



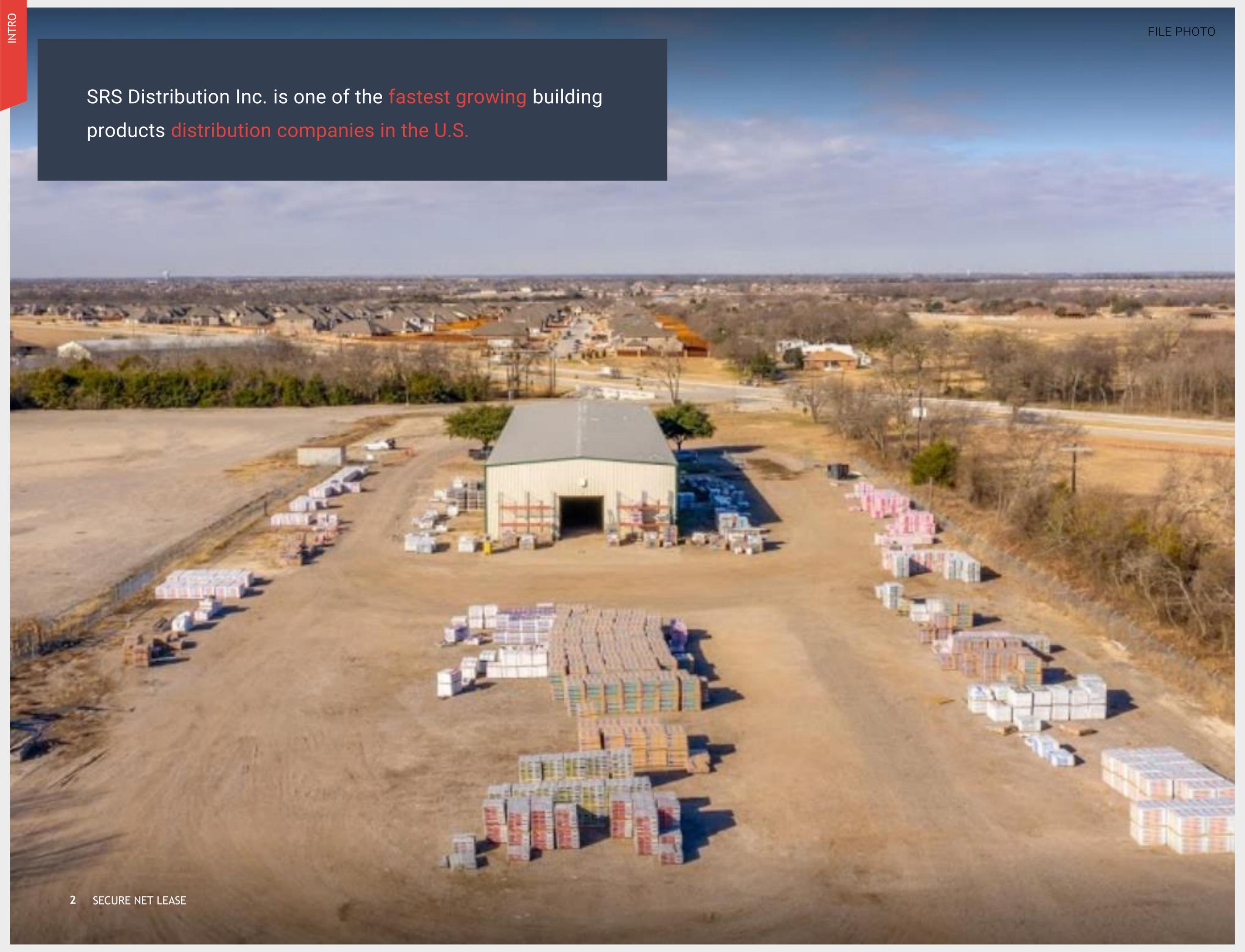
Southern Shingles

\$1,100,000 | 7.90% CAP

411 SE Simpson St., Lawton, OK 73501

- ✓ Low Rent - \$7,250 Per Month (\$.36 PSF Per Month)
- ✓ Negotiation Clause Gives LL Right to Increase Rent
- ✓ Full Exterior & Interior Remodel in 2017
- ✓ Corporate Guarantee by SRS Distribution Inc.
- ✓ High-Traffic Dense Retail Corridor

SRS Distribution Inc. is one of the **fastest growing** building products **distribution companies** in the U.S.



INVESTMENT OVERVIEW

SOUTHERN SHINGLES LAWTON, OK



CONTACT FOR DETAILS

Eric Alderman

Associate
(214) 915-8893

ealderman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

OK Broker of Record: Grant Mckinney

License #: 120857

\$1,100,000

7.90% CAP

NOI

\$87,000

Building Area

±20,000 SF

Land Area

±1.4 AC

Year Built/Renovated

1960/2017

Lease Type

Double Net

Occupancy

100%

- ✓ **New industrial listing of SRS Warehouse** - 7-year NN lease with 2 years remaining with option to negotiate rent increases.
- ✓ **SRS Distribution, Inc. is one of the fastest growing building products distribution companies in the United States.** Within their first year, SRS established a coast to coast presence as a leader in the roofing distribution industry.
- ✓ **SRS grows both through acquisitions and by organically adding new locations,** reaching over 350 branches across 43 states. SRS was recently ranked on Forbes 2021 list of America's Best Mid-Sized Employers.
- ✓ **Signature property is located in dense retail corridor adjacent to Central Mall Lawton and major national tenants including:** Chick-fil-A, McDonald's, Domino's Pizza, Petco, Walmart, Whataburger, Family Dollar, & Old Navy
- ✓ **Situated in high-traffic location** with close proximity to major Interstate 44 & Southeast Lee Blvd with a combined VPD of 35,034
- ✓ **Lawton, Oklahoma is rapidly becoming a world-class business destination and is poised to become a global hub for opportunity.** Located in Comanche County, the Lawton region offers a diverse mix of sites and buildings from Class A-certified industrial parks to our commerce center.
- ✓ **Lawton has a captive retail base stretching out roughly 50 miles and touching seven counties in southwestern Oklahoma.** Lawton is the largest retail hub between Oklahoma City and Dallas.

Landlord is Responsible for Taxes and Insurance

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.

SECURE
NET LEASE

TENANT OVERVIEW

SOUTHERN SHINGLES LAWTON, OK

Southern Shingles

Lessee: SRS Distribution Inc., DBA Southern Shingles

Guarantor: SRS Distribution Inc.

REVENUE

\$3.1 B

TOTAL LOCATIONS

350+



southernshingles.com

Since 2001, contractors and homeowners throughout Texas and the United States have relied on us for superior roofing products and related building materials-backed by the finest customer service, bar none.

Southern Shingles offers roofing materials and accessories from a **wide array of manufacturers**-from asphalt composition, shingles and metal roofing, to wood shakes and slate.

Our knowledgeable staff **is here to answer questions**, help you select the optimal roofing solution for each project, and eliminate any hassles. From the moment you place your **order to the time it's delivered** to your job site, we're by your side at every turn.

PROPERTY PHOTO



GUARANTOR OVERVIEW

SRS Distribution Inc.

SRS Distribution Inc. consists of a family of industry-leading, independent roofing distributors with a common goal and purpose: to focus all of our efforts on serving the professional roofing contractor. SRS is a private company sponsored by Leonard Green & Partners and Berkshire Partners and led by a management team of industry veterans who understand the needs of the professional contractor. SRS has grown rapidly through acquisitions and the opening of multiple new locations since the February 2008 inception. This continual growth has established SRS as one of the fastest growing building products distribution companies in the U.S. SRS enjoys strong investor and banking relationships and a solid balance sheet to enable us to remain a high-growth company in the year ahead. The goal of SRS is to form the strongest national network of independent roofing distributors with the most talented team of people working together to deliver the industry's best products and services. In addition to our commitment to customer focus, SRS strives to become the preferred employer in the industry with highly motivated and engaged employees operating in an entrepreneurial culture where the corporate office works for the field and not the reverse. SRS also aims to become the most attractive distribution partner to our many valued suppliers by forming collaborative relationships built on trust and friendships that date back many decades. SRS has a very narrow product focus with roofing making up almost 95% of sales. This focus allows us to enjoy a broader and deeper inventory of roofing products at each location than many of our competitors. We have the capabilities and equipment to deliver any product you need, where you want it, when you need it.

TOTAL LOCATIONS

350+

IN THE NEWS

SOUTHERN SHINGLES LAWTON, OK

SRS Distribution opens nine new greenfield locations

APRIL 28, 2021 (LBM JOURNAL)

SRS Distribution has opened nine new greenfield locations – eight within its Building Products Division and one within its Landscape Supply Division.

The Building Products locations include **Athens, Georgia; Pensacola, Florida; Portsmouth, New Hampshire;** Kalamazoo, Michigan; Tifton, Georgia; Gulfport, Mississippi; Lakeville, Minnesota; and Lancaster, Pennsylvania, carrying a full line of residential and commercial roofing products. The Heritage Landscape Supply Group, a division of SRS, **opened a new location** in The Villages, Florida carrying a full line of landscape products.

The opening of nine new branches in eight different states reflects SRS' continued focus on expanding the company's footprint across the country, a press release announced.

"We are pleased to announce the opening of **nine new green fields across the Midwest, Southeast and East coast.** Thanks to the diligent effort of our branch expansion and operations teams **our capabilities to expand in strategic markets** has never been greater. With the addition of these new locations, SRS will continue to provide unparalleled service to our loyal customer base and enjoy even greater geographic reach in these regions. **We expect to open additional new branches in 2021,**" said President and CEO Dan Tinker.

EXPLORE ARTICLE



AccuLynx & SRS Distribution Announce Partnership to Accelerate Roofing Contractor Workflows

MARCH 03, 2021 (CISION PRWEB)

AccuLynx—leading provider of all-in-one business management software for roofing contractors—today announced a new technology partnership with SRS Distribution, one of the largest and fastest growing building products distributors in the United States.

SRS Distribution customers who use AccuLynx **will now be able to access SRS products,** see their specific material pricing and place electronic orders for materials directly from AccuLynx. **This convenient and streamlined workflow eliminates** the need for AccuLynx users to log into another system to gather material costs or place orders.

This new partnership integrates AccuLynx software with SRS Distribution's Roof Hub order and materials management program, enabling roofing contractors to create faster, more accurate estimates and facilitate a more seamless material ordering process.

"For over 10 years, AccuLynx's mission has been to provide roofing contractors with innovative technology that helps **them manage and grow their business while simplifying the way they work,**" said Mike Stein, Chief Executive Officer of AccuLynx. "We are proud to integrate with companies like SRS Distribution to drive even greater efficiencies for our customers. **This integration makes it easier than ever for roofing contractors** to estimate job costs and place orders directly to their local SRS branch."

EXPLORE ARTICLE



LEASE OVERVIEW

SOUTHERN SHINGLES LAWTON, OK

FILE PHOTO

Initial Lease Term	7-Years, Plus (1), 5-Year Option to Renew
Rent Commencement	December 1st 2016
Lease Expiration	November 30th 2023
Lease Type	Corporate Guarantee (SRS Distribution Inc.)
Annual Rent Years 1-7	\$87,000
Option 1	Rent To Be Negotiated



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.



LAWTON SENIOR HIGH SCHOOL
(1,614 STUDENTS)



WASHINGTON ELEMENTARY SCHOOL
(211 STUDENTS)



MATTRESS FIRM **SHOE CARNIVAL**
DOLLAR TREE **DICK'S SPORTING GOODS**
JOANN **ULTA BEAUTY**
petco **KOHL'S**
BED BATH & BEYOND **ups**



RAINTREE APARTMENTS
(164 UNITS)



CENTRAL MALL LAWTON



COMANCHE NATION CASINO



AMERICAN EAGLE
JCPenney
Foot Locker
OLD NAVY
rue21
KAY JEWELERS
Bath & Body Works
maurices



SUBJECT PROPERTY
411 SE. SIMPSON ST.



LINCOLN ELEMENTARY SCHOOL
(353 STUDENTS)



SE LEE BOULEVARD
±17,500 VPD



SW 2ND STREET
±5,887 VPD

H. E. BAILEY TURNPIKE
±17,999 VPD

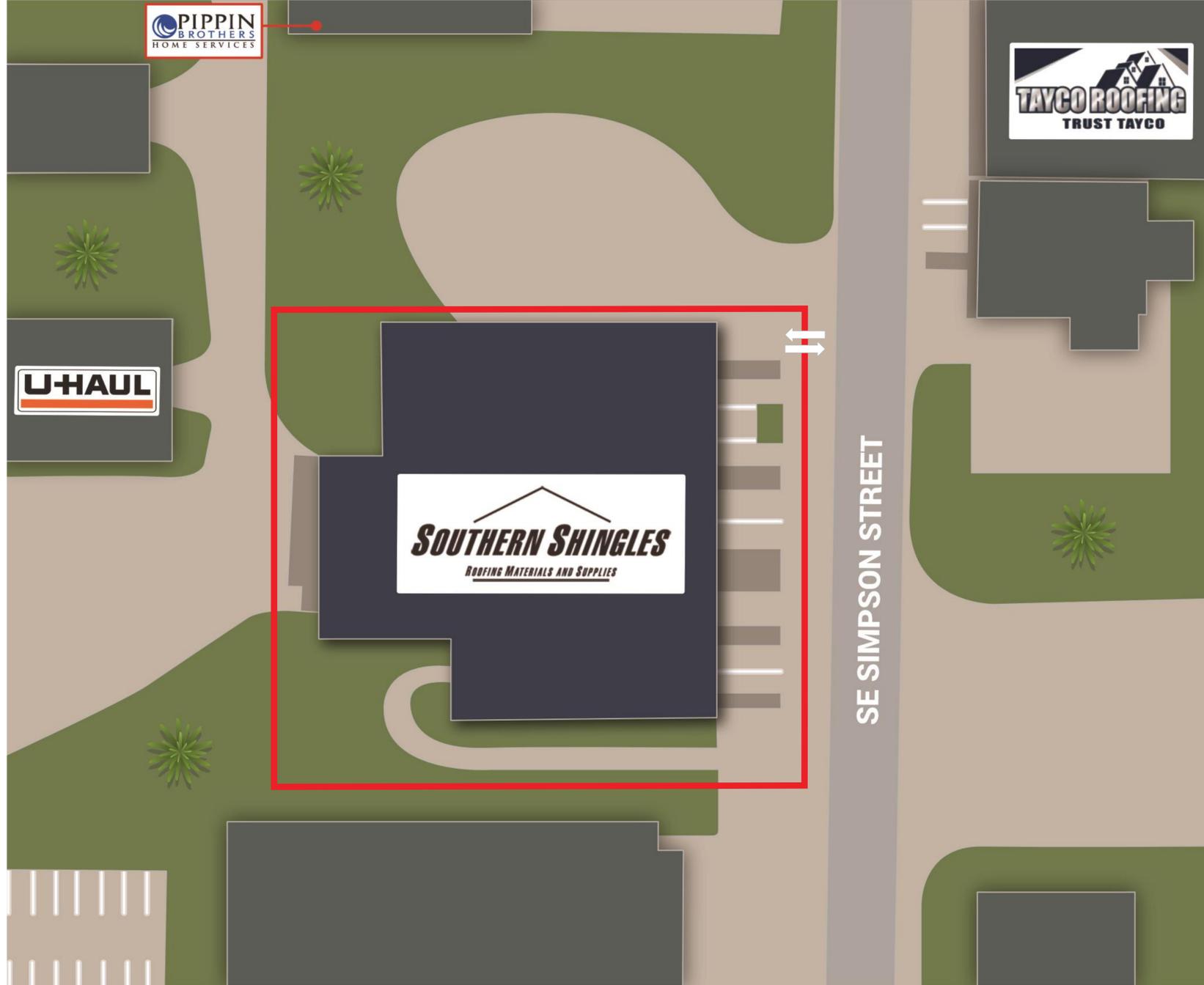


MOCINE PARK

SITE OVERVIEW

SOUTHERN SHINGLES LAWTON, OK

	Year Built / Renovated	1960/2017
	Building Area	±20,000 SF
	Land Area	±1.4 AC



NEIGHBORING RETAILERS

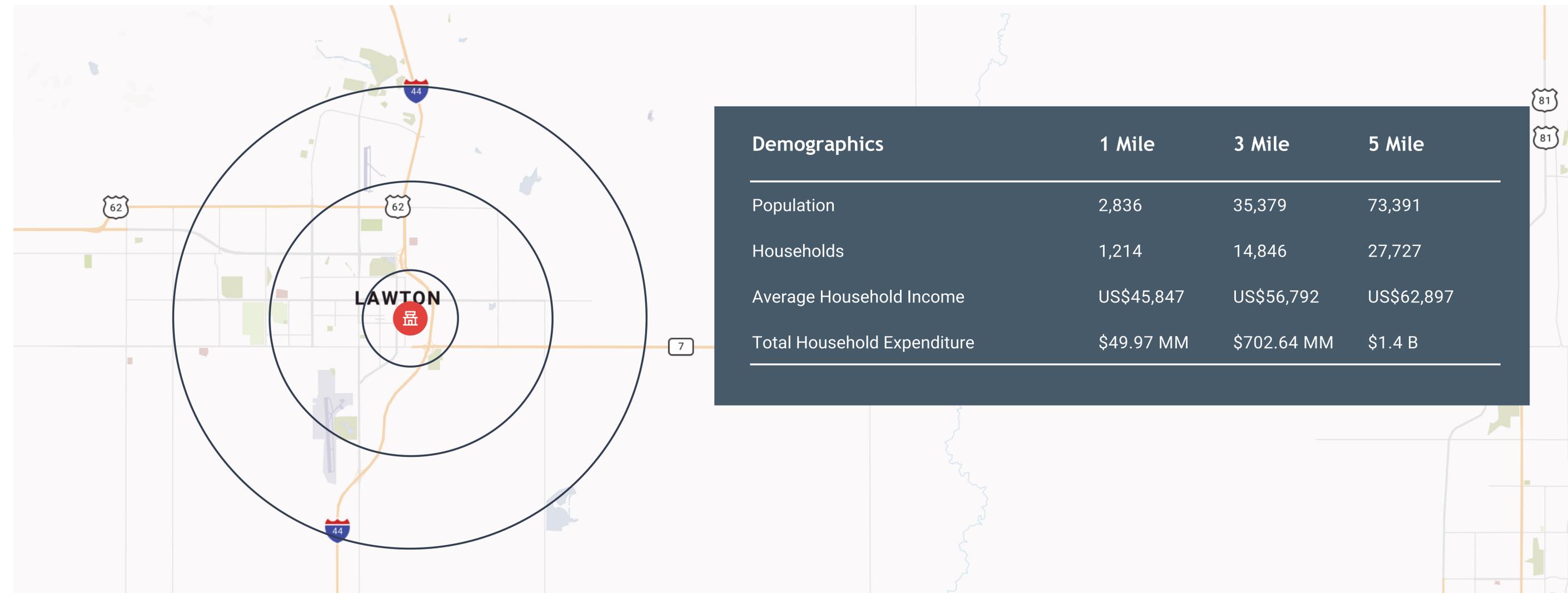
- Petco
- Kohl's
- Bed Bath & Beyond
- Shoe Carnival
- JOANN
- Dollar Tree
- Old Navy
- Family Dollar
- DICK'S Sporting Goods
- HIBBETT Sports



FILE PHOTO

LOCATION OVERVIEW

SOUTHERN SHINGLES LAWTON, OK



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Cameron University (6,463)
2. Lawton Public Schools (2,830)
3. Fort Sill (2,027)
4. Comanche County Memorial Hospital (2,000)
5. Comanche Nation (1,276)
6. WalMart/Sam's (1,019)
7. City of Lawton (858)
8. Duncan Regional Hospital (780)
9. Goodyear Tire & Rubber Co. (500)
10. American Bankers Ins. Co. (492)
11. Swanson Services, Inc (453)
12. The Geo Group, Inc (447)
13. Tchrizon LLC (346)
14. Fort Sill Apache Nation & Casino (335)
15. Indian Health Service (333)

LOCATION OVERVIEW

SOUTHERN SHINGLES LAWTON, OK

Lawton

Oklahoma

 94,697
Population

 \$47,262
Median Household Income



Lawton is the largest retail hub between Oklahoma City and Dallas.

LARGEST

Lawton's cost of living is 23.8% lower than the U.S. average

23.8%

The city of Lawton is the county seat of Comanche County, in the U.S. state of Oklahoma.

Located in the southwestern region of Oklahoma approximately 80 miles (130 km) southwest of Oklahoma City, it is the principal city of the Lawton Oklahoma Metropolitan Statistical Area.

Lawton has become the regional employment and retail center for Southwest Oklahoma.

According to the 2010 US Census, Lawton's population was 96,867, making it the fifth largest city in the state.

Built on former reservation lands of Kiowa, Comanche, and Apache Indians, Lawton was founded on August 6, 1901 and was named after Major General Henry Ware Lawton, a Civil War Medal of Honor recipient who was killed in action in the Philippine–American War. Lawton's landscape is typical of the Great Plains with flat topography and gently rolling hills, while the area north of the city is marked by the Wichita Mountains.

The city's proximity to Fort Sill Military Reservation gave Lawton economic and population stability in the region throughout the 20th century. Although Lawton's economy is still largely dependent on Fort Sill, it has also grown to encompass manufacturing, higher education, health care, and retail.

IN THE NEWS

SOUTHERN SHINGLES LAWTON, OK

Carter Wind Turbines Establishes Lawton, Oklahoma, Energy Company

APRIL 12, 2021 (AREA DEVELOPMENT)

The initial target market is 160+ Alaskan villages and 350+ Canadian communities that are off-grid powered. CWE recently received two US Department of Energy Grants to continue development and improve access to affordable and reliable electricity, resulting in social and economic benefits for communities who currently don't have access.

"As we evaluated locations for our facility, we were looking for **long term partnerships** that aligned with our vision and we found this in Oklahoma and the Lawton community," stated **CWE President and CEO Matt Carter**. "Oklahoma was compelling because they understand industry, thoroughly know energy, **streamlined the site selection process**, and their **leadership demonstrated** commitment and interest in the project. We know we will be successful by locating here."

Carter Wind Turbines, a subsidiary of Carter Wind Energy, will locate a new wind energy company in Lawton, Oklahoma. The roughly \$10 million project is expected to create 300 jobs over the next 5 years.

The technology developed in Lawton will be used to replace diesel fuel with wind power, especially in remote and developing **economies where 50% or more of income** is spent on energy, state officials said. The CWE turbine is medium-sized (300 and 500 kW) and self-erecting, portable, and **designed for utility, distributed, and micro-grid power generation** applications in remote, extreme environment locations that are not viable with **conventional wind turbine technologies**.

EXPLORE ARTICLE



Lawton awarded \$2 million CARES Act grant for roadway improvements

TIFFANY BECHTEL, FEBRUARY 19, 2021 (ABC 7 NEWS)

The U.S. Department of Commerce's Economic Development Administration announced they will be awarding the City of Lawton a \$2 million CARES Act Recovery Assistance grant.

The grant is to be matched with \$5.5 million in local investment in order to make roadway improvements to Lee Boulevard which is intended to improve access to the Lawton Industrial Park, Great Plains Technology Institute, and Southwest Medical Center.

The Lee Boulevard improvement project is expected to retain 3,070 jobs.

Last year, I was proud to express my **support of federal grant** funding for this project, and I am grateful that the U.S. Department of Commerce's Economic Development **Administration is making this significant investment**," said Congressman Tom Cole.

This improvement project will not only support thousands of existing jobs in Lawton and Southwest Oklahoma, but it will help generate new business along the main corridor of business and industry.

The **planning efforts for this project** were led by the Association of South Central Oklahoma Governments, which is funded by the EDA to help bring together the public and private sectors to create an economic development roadmap to strengthen the regional economy, **support private capital investment, and create jobs**.

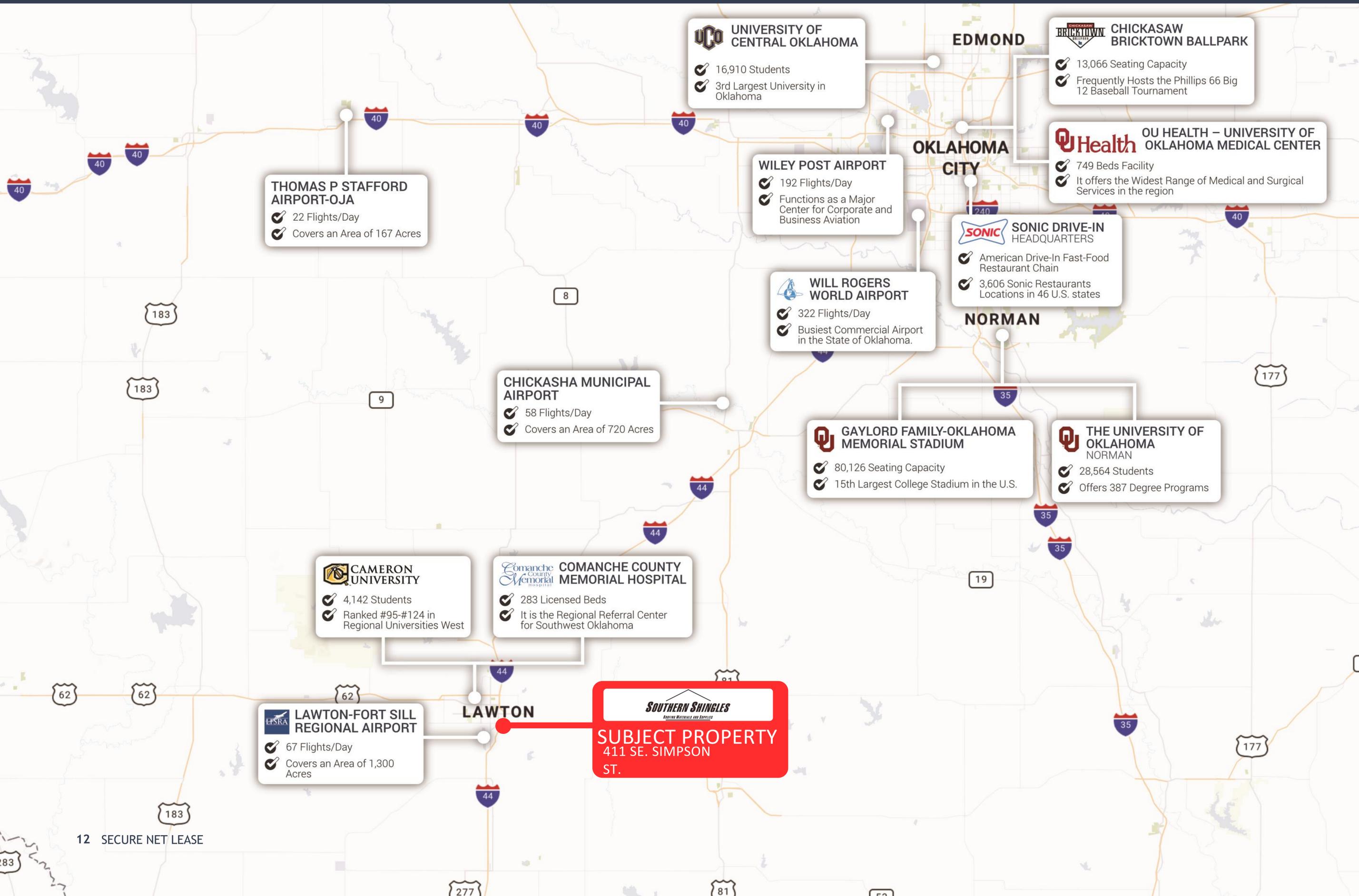
Mayor Stan Booker said securing the **grant was a team effort** and that the roadwork project is expected to begin during the summer.

EXPLORE ARTICLE



LAWTON, OK METRO

SOUTHERN SHINGLES LAWTON, OK



SOUTHERN SHINGLES
 BUILDING MATERIALS AND SUPPLIES

SUBJECT PROPERTY
 411 SE. SIMPSON ST.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

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