



4901 MAIN ST | THE COLONY, TX 75056

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

**BROKER OF RECORD
LICENSE NO. 9005919 (TX)**

Daniel Gonzalez and 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).



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Advance | 
Auto Parts

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OFFERING MEMORANDUM

FIRE LANE NO PARKING



EXECUTIVE OVERVIEW

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INVESTMENT HIGHLIGHTS

- **LOCATION AND GROWTH POTENTIAL:** Situated down the road from major retailers like (Walmart, Chick-fil-A, Whataburger, Target... Etc.) and surrounded by five major housing communities, the property witnesses' daily traffic of nearly $\pm 22,000$ VPD.
- **HIGH POPULATION DENSITY:** $\pm 239,000$ population within a 5-mile radius, $\pm 92,000$ homes within a 5-mile radius.
- **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**
- **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.



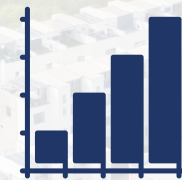
LIST PRICE

\$2,154,000



GLA

$\pm 6,889$ SF



CAP RATE

6.50%



YEAR BUILT

2016



LOT SIZE

± 1.35 AC



enterprise
Chick-fil-A & Exxon

Walmart
Supercenter

VALLEN ELECTRICAL STORE

121 ± 110,000 VPD

ROSS
DRESS FOR LESS

SHERWIN WILLIAMS
DISCOUNT TIRE

SONIC

POPEYES

BURGER KING

WELLS FARGO

WASHGUYS
CAR WASH

WAVENET

FLAT IRON GRILL

WING STOP

SpeedDee
& AUTO SERVICE

MIDAS

7
ELEVEN

THAI KITCHEN

FUN PIZZA KITCHEN

THE TEXHOUSE
SCRATCH KITCHEN & WHISKEY BAR

DUTCH BROS
Coffee

423

QT

Angelina's
Don Francisco's
RESTAURANTE MEXICANO

FLATROCK
SMOKEHOUSE
BBQ

SUBJECT
PROPERTY

MAIN ST ± 23,000 VPD

Blends
DAIQUIRI EXPRESS

DRY CLEAN
SUPER CENTER
Making Your Life Easier!

DUNKIN'



FINANCIAL OVERVIEW

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PROPERTY DETAILS

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof, HVAC, Parking Lot	Tenant Responsible
Structure	Landlord Responsible
Original Lease Term	15 Years
Lease Commencement Date	9/29/2016
Lease Expiration Date	9/30/2031
Term Remaining on Lease	±7.5 Years
Increase	5% Increase in every option period
Options	Four, 5-Year Options

FINANCING OPTIONS

For financing, please reach out to:

Brian Brady
 +1 (813) 489-6197
 brian.brady@matthews.com



ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
9/29/2016 - 9/30/2031	\$11,666.67	\$140,000.04	-	6.50%
10/1/2031 - 9/30/2036 (Option 1)	\$12,250.00	\$147,000.00	5.00%	6.82%
10/1/2036 - 9/30/2041 (Option 2)	\$12,862.50	\$154,350.00	5.00%	7.17%
10/1/2041 - 9/30/2046 (Option 3)	\$13,505.63	\$162,067.56	5.00%	7.52%
10/1/2046 - 9/30/2051 (Option 4)	\$14,180.91	\$170,170.92	5.00%	7.90%



Advance Auto Parts

\$39.99 SAVE 15%
SAVE 40%
We sell HEAVY DUTY PARTS
4901
FREE BATTERY TESTING & RECHARGING
FREE WIPER BLADE REPLACEMENT
FREE OIL CHANGE & FILTER REPLACEMENT
FREE TIRE ROTATION & BALANCE

TENANT OVERVIEW

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TENANT OVERVIEW

Advance Auto Parts is a leading automotive aftermarket parts provider, offering a vast array of products and services to both professional installers and do-it-yourself customers. With over 5,000 stores across the United States, Puerto Rico, and the Virgin Islands, Advance Auto Parts is a trusted name in the industry. They provide a comprehensive selection of automotive parts, accessories, batteries, and maintenance items, catering to the diverse needs of vehicle owners. Additionally, Advance Auto Parts offers convenient online shopping options, including home delivery and in-store pickup, making it easy for customers to access the parts they need when they need them. With a commitment to quality, reliability, and exceptional customer service, Advance Auto Parts continues to be a preferred destination for all things automotive.

±4,500

LOCATIONS

RALEIGH, NC

HEADQUARTERS

1932

FOUNDED



Advance | [®]
Auto Parts |

THE COLONY, TX

Located in the bustling Dallas-Fort Worth metropolitan area, The Colony, Texas, is a vibrant and rapidly growing city known for its family-friendly atmosphere and diverse amenities. Situated along the eastern shores of Lewisville Lake, The Colony offers residents and visitors alike access to scenic waterfront views and recreational opportunities such as boating, fishing, and hiking. The city boasts a range of residential neighborhoods, from cozy suburban enclaves to upscale communities, catering to various lifestyles and preferences. Additionally, The Colony is home to a thriving retail and entertainment scene, highlighted by the popular Grandscape development, featuring an array of shops, restaurants, and entertainment venues. With its strategic location, abundance of recreational options, and dynamic community spirit, The Colony continues to attract individuals and families seeking an exceptional quality of life in North Texas.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	7,522	80,494	239,830
2028 Population Projection	7,910	88,263	264,463
2020 Population	7,275	49,442	137,076
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	2,438	29,519	92,406
2028 Population Projection	2,553	32,454	102,127
2020 Population	2,478	17,723	51,732
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$115,192	\$135,380	\$138,997

REGIONAL MAP

SUBJECT PROPERTY

FORT WORTH, TX
±40 MI

DALLAS, TX
±29 MI





ECONOMY

Nacogdoches sustains a diverse and robust economy supported by a blend of industries and institutions. The city's economy is primarily driven by sectors such as education, healthcare, manufacturing, and retail. Stephen F. Austin State University serves as a significant contributor, not only providing employment opportunities but also fostering a culture of research and innovation. The healthcare sector plays a vital role in the local economy, with multiple medical facilities and practitioners catering to the region's healthcare needs. Additionally, the manufacturing industry contributes to the economic landscape, with various companies engaged in the production of goods ranging from lumber and forest products to other manufacturing outputs. The retail sector also plays a pivotal role, with a range of businesses catering to the needs of the local population and the influx of tourists. Nacogdoches has shown resilience and adaptability, leveraging its unique blend of industries and resources to sustain a stable and growing economy, making it an attractive destination for both businesses and residents seeking diverse economic opportunities.

TOURISM

Nacogdoches offers a diverse array of attractions and activities that draw tourists and visitors throughout the year. The city's rich historical significance, coupled with its breathtaking natural landscapes, makes it an appealing destination for travelers seeking both cultural enrichment and outdoor adventures. History enthusiasts can explore the well-preserved historic sites, including the Sterne-Hoya House Museum and Library, the Old Stone Fort Museum, and the Durst-Taylor Historic House and Gardens, which offer a glimpse into the region's storied past. Nature lovers can revel in the city's proximity to the expansive Piney Woods, with opportunities for hiking, camping, and birdwatching in the nearby state parks and recreational areas. Additionally, Nacogdoches hosts various annual events and festivals, celebrating the area's heritage, arts, and local traditions, providing visitors with a unique and immersive cultural experience. The city's warm hospitality, combined with its wealth of attractions, solidifies its position as a charming and inviting destination for tourists looking to immerse themselves in Texas's vibrant history and natural beauty.

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 **4901 Main St, The Colony, TX 75056** (“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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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.

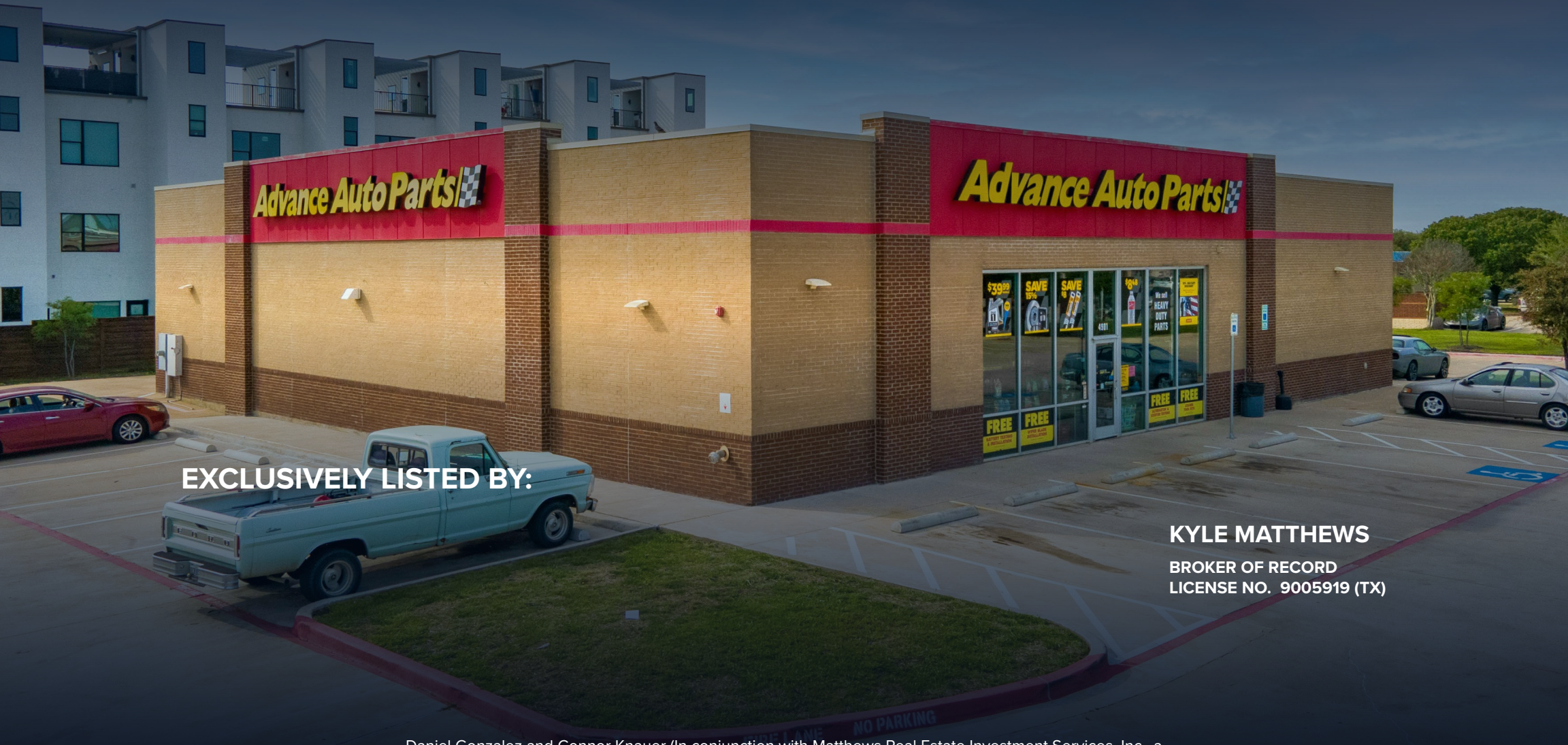
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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.

Advance Auto Parts



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



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:
 - 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
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