10%	9.00%
12/1/2045 - 11/30/2050 (Option 4)	\$21,615.46	\$259,385.54	10%	9.90%



FORT WORTH, TX
±41.3 MI



DOWNTOWN DALLAS
±9.8 MI



An aerial photograph of the Dallas skyline at dusk. The sky is a mix of blue and orange, with scattered clouds. The city is illuminated with warm lights, and several skyscrapers are prominent. On the right, a tall, modern glass skyscraper is highlighted with a green outline. In the center, a building with a unique, angular, glass facade is also highlighted with a green outline. To the left of this building, a construction crane is visible. The foreground shows a dense urban area with various buildings and streets.

AREA OVERVIEW

1685 S BUCKNER BLVD | DALLAS, TX 75217



Dallas-Fort Worth is one of the largest cities in America, with a population of approximately 1.3 million people, combining urban sophistication with an incomparable Texan personality. Dallas is an altogether unique blend of cultures, styles, and flavors, with more than one million people calling the city proper home.

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 4th largest in the United States. The metropolitan region’s economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.

#2 IN BEST PLACES TO LIVE IN TEXAS (U.S. NEWS, 2022)

#20 IN 25 BEST PLACES FOR YOUNG PROFESSIONALS (U.S. NEWS, 2022)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	16,761	103,606	253,209
2023 Estimate	17,529	108,694	262,306
2020 Census	19,009	119,717	271,023
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,655	28,507	78,888
2023 Estimate	4,904	30,054	81,882
2020 Census	5,480	33,700	84,930
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$46,042	\$54,819	\$59,130



ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

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, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

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 many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, 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 53,000 employees.

MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hosp System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230
Methodist Dallas Med Ctr	7,114
Dallas County	6,500
Children's Health	6,355

DALLAS CULTURE & ATTRACTIONS

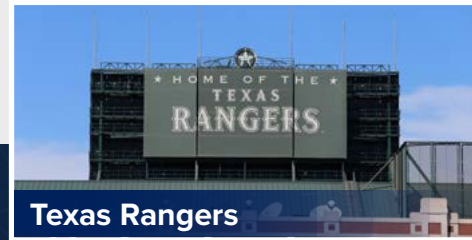
Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, 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 Cowboys



Dallas Mavericks



Texas Rangers



Dallas Stars

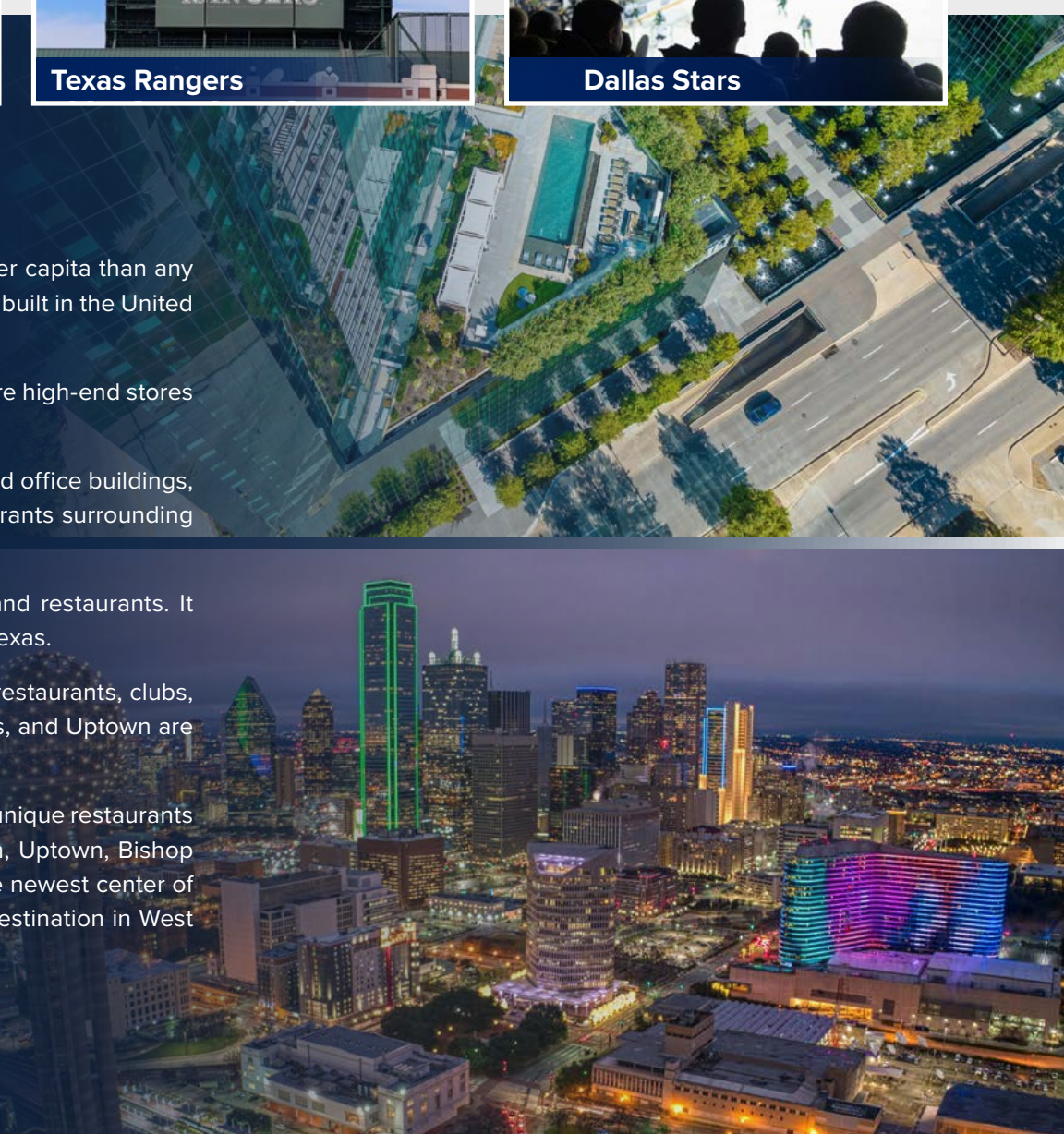
MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

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 to 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 2nd 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.



HIGHER EDUCATION

There are 7 four-year colleges within the Dallas city limits and 20 four-year colleges within a 50-mile radius. The University of Texas at Arlington enrolls the most students, and Southern Methodist University is the closest university.

Southern Methodist University – The private research university in University Park, Texas takes up 234 acres and has a student population of over 12,000. It is a nationally ranked private institution and is a distinguished center for global research with a liberal arts tradition. Economic Impact: Southern Methodist University and its alumni wield an annual economic impact of more than \$7 billion.

The University of North Texas – With a total undergraduate enrollment of over 42,000 students, UNT generates an economic impact of \$1.65 billion in the DFW area economy annually. \$183.9 million growth in economic activity for the DFW area because of UNT's capital spending. 88 academic programs ranked among the nation's Top 100.

The University of Texas at Dallas – Being one of the largest public universities in Dallas, UTD has nearly 30,000 students and generates over \$348 Million in economic impact. The University has a top-ranked STEM, Management, Liberal arts, and Science program and is commonly known for Nutrition Innovation and Entrepreneurship.

Texas Christian University – TCU has been stated to generate nearly \$562.5 in revenue a year for the Dallas economic system. In the past year, they have been ranked #83 in best universities #1 MBA faculty quality in the world. The university has an enrollment of just under 12,000.

Southern Methodist University - SMU and its alumni wield an annual economic impact of more than \$7 billion a year. SMU has a strong emphasis on its distinguished center for global research with a liberal arts tradition.

The University of Texas at Arlington – With nearly 65% of the student population being northern Texas natives, the university creates an annual economic impact of almost \$17.1 billion for their region. The university is home to the nanotechnology research facility, NanoFab Research & Teaching Facility, and the Center for Amphibian and Reptile Diversity Research programs.

University of Dallas – Producing nearly 8,200 jobs and more than \$490 million dollars toward economic impact, the university is known for its Private Catholic, Liberal arts foundations, and high-quality education at an affordable price. The student body consists of nearly 1500 undergraduates and 1,000 postgraduates.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1685 S Buckner Blvd, Dallas, TX 75217** ("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. Neither 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.

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 Retail Group Inc.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



1685 S BUCKNER BLVD
DALLAS, TX 75217



INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

Broker of Record

License No. 9005919 (TX)

Daniel Gonzalez & Connor Knauer (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

MATTHEWS
REAL ESTATE INVESTMENT SERVICES