

# NAPA AUTO PARTS

BRAND NEW 8-YEAR LEASE WITH OPTIONS

5414 Rowlett Road, Rowlett, TX 75088





## Genuine Parts Company dba NAPA Auto Parts

5414 Rowlett Road  
Rowlett, Texas 75088

<b>PRICE</b>	\$1,885,812
<b>CAP RATE</b>	5.85%
<b>NOI</b>	\$110,320
<b>GLA</b>	6,895 SF
<b>PRICE PSF</b>	\$273.50
<b>OCCUPANCY</b>	100%
<b>YEAR BUILT</b>	2014
<b>LOT SIZE</b>	1.02 Acres



# LEASE SUMMARY



<b>GLA</b>	6,895 SF
<b>Year 1 NOI</b>	\$110,320
<b>Tenant</b>	Genuine Parts Company dba NAPA Auto Parts
<b>Rent Commencement</b>	August 2022
<b>Lease Expiration</b>	December 2029
<b>Lease Term</b>	Approx. 8 Years
<b>Renewal Options</b>	One 5-Year Option
<b>Lease Type</b>	NN
<b>Property Taxes</b>	Tenant's Responsibility
<b>Insurance</b>	Tenant's Responsibility
<b>Common Area</b>	Tenant's Responsibility
<b>Repairs &amp; Maintenance</b>	Tenant's Responsibility
<b>Roof &amp; Structure</b>	Landlord's Responsibility
<b>Guarantor</b>	Corporate

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
Current	\$9,193.33	\$110,319.96
Lease Years 1-3	\$9,193.33	\$110,319.96
Lease Years 4-8	\$9,612.78	\$115,353.36
Option Years 9-13	\$13,054.53	\$156,654.36



# INVESTMENT HIGHLIGHTS



## BRAND NEW 8-YEAR CORPORATE LEASE

- Allows an investor to acquire a net lease asset with minimal Landlord responsibilities (2 new 8.5-ton HVAC units replaced in 2022)

## INVESTMENT GRADE | CORPORATE-GUARANTEED

- Genuine Parts Company (NYSE: GPC) has an investment grade credit rating of BBB by S&P, \$12.54B in revenue for 2021, operates over 6,000 locations, and has a net worth of \$3.5 billion

## EXCELLENT ACCESS AND VISIBILITY WITH STRONG TRAFFIC COUNTS

- Features ingress/egress along Rowlett Road (31,610 VPD) at a lighted intersection with easy access to Hwy 66 (42,586 VPD)

## PANDEMIC & INTERNET RESISTANT TENANT

- NAPA has been designated an "Essential Business" and locations remained open throughout the pandemic

## DENSE RETAIL CORRIDOR

- The property is ideally located in the major retail corridor of Rowlett which includes The Home Depot, Walmart Supercenter, Sprouts Farmers Market and Target



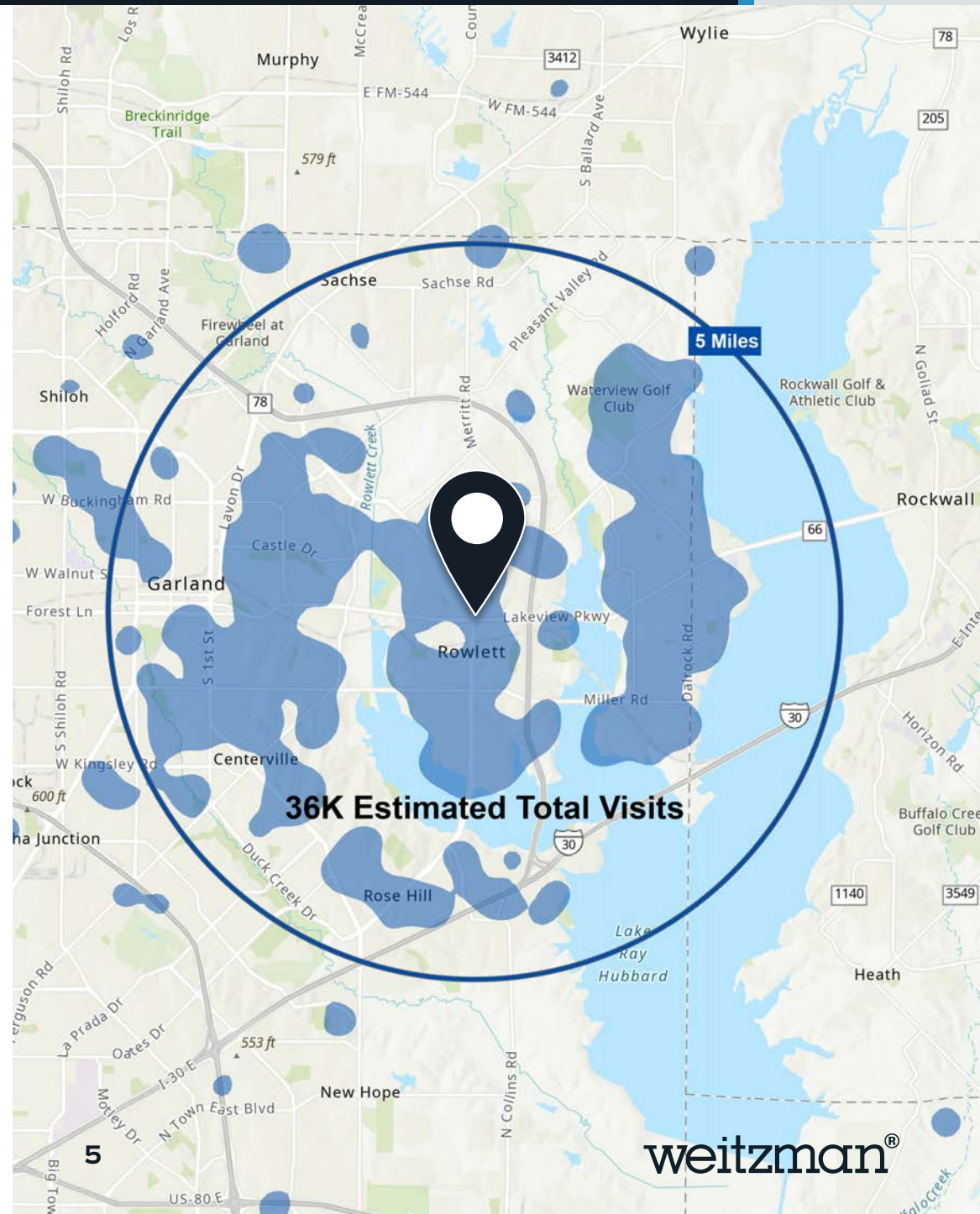
## LOCATION STRENGTHS

5414 Rowlett Road benefits from its key location at the heavily trafficked intersection of Highway 66 and President George Bush Turnpike, two of the most important thoroughfares in the trade area. The intersection provides 5414 Rowlett Road access, visibility and cross-shopping from a key retail district that features power and regional retail uses, as well as smaller retailers and restaurants.

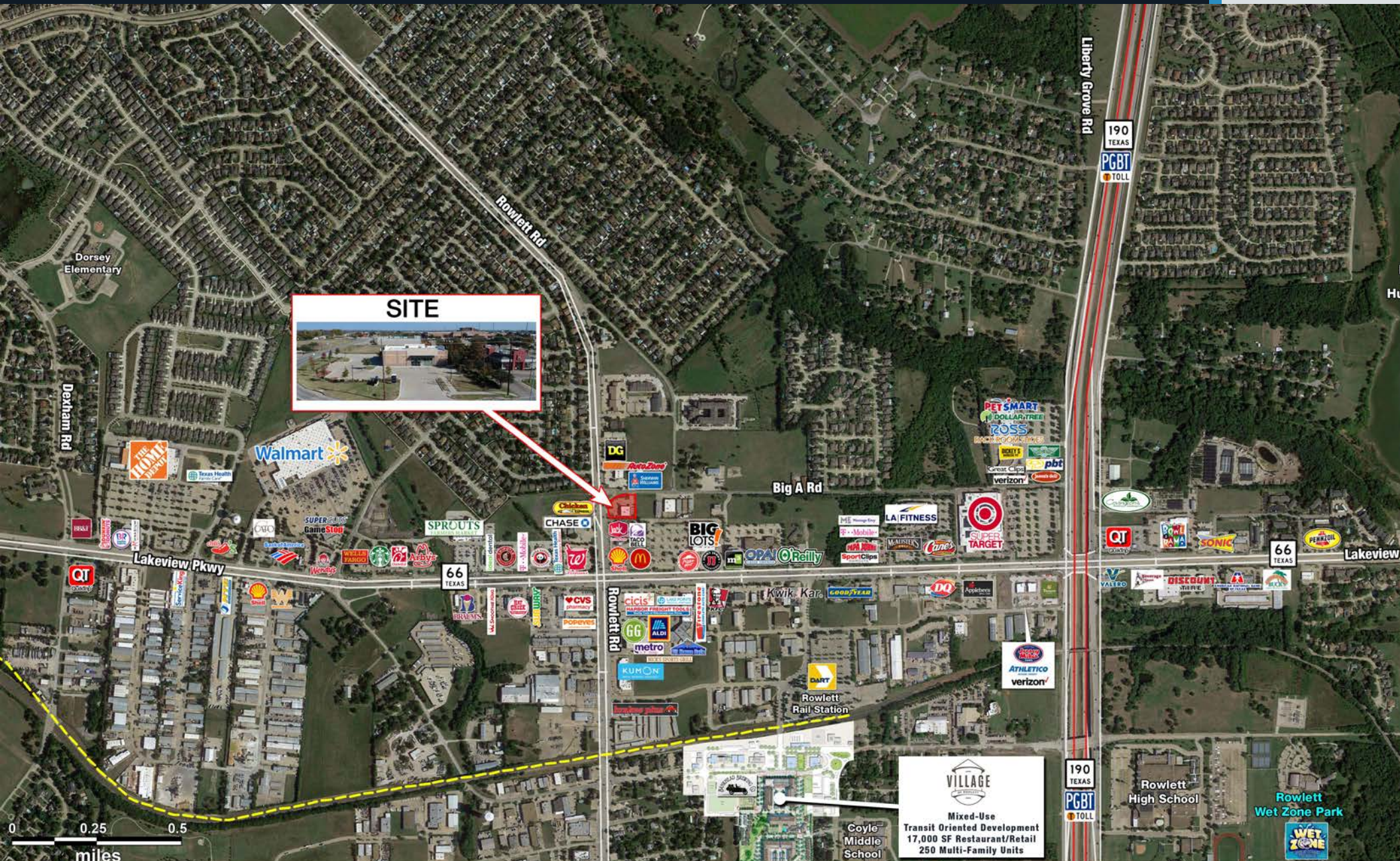
## DENSE, AFFLUENT TRADE AREA

5414 Rowlett Road trade area features a dense and affluent population that gives retailers the opportunity for strong sales. Within a three-mile radius, the population totals 71,743 residents in 22,084 households with a strong average household income of \$106,011.

Additionally, due to its position in a strong retail and commercial district, the daytime population within the trade area totals 58,779. Daytime population helps generate continued traffic and exposure and is a key factor considered by retailers when choosing locations.



# PROPERTY AERIAL



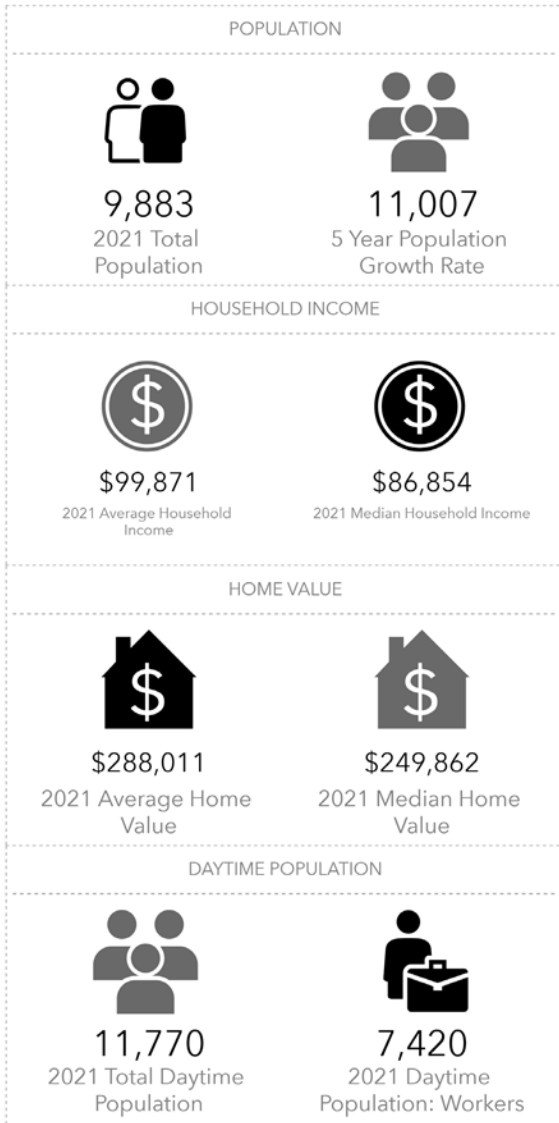


# PROPERTY PHOTOS

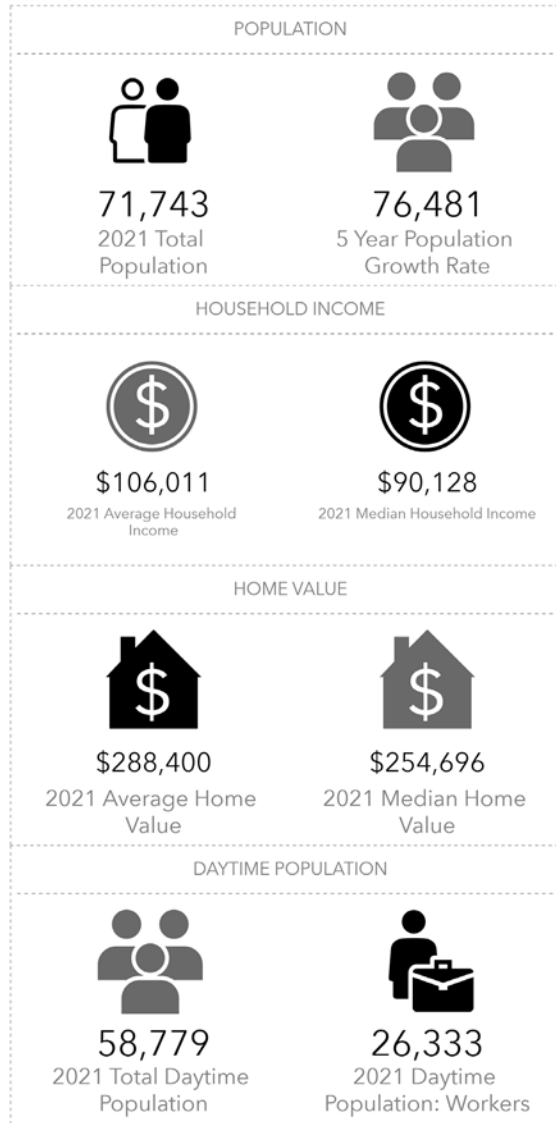


5414 ROWLETT ROAD, ROWLETT, TX 75088

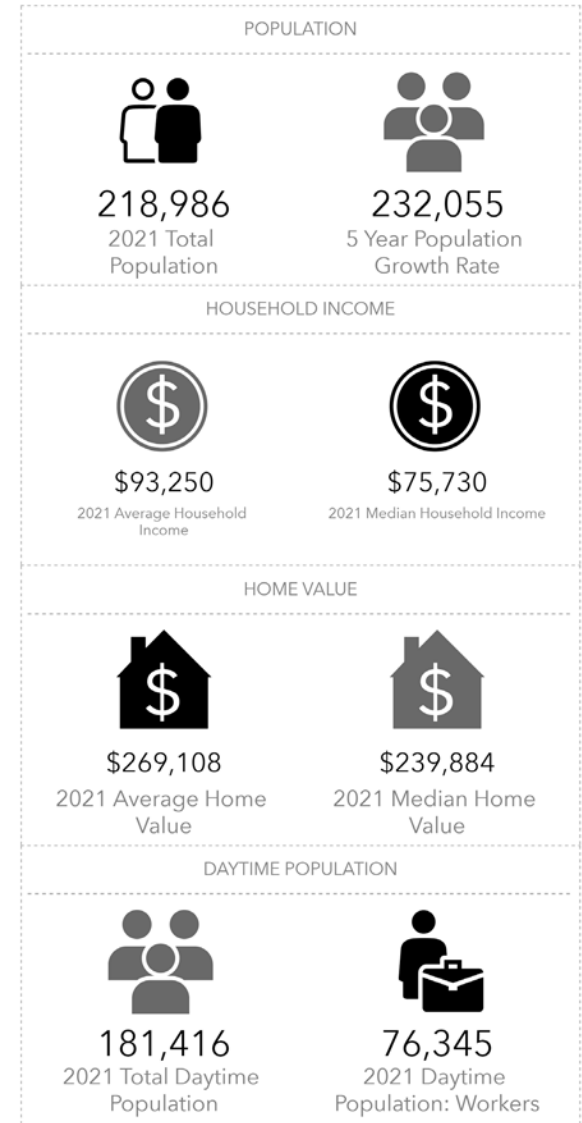
## 1 MILE



## 3 MILE



## 5 MILE





# AUTO PARTS

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 Auto-Care 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.



**COMPANY TYPE**  
Retail



**FOUNDED**  
1992



**# OF LOCATIONS**  
6,000+



**HEADQUARTERS**  
Atlanta, GA



**WEBSITE**  
[napaonline.com](http://napaonline.com)



# **1**

IN JOB GAINS

U.S. BUREAU OF LABOR STATISTICS 2019

# **1**

STATE IN GROWTH PROSPECTS

FORBES 2019

# **2**

BEST STATE FOR BUSINESS

FORBES 2019

# **2**

GDP GROWTH

BUSINESS INSIDER 2019

**\$1,889 BILLION**

GROSS DOMESTIC PRODUCT

FORBES 2019

# **3**

POPULATION GROWTH

IN THE US 2019

**385,225**

NEW RESIDENTS 2019

WORLD POPULATION REVIEW

**97**

FORTUNE 500 COMPANIES HEADQUARTERED IN TEXAS

OVER **\$1.8 TRILLION** IN COMBINED REVENUE

FORTUNE 2019



# # 1

## IN POPULATION GROWTH

U.S. CENSUS BUREAU 2020

# # 1

## IN JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS 2020

# # 2

## BEST PLACE FOR BUSINESS & CAREERS

FORBES 2019

The combined Dallas-Fort Worth market ranks as Texas' largest metropolitan area with a population of 7.5 million people. By 2023, that total is expected to increase to 8.2 million. The DFW metro area reports an average household income of \$91,815, a median household income of \$64,460 and an average home value of \$265,435.

DFW currently ranks first nationally in terms of job growth, based on a total of 126,000 new jobs added between February 2019-2020, according to the U.S. Bureau of Labor Statistics. During the 12 month period, job growth totaled 3.4%, double the national average of 1.6%. The area's unemployment rate is 3.1% while future job growth over the next ten years is predicted to be an astonishing 41%.

DFW is home to 24 Fortune 500 companies and more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States. The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of twelve regional Federal Reserve Banks.

DFW ranks among the top four US metropolitan areas for business expansions, relocations and employment growth. DFW is home to DFW International Airport, the nation's fourth busiest airport, Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country and Fort Worth Alliance Airport, the world's first major industrial airport.



Rowlett, located on beautiful Ray Hubbard, offers a vibrant community that now ranks as soen of the fastest-growing in the North Central Texas region. Rowlett is situated minutes from Dallas, and recent transportation projects have further enhanced the community's draw for residents, retailers and businesses.

Over the past decade, new transportation projects have transformed Rowlett. These include the extension of the President George Bush Turnpike, which bisects the city and connects it directly to Garland, Dallas and communities such as Carrollton. The Turnpike also increases Rowlett's economic position, as it offer a quick link to access Dallas-Fort Worth International Airport.

Another major plus is the recent addition of the Downtown Rowlett Dallas Area Rapid Transit (DART) light rail station. The train not only offers a light-rail link to the D-FW area and to DFW Airport, it has sparked new multi-family projects such as the Rowlett Station apartment development.

Due to these infrastructure improvements, Rowlett is only 20 minutes away from major employment centers like the Telecom Corridor and the Plano/Frisco area.

Some of Rowlett's amenities include Lake Ray Hubbard's Sapphire Bay Marina with a public-use boat ramp, the Rowlett Community Centre with Wet Zone Waterpark, and great neighborhoods. Soon, the Sapphire Bay mixed-use development will include a Surf Park & Village, interactive lagoon water feature, great dining, entertainment and shopping in a live-work environment.

## GROWING, AFFLUENT COMMUNITY

Rowlett currently reports a city population of 66,544 in 21,390 households, with the population on track to increase to 71,704 within four years. The average household income for Rowlett is a healthy \$119,004, due to the fact that 74 percent of working age adults in Rowlett hold white-collar positions. Due to its position along a strong retail and commercial corridor, Rowlett's daytime population is a strong 56,911. Daytime population benefits retailers and restaurants because it is a key factor in generating traffic throughout the day.

PRESENTED BY:



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# INFORMATION ABOUT BROKERAGE SERVICES

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 on 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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