



**FIRESTONE COMPLETE AUTO CARE**  
HIGHLY DESIRABLE N. AUSTIN SUBURB

**\$4,643,000 | 4.75% CAP**

17300 N RM 620, Round Rock, TX 78681 (Austin)

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Adjacent to HEB, LA Fitness, and St. David's Medical (171 Beds)
- ✓ 3 Miles From Dell Technologies World HQ (11,100 Employees)
- ✓ Round Rock Ranks #2 Money Magazine Best Places to Live in US - Sept 2019

# INVESTMENT OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS

## \$4,643,000 | 4.75% CAP

 **\$220,519**  
NOI

 **6,116 SF**  
BUILDING AREA

 **0.88 ACRES**  
LAND AREA

 **2020**  
YR BUILT / RENOVATED

 **100%**  
OCCUPANCY

 **ABSOLUTE NNN**  
LEASE TYPE

Estimated Store Opening March 2020

- ✓ **Absolute NNN lease with 5% increases every 5-years**, in primary term and options.
- ✓ **Strategically located along RM 620 "Round Rock Ave" (42,000 + VPD)**, just north of where RM 620 intersects with O'Connor Drive (17,000 + VPD)
- ✓ **Avg HH Income & Population (3-Mi. Radius) - \$120k/70k** The immediate trade area features above-average Household Incomes and population density. Within a 3-mile radius of the site, there are an estimated 70,000 people and average Household incomes exceed \$120,000
- ✓ **Close Proximity to Major National Credit Tenants.** Nationally recognized credit tenants along the same stretch of RM 620 include HEB, Starbucks, LA Fitness, 7-Eleven, Jiffy Lube and many more
- ✓ **Within 3-miles from subject property is Dell Technologies campus**, which employs over 11,100 people at the Round Rock facilities.
- ✓ **Near Round Rocks Sports Center 82,800 SF**, \$15 million state-of-the-art venue hosts hundreds of tournaments, concerts and other events throughout the year, and home to Texas Rangers Minor League Team - Round Rock Express.
- ✓ **The population within a 3-mile radius of the property has increased 21% since 2010**, and ranked #2 on the money lists of best places to live.

## SECURE NET LEASE

CONTACT FOR DETAILS

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# TENANT OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS



## FIRESTONE COMPLETE AUTO CARE

FIRESTONECOMPLETEAUTOCARE.COM

Lessee: **Bridgestone Retail Operations, LLC | bsro.com**

Parent Company: **Bridgestone Americas, Inc. | bridgestoneamericas.com**

Firestone Complete Auto Care is an American Tire Company founded by Harvey S. Firestone in 1900 in Akron, OH and started making rubber tires for carriage wheels. Firestone saw huge potential for making tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone has a personal friendship with Henry Ford and became the original supplier for Ford Motor Company automobiles. Firestone joined the retail store arena offering basic car service and tires sales in the mid 1920's when the original Firestone Service Centers were opened.

1900

FOUNDED

In 1988 Bridgestone acquired Firestone to transform into the world's largest rubber company with 2,200 locations, 143,600 employees and \$32 Billion in revenue. The operations in the America's were names Bridgestone/Firestone, Inc. and Bridgestone Retail Operations, LLC (BSRO) comprises the entire retail U.S. division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant and is ranked #365 on the Fortune 500 list and has created an A credit rating with S&P and A2 with Moody's.

2,200+

U.S. RETAIL  
LOCATIONS

Additionally the retail subsidiary created Firestone Complete Fleet Care™ to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country. In 2005, the retail operation introduced a new name, Firestone Complete Auto Care™, and new layout for its retail stores to enhance the entire customer experience. The new stores are designed to offer a more pleasant environment, more convenient service and more personalized approach in the areas of maintenance, repairs and tires.

Today, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world – nearly 2,200 tire and vehicle service centers across the United States – including Firestone Complete Auto Care™, Tires Plus™, and Wheelworks™ store locations. Firestone Complete Auto Care is the work-horse of BSRO's portfolio with over 1,700+ stores nationwide. The name is synonymous with quality, pride, and expertise in tires and auto care.

# LEASE OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS

LEASE TERM	15- Years
OPTIONS	Five, Five Year Periods
PROJECTED RENT COMMENCEMENT	March 2020
PROJECTED LEASE EXPIRATION	March 2035
LEASE TYPE	CORPORATE ABSOLUTE NNN LEASE
TAXES	TENANT RESPONSIBILITY
INSURANCE	TENANT RESPONSIBILITY
COMMON AREA MAINTENANCE	TENANT RESPONSIBILITY
ROOF, STRUCTURE, FOUNDATION	TENANT RESPONSIBILITY
OWNERSHIP	FEE SIMPLE INTEREST
RENT INCREASES	5% EVERY 5 YEARS
PRIMARY TERM RENT INCREASE COMMENCEMENT	BEGINNING YEAR 6
OPTION PERIOD RENT INCREASE COMMENCEMENT	BEGINNING YEAR 16
ANNUAL RENT YRS 1-5:	\$220,519
ANNUAL RENT YRS 6-10:	\$231,545
ANNUAL RENT YRS 11-15:	\$243,122
OPTION 1   YRS 21-25:	\$255,278
OPTION 2   YRS 26-30:	\$268,042
OPTION 3   YRS 31-35:	\$281,444
OPTION 4   YRS 36-40:	\$295,517
OPTION 5   YRS 41-45:	\$310,292



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# SITE OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS

 **2020**  
YR BUILT / RENOVATED

 **6,116 SF**  
BUILDING AREA

 **0.88 ACRES**  
LAND AREA

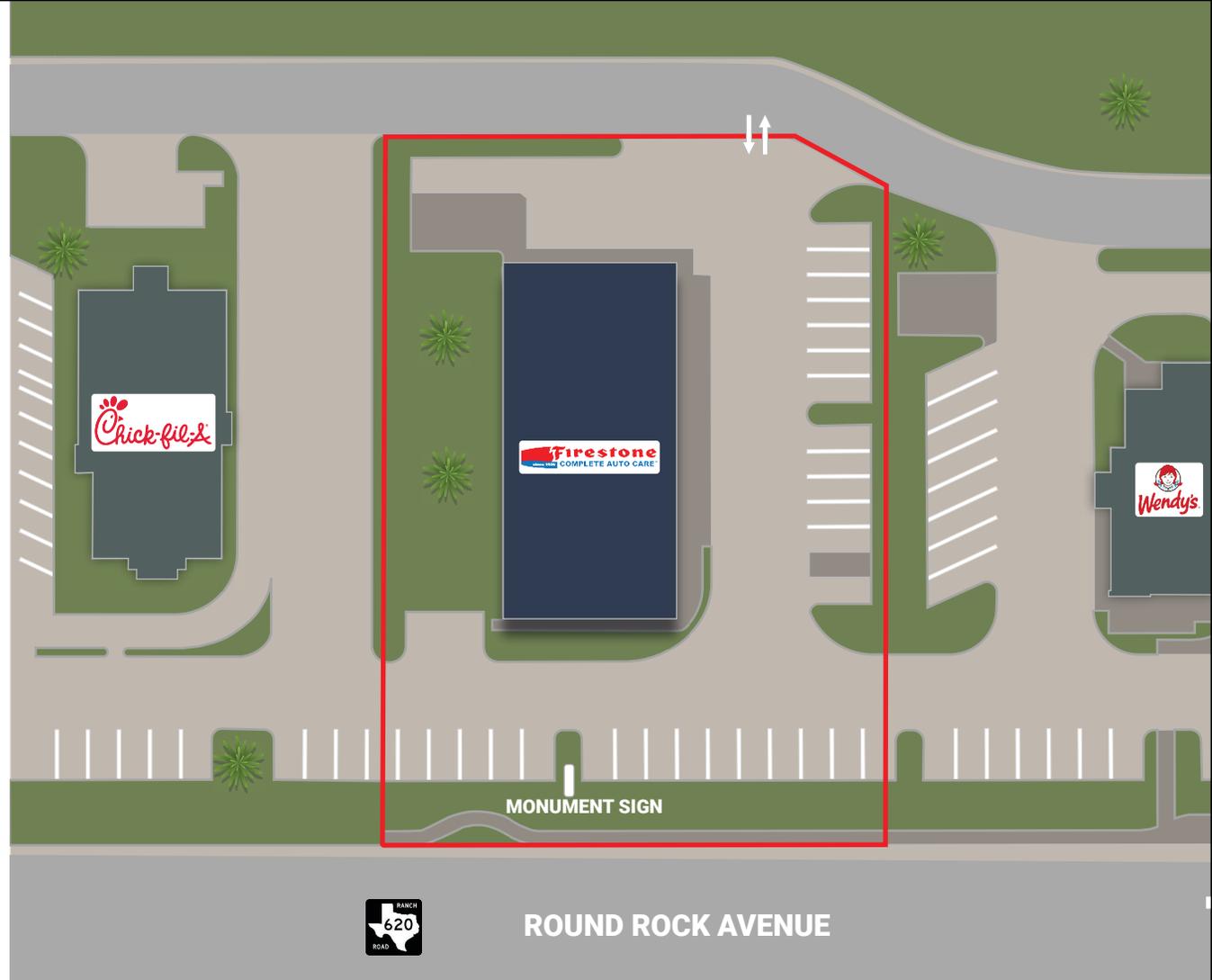
 **31 +/-**  
PARKING SPOTS

## NEIGHBORING RETAILERS

- |                 |                     |
|-----------------|---------------------|
| LA Fitness      | Walgreens           |
| Starbucks       | CVS                 |
| Jack in the Box | Bank of America     |
| Subway          | Jiffy Lube          |
| HEB             | The UPS Store       |
| Papa Murphy's   | Shell               |
| Pizza Hut       | Circle K            |
| 7-Eleven        | AutoZone Auto Parts |
| Dairy Queen     | O'Reilly Auto Parts |
| Chase Bank      |                     |

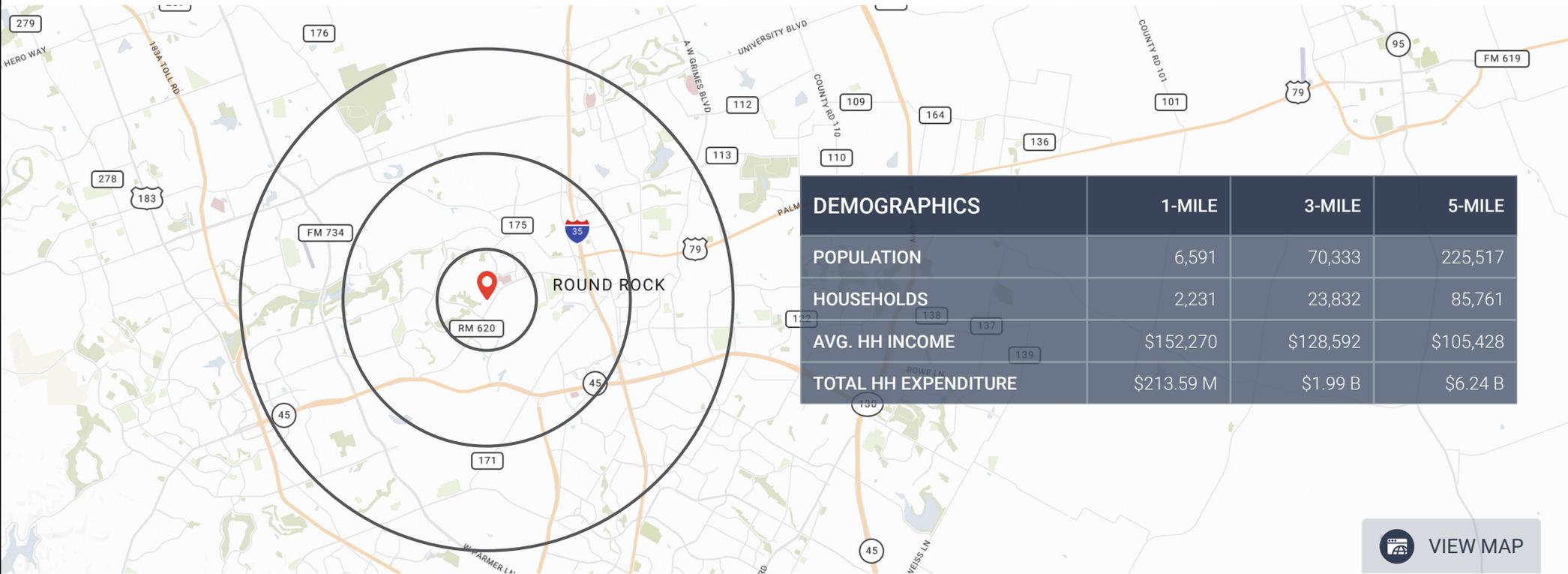
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6 | SECURE NET LEASE



# LOCATION OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	6,591	70,333	225,517
HOUSEHOLDS	2,231	23,832	85,761
AVG. HH INCOME	\$152,270	\$128,592	\$105,428
TOTAL HH EXPENDITURE	\$213.59 M	\$1.99 B	\$6.24 B

 VIEW MAP

## ECONOMIC DRIVER'S (# of Employees)

Dell Inc. (11,100)  
 Baker Michael Jr Inc. (3,000)  
 Toppan Photomasks, Inc. (1,600)  
 Lighthouse Hospice (1,600)  
 Nxp U.S.A Inc. (1,600)  
 Farmers Group Inc. (800)

Aecom Global II, Inc. (800)  
 Fisher-Rosemount Systems (700)  
 Farms Insurance Group (575)  
 Blackmon Mourning of Austin, Inc. (556)  
 Christianson Air Conditioning (550)  
 Senior Care Center, LLC (531)

The Estee Lauder Companies, Inc. (504)  
 Hewlett and Packert, Inc. (500)  
 Gulf Coast II Lithotrispy L.P. (457)  
 T. Ford Enterprises, Inc. (405)  
 Proportion Foods LLC. (400)  
 Bottom Line Food Processors Inc. (400)

# LOCATION OVERVIEW

FIRESTONE | ROUND ROCK, TEXAS



## ROUND ROCK TEXAS

 **128,739**  
POPULATION

 **\$80,637**  
MEDIAN HOUSEHOLD INCOME

**Round Rock, Texas** is a city near Austin, known for its outdoor activities and historic sites.

It has an **award-winning park system**, school district, and is one of the safest cities with a **population of at least 100,000** in the United States.

The subject property is strategically located along RM 620 "Round Rock Ave" (42,000+ VPD), just north of where RM 620 intersects with O'Connor Drive (17,000+ VPD). Prime positioning along these major thoroughfares promotes excellent accessibility to the site, for local residents and commercial traffic flow alike. Nationally recognized credit tenants along the same stretch of RM 620 include HEB, Starbucks, LA Fitness, 7-Eleven, Jiffy Lube, and many more.

The immediate trade area features above-average Household Incomes and population density. Within a 3-mile radius of the site, there are an estimated 70,000 people and average Household incomes exceed \$120,000. The subject property is located within 1-mile from Cedar Valley Middle School (1,446 Students), Great Oaks Elementary School (715 Students), Primrose School of Round Rock, and several large residential developments.

Round Rock includes 10.5 million square feet of multi-tenant office space and is increasingly becoming the preferred location for large corporate tenants including Dell, Home Depot Technology, GM Innovation, Emerson and Harcourt Publishing. The Dell Diamond is home to the Round Rock Express, the minor league affiliate of the Texas Rangers, who consistently sell out all 6,500 seats throughout the spring, summer and fall. Dell Diamond and the adjacent Old Settler's Park draw over 1 million visitors annually.

Round Rock is just north of Austin, Texas, a suburb best known as the international headquarters of Dell Computers (11,100 local employees), Baker Michael Jr Inc. (3,000+ Employees), Toppan Photomasks, Inc. (1,600+ Employees) & Nxp U.S.A. Inc (1,600+ Employees). With a population of 950,715 as of 2019, it is known for its outdoor activities and historic sites.

**#2**  MONEY MAGAZINE  
2019 "BEST PLACES  
TO LIVE"

**Top 10**  "BOOMTOWN U.S.  
CITIES" BY  
SMARTASSET

## ROUND ROCK RANKS NO. 2 ON MONEY LIST OF BEST PLACES TO LIVE

Published September 16, 2019

More amazing recognition has come our way. Round Rock ranks No. 2 on the just-released Money list of Best Places to Live..

"In Round Rock, Texas, the median household income is \$82,229, over 60% of people own their homes, and jobs are abundant," according to Money's analysis. "Over the past decade, the county has seen a 41% increase in job growth — and is still expanding. The area's unemployment rate is 3.1%, and Round Rock is a hub for both large and small companies."

Round Rock's robust economy and excellent public school system were emphasized, along with a great support network for businesses large and small. The article also noted quality of life amenities like Old Settlers Park and the Dell Diamond.

"Being recognized on this prestigious list really confirms what we've known for years about the place we call home – this place rocks!" Mayor Craig Morgan said. "The City has worked hard on long-range planning, public safety and quality of life initiatives, all of which played a major role in achieving such a lofty ranking. I'm especially glad to see the well-deserved accolades for Round Rock ISD and our business community, led by the Round Rock Chamber. It's truly a team effort to create such a dynamic community.

Money looked only at places with populations of 50,000 or greater. They eliminated any place that had more than double the national crime risk, less than 85% of its state's median household income, or a lack of ethnic diversity.

Rankings derived from more than 80 separate types of data, in the following categories:

**Economy** — based on local unemployment rate, historical job growth, projected job growth and the level of employment opportunities available, among other factors.

**Cost of living** — based on tax burden, insurance costs, commuting costs, medical spending and income adjusted for cost of living.

**Diversity** — based on racial makeup, racial integration, and economic diversity within a place's population.

**Education** — based on math and reading test scores and local and county level high school graduation rates.

**Housing** — based on measures indicating affordability, supply and distress, including median home sale price in 2018, properties sold in 2018, utility and home cost of living indexes, and the property foreclosure rate, among other factors.

**Health and Safety** — based on the number of hospitals and clinics, the number of mental health providers, dentists, doctors and primary care physicians, property and violent crime risk and homicide and drug overdose rates.

**Amenities** — based on the number of leisure activities in the town and surrounding area, including bars, restaurants, museums, sports complexes, and green spaces.

**Ease of living** — based on commute times, weather, and other factors.



[CLICK HERE TO READ MORE](#)

# AUSTIN METRO AREA

FIRESTONE | ROUND ROCK, TEXAS

METRO STATISTICS	
TOTAL POPULATION	2,168,316
GDP	\$149 B
NATIONAL ECONOMY RANKING	24th
FORTUNE 500 COMPANIES	2

**SOUTHWESTERN UNIVERSITY**

- ✓ 1,430 Students
- ✓ Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America

**DELL - CORPORATE CAMPUS**

- ✓ Employs more than 11,100 people in the U.S
- ✓ In 2015, it was the third largest PC Vendor in the World

**DARRELL K ROYAL TEXAS MEMORIAL STADIUM**

- ✓ 100,119 Seating Capacity
- ✓ \$42.4 Million University of Texas Football Ticket Revenue

**TEXAS CAPITOL HISTORICAL LANDMARK**

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ 6th Largest State Capitol

**SXSW SXSW CONFERENCE & FESTIVAL**

- ✓ \$350.6 Million in Annual Revenue for the city of Austin
- ✓ 417,400 Attendees Annually

**TEXAS**  
The University of Texas at Austin

- ✓ 50,950 Students
- ✓ Ranked #8 Best Colleges for Business in America

**WHOLE FOODS HEADQUARTERS**

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 Locations in North America and the United Kingdom

**ZILKER METROPOLITAN PARK TRAIL OF LIGHTS**

- ✓ Austin City Limits Music Festival \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

**BOLD STADIUM**

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

**AUSTIN-BERGSTROM INTERNATIONAL AIRPORT**

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

**CIRCUIT OF THE AMERICAS**

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

**SECURE**  
NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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# TEXAS DISCLAIMER

FIRESTONE | ROUND ROCK,

## **APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### **INFORMATION ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.