



INVESTMENT SALE

3737 Airport Freeway
Bedford, TX 76021

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CAPSTONE COMMERCIAL

- Total Building Size: +/- 66,232 SF on 8.31 Acres
- 38 Grade level doors
- 14'5" Clear Height
- Parking: +/- 500 Car Parks
- Zoning: "H" Heavy Commercial District w/ SUP for Automotive Sales & Service

- 100% HVAC
- Sprinklered
- Fenced/Paved
- Cameras/Security System
- Hail Shelters in parking lot
- Traffic Count 2022 - 117,446 VPD

OFFERING SUMMARY

Pricing: \$11,500,000
Net Operating Income: \$768,000
Cap Rate: 6.68%
Tenants: The Hertz Corporation
Texas Collision Centers
Lease Type: NNN

PROPERTY INFO

Rentable Area: 62,232 SF
Land Area: 8.31 Acres
Address: 3737 Airport Freeway,
Bedford, TX 76021
Traffic Counts: 2022 – 117,446 VPD
Parking: +/- 500 Car Parks



Commencement Date: June 1, 2020
Expires: May 31, 2025
2% bumps yearly
Renewal Options: 2 options at 5 years each



Commencement Date: December 16, 2022
Expires: May 31, 2033 (10 year 6 months)
1.5% bumps yearly
Renewal Options: 3 options at 5 years each
2% bumps yearly



Hertz



**TEXAS COLLISION
CENTERS**

Airport Fwy

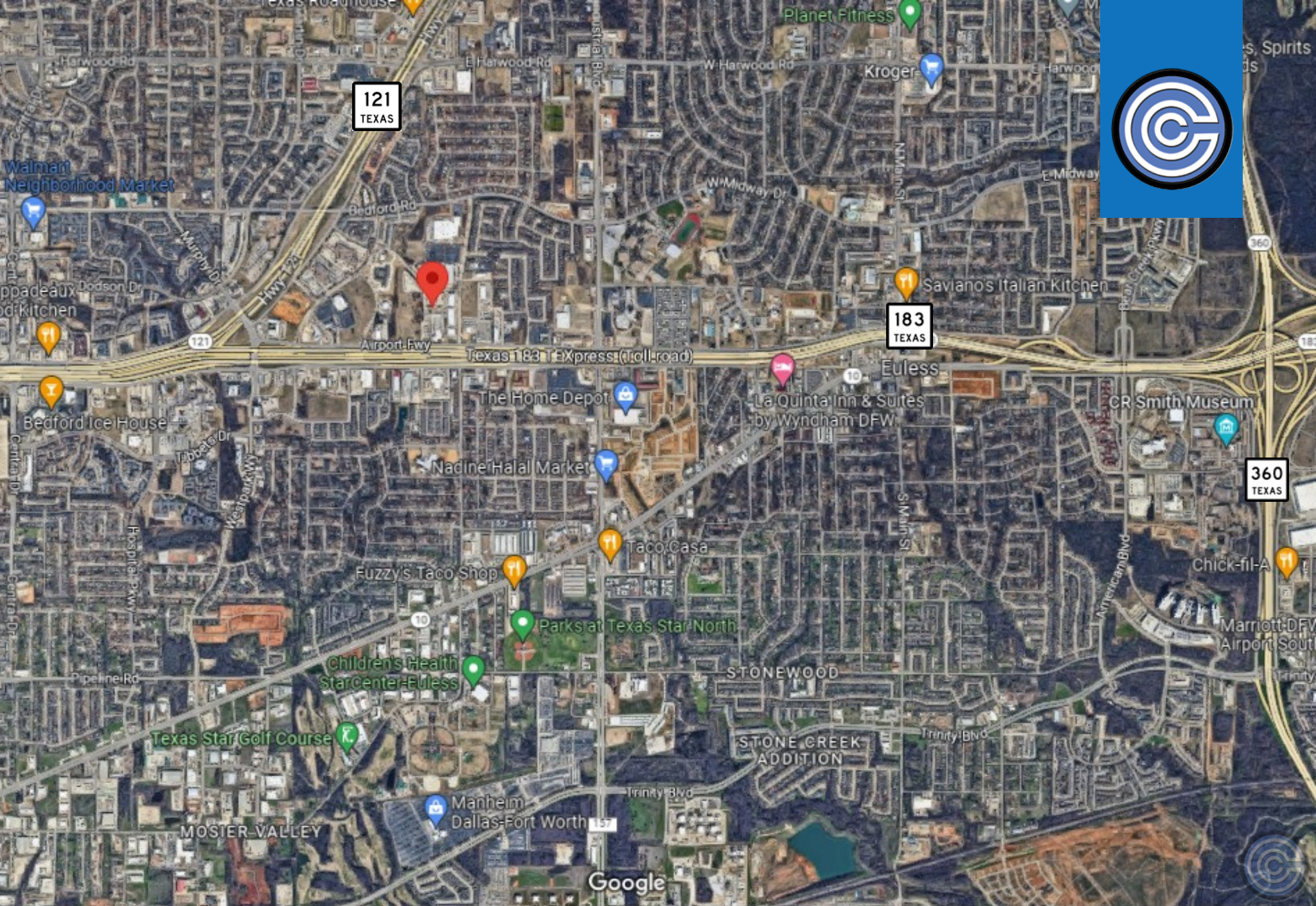
183

Commerce Pl

Reliance Pkwy

Reliance Pkwy

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice



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The HERTZ Corporation

Hertz.com

Traded on NASDAQ as HTZ

Locations: 12,000

Operating Income: \$2.035 billion

Employees: 23,000

Hertz Car Sales – With over 75 used car dealerships across the United States and Canada, Hertz Car Sales is one of the top used car sales dealerships in the nation. No matter the location, Hertz Car Sales is dedicated to providing customers the best experience when buying a quality rental car for sale. In order to be part of the Hertz certified inventory, carefully selected vehicles must pass a rigorous multi-point inspection process. In addition, Hertz Car Sales features many flexible finance options that fit almost any budget. This allows us to help our customers get into the vehicles they truly want.

Finding quality used cars for sale at great prices can be a daunting process. With this in mind, Hertz Car Sales® was created with the goal of providing used car buyers a wide selection of certified pre-owned vehicles at great no haggle prices. Our team at Hertz Car Sales is determined to give shoppers a refreshing zero-pressure alternative to the traditional used car dealership.

For your peace of mind, every Hertz vehicle comes backed by a 12-month/12,000 mile limited powertrain warranty, whichever occurs first. In addition, we package it with even more additional benefits:

- 1 Year of Roadside assistance with Unlimited Miles
- Travel Breakdown Assistance
- Towing Coverage
- Rental Car Coverage

Hertz Car Sales provides a unique buying process with our Hertz Rent2Buy® program. Rent2Buy allows customers to rent one of our used rental cars for a three-day test rental at a low rental rate. Take it home, go shopping, visit your trusted mechanic, and if you like it, buy it! With tens of thousands of vehicles available at affordable low prices, this is just another way Hertz is making buying a car made better. Learn more about Hertz Rent2Buy®

The Hertz Corporation, a subsidiary of Hertz Global Holdings, Inc., operates the Hertz, Dollar and Thrifty vehicle rental brands throughout North America, Europe, the Caribbean, Latin America, Africa, the Middle East, Asia, Australia and New Zealand. The Hertz Corporation is one of the largest worldwide vehicle rental companies, and the Hertz brand is one of the most recognized globally. Additionally, The Hertz Corporation owns and operates the Firefly vehicle rental brand and Hertz 24/7 car sharing business in international markets and sells vehicles through Hertz Car Sales. For more information about The Hertz Corporation, visit www.hertz.com.



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TEXAS COLLISION CENTERS

Texascollisioncenters.com

Locations: 7

2022 Revenue: Privately held company

Collision Repair As it Should Be

Texas Collision Centers is your premier hometown collision repair solution delivering the unmatched blend of exceptional service and quality – with a hometown touch. Don't compromise your repair. Submit for your free estimate today.

You deserve a personal experience backed by the industry's finest auto body professionals. That's the ethos behind Texas Collision Centers. As a local collision repair center owned and operated by some of the most experienced professionals in the industry, we offer a uniquely fine-tuned repair experience. That's a collision repair experience as it should be.

Texas Collision Centers is a hometown collision repair center that exists to improve the lives of our customers and teammates by consistently delivering an exceptional, personal and best-in-class collision repair experience.

Current locations in the D/FW area include: Plano Central, Plano Parkway, McKinney Custer, McKinney Airport, Dallas Love Field, Arlington, and Bedford.



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FAMILY



INTEGRITY

CUSTOMER LOBBY



SERVICE



COMMUNITY



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AREA OVERVIEW

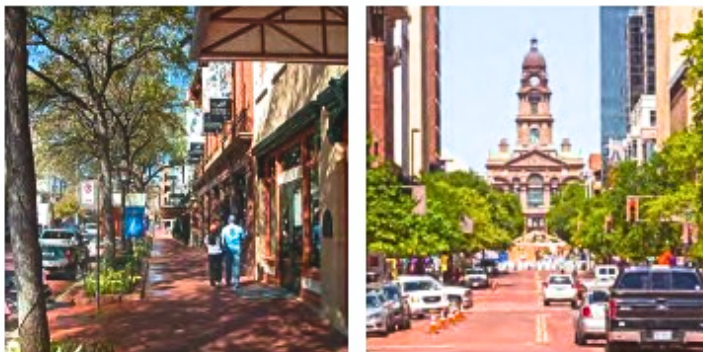
DALLAS, TEXAS



Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The DFW Metroplex is home to over 7.5 million residents, and in 2017, the metro became home to more than 146,000 new residents (leading the nation in population growth). The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Dallas is served by two commercial airports: Dallas/Fort Worth International Airport (DFW) and Dallas Love Field (DAL). In addition, Dallas Executive Airport (formerly Redbird Airport), serves as a general aviation airport for the city, and Addison Airport functions similarly just outside the city limits in the suburb of Addison. Dallas maintains and operates 406 parks on 21,000 acres of parkland. The city's parks contain 17 separate lakes, including White Rock and Bachman lakes, spanning a total of 4,400 acres. In addition, Dallas is traversed by 61.6 miles of biking and jogging trails, including the Katy Trail, and is home to 47 community and neighborhood recreation centers, 276 sports fields, 60 swimming pools, 232 playgrounds, 173 basketball courts, 112 volleyball courts, 126 play slabs, 258 neighborhood tennis courts, 258 picnic areas, six 18-hole golf courses, two driving ranges, and 477 athletic fields.

AREA OVERVIEW

FORT WORTH, TEXAS



Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City serves a population of 833,319 as of July 1, 2015. Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers. The Dallas–Fort Worth metroplex is the hub of the North Texas region. According to the United States Census Bureau, the city has a total area of 298.9 square miles. Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth’s economic past. Ground has already been broken for future ambitious commercial, retail, and residential developments. Fort Worth is one of two major cities in the Dallas/Fort Worth metropolitan area. The Dallas/Fort Worth metropolitan area contains a population of more than 6.9 million people. Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city’s industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment.



2018 GDP OF MSA



\$512.5B
Up 6% YOY

LARGEST CONCENTRATION

of Corporate HQs in the US

4TH BUSIEST AIRPORT

In the World – DFW Int'l

LARGEST RESIDENTIAL GROWTH

in the US – 2017

#1 BEST CITY

for Jobs

4TH LARGEST METRO

in the US

6TH BEST PLACE

for Business & Careers

9TH MOST POPULOUS CITY

in the US

Major Employers

Employees

1. Wal-Mart Stores, Inc.	34,698
2. American Airline	24,700
3. Bank of America	20,000
4. Texas Health Resources	19,230
5. Dallas ISD	18,314
6. Baylor Health Care System	17,097
7. Lockheed Martin	14,126
8. JPMorgan Chase	13,500
9. City of Dallas	12,836
10. Texas Instruments	9,100

RESIDENTS BY AGE



26% 0-17
63% 18-64
11% 65+

UNEMPLOYMENT RATE



3.2%



10,000+
Corporate HQs



7.1 Million
Residents

Industrial Market
Inventory

972M SF



Industrial Market
Vacancy Rate:

6.8%



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Capstone Commercial Real Estate Group, LLC	<u>480574</u>	<u>sburris@capstonecommercial.com</u>	<u>(972) 250-5800</u>
Licensed Broker /Broker Firm Name or Primary-Assumed Business Name	License No.	Email	Phone
<u>Steven Burris</u>	<u>450870</u>	<u>sburris@capstonecommercial.com</u>	<u>(972) 250-5858</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Larry Robbins</u>	<u>340927</u>	<u>lrobbins@capstonecommercial.com</u>	<u>(972) 250-5810</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0