



AutoZone

\$2,150,000 | 4.94% CAP

905 E Main St, Allen, TX 75002

- ✓ Brand New 10+ Year Extension on Absolute NNN Lease
- ✓ Low Price Per Square Foot – 1,662 SF Renovation in 2011
- ✓ Hard Corner - Prominent, Dense, Wealthy Suburb North of Dallas
- ✓ Subject Property Near Walmart, Kroger, Shopping Centers
- ✓ AutoZone (BBB) is US Largest Auto Parts Retailer - Fortune 500

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the **largest in the United States**. Founded in **1979**, AutoZone has over **6,400 stores** across the United States, Mexico, Puerto Rico, Brazil and the **US Virgin Islands**.



INVESTMENT OVERVIEW

AUTOZONE ALLEN, TX



Subject Property

CONTACT FOR DETAILS

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\$2,150,000

4.94% CAP

NOI

\$106,292

Building Area

±7,162 SF

Land Area

±0.95 AC

Built/Renovation

2000/2011

Lease Type

Absolute NNN

Occupancy

100%

✓ **10+ years remaining on brand new absolute NNN lease extension that has (2) 5-year options.** The building was 5,500 square feet in 2011 and tenant added 1,662 square feet at tenant's sole cost without paying rent on the additional space. It's a low price per square foot deal at \$15/SF, providing value at the end of the lease and replaceable rent.

✓ **Excellent hard corner location off of E Main St and Roaring Springs Dr with an estimated 26,700 VPD.** Area also boasts impressive demographics with over 17,000 in 1-mile radius, 99,000 in 3-mile, and 216,000 within 5 miles.

✓ **Allen is a northern suburb of Dallas, located just 20 miles north of downtown,** and is a part of the rapidly growing DFW metropolitan area. The city of Allen has a median HH income of \$105,925, which is nearly double the median HH income in Dallas.

✓ **Subject Property is a couple miles from Kroger and Walmart Supercenter, also near the Allen Towne Shopping Center and Cottonwood Creek Village Shopping Mall, which includes several national tenants** such as KFC, Subway, Cici's, 7-Eleven, Papa John's Pizza, Sherwin-Williams, and Dollar Tree.

✓ **AutoZone (S&P – BBB) is the largest auto parts chain with over 6,400 stores in the United States, Mexico, Puerto Rico, Brazil, and the US Virgin Islands.** The company's store development department considers hundreds of locations each year to expand their presence in the market and carefully selects properties that are easily accessible and highly trafficked - setting up each store for success.

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

AUTOZONE ALLEN, TX

AutoZone

Lessee: AutoZone

Guarantor: AutoZone Texas, LP., a Delaware limited partnership

REVENUE
\$14.6 B

CREDIT RATING
BBB

STOCK TICKER
AZO

LOCATIONS
6,400+



[autozone.com](https://www.autozone.com)

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States.

Founded in 1979, AutoZone has over **6,400 stores** across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands. The company is based in Memphis, Tennessee. Originally a division of **Memphis-based wholesale grocer** Malone & Hyde, the company was known as Auto Shack. After the sale of the **grocery operation** to the Fleming Companies of Oklahoma City, Oklahoma, the name of the company was changed to AutoZone to reflect the **new focus**.

AutoZone offers **thousands of parts**, products and accessories through their Retail stores, Commercial programs, website, and mobile app. They also offer many **services free of charge**, including battery testing, battery charging, diagnostic testing, and their Loan-A-Tool Program. Each store carries an extensive product line for cars, sport utility vehicles, vans, and light trucks. Locations also participate in a **Commercial sales program** that provides Commercial credit and prompt delivery of parts and other products to local, regional, and **national repair garages**, dealers, service stations, and public sector accounts.



IN THE NEWS

AUTOZONE ALLEN, TX

Here's Why AutoZone (AZO) is a Great Momentum Stock to Buy

JULY 20, 2022 (NASDAQ)

Momentum investing is all about the idea of following a stock's recent trend, which can be in either direction. In the 'long' context, investors will essentially be "buying high, but hoping to sell even higher."

And for investors following this methodology, taking advantage of trends in a **stock's price is key**; once a stock establishes a course, it is more than likely to continue moving in that direction. The **goal** is that once a stock heads down a fixed path, it will lead to timely and **profitable trades**.

Considering longer term price metrics, like performance over the last three months or year, can be advantageous as well. Shares of AutoZone have increased 1.29% over the past quarter, and have gained 38.87% in the last year. In comparison, the S&P 500 has only moved -11.49% and -6.21%, respectively.

While many investors like to look for momentum in stocks, this can be very tough to define. There is a lot of debate surrounding which metrics are the **best to focus** on and which are poor quality indicators of future performance.

It's also important to note that Style Scores work as a complement to the Zacks Rank, our stock rating system that has an impressive track record of outperformance. AutoZone currently has a **Zacks Rank of #2** (Buy). Our research shows that stocks rated Zacks Rank **#1 (Strong Buy)** and **#2** (Buy) and Style Scores of A or B outperform the market over the following one-month period.

Investors should also take note of AZO's **average 20-day trading** volume. Volume is a useful item in many ways, and the **20-day average** establishes a good price-to-volume baseline; a rising stock with above average volume is generally a bullish sign, whereas a declining stock on above average volume is typically bearish. Right now, AZO is averaging **158,595 shares** for the last 20 days.

EXPLORE ARTICLE



Governor Helps Break Ground on New Kent AutoZone Distribution Center

AMY JO MARTIN, JULY 01, 2022 (DAILY PRESS)

Gov. Glenn Youngkin and other dignitaries on Thursday helped break ground on a new \$185.2 million AutoZone distribution center that will bring more than 300 jobs to the area.

"[This] is a big step for AutoZone. This is a **big step for New Kent County**. It's a big step for Virginia," said Youngkin, who picked up a **shovel alongside** U.S. Rep. Rob Wittman, state Sen. Thomas K. Norment, Del. Scott Wyatt, Del. Amanda Batten, Virginia Secretary of Trade and Commerce Caren Merrick and county officials at the **New Kent** site.

The 800,000-square-foot warehouse, on Emmaus Church Road (Route 106) near Interstate 64's Exit 211, , will serve as the East Coast's distribution operation and import facility, and will create 352 jobs. Former Gov. Ralph Northam approved a \$2.5 million grant to assist New Kent County with the project, the governor's office said earlier this year. The company is also eligible to receive benefits from a Port of Virginia grant program, as well as funding and services to support AutoZone's employee training activities.

AutoZone is the first tenant in a **1,600-acre** commercial and industrial area owned by SPF Investments.

"It is with great excitement that I welcome AutoZone to the New Kent community, which they are now a part of," New Kent County Administrator Rodney Hathaway said. "I look forward to a long and fruitful relationship and we **stand committed** to continuing and improving the **business environment** in this community where businesses will be successful."

The New Kent facility will be the largest of the company's **15 distribution centers** across the Americas.

EXPLORE ARTICLE



LEASE OVERVIEW

AUTOZONE ALLEN, TX

Current Lease Term	10 Years
Rent Commencement	November 16, 2000
Lease Expiration	December 1, 2032
Lease Type	Absolute NNN
Rent Increases	5% after 5 Years, 10% During Options
Current Rent	\$101,230
12/2/2022 - 12/1/2027	\$106,292
12/2/2027 - 12/1/2032	\$111,353
Option 1 (12/2/2032 - 12/1/2037)	\$122,489
Option 2 (12/2/2037 - 12/1/2042)	\$134,737



Subject Property



Subject Property

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.



BEVERLY CHEATHAM
ELEMENTARY SCHOOL
(785 STUDENTS)

TWIN CREEKS
CROSSING
APARTMENTS
(678 UNITS)

HOBBY LOBBY
STAPLES
petco
Tom Thumb
Hallmark
Chick-fil&
LESLIE'S
Bath & Body Works
Jack in the box

THE CARSON AT TWIN
CREEKS APARTMENTS
(374 UNITS)

LifeStorage



NTB
THE HOME DEPOT

TARGET
chili's
Starbucks

POPEYES
Firestone
Pizza Hut

Walmart
Supercenter
Cocker Barrel
Jersey Mikes
SUBS

tropical CAFE
TROPICAN JAMON

TEXAS HEALTH
PRESBYTERIAN
HOSPITAL ALLEN
(47 BEDS)

IHOP
Schlotzsky's
IT'S A MOUTHFUL



YAMAHA
HONDA
Starbucks

ExtraSpace
Storage
The Cheesecake Factory
chico's
Eddie Bauer
LOFT
PINK
DSW

POPEYES
Firestone

Pizza Hut

TARGET
Tuesday Morning
PET SMART
Burlington
T.J. MAXX
HomeGoods
five BELOW
DOLLAR TREE
MEN'S WEARHOUSE
DICK'S
SPORTING GOODS
macy's
backstage
KIRKLAND'S
ROSS
DRESS FOR LESS
HAVERTYS
FURNITURE - EST 1985
Total Wine
& MORE
IN-N-OUT
BURGER
Cabela's
BJ's
RESTAURANT
BREWHOUSE
Cane's
CREAKY FRIED
Olive Garden
ITALIAN BISTRO
BEST BUY
SMOOTHIE
KING
TOPGOLF

ALLEN
HIGH SCHOOL
(5,328 STUDENTS)

DOLLAR TREE
PAPA JOHN'S
NAPA
MIDAS
SHERWIN
WILLIAMS

LOWERY
FRESHMAN
CENTER
(1,799 STUDENTS)

FITNESS
CONNECTION
WING STOP
FIREHOUSE
SUBS
FOUNDED BY FIREMEN
Wendy's
TACO BELL
Chicken
EXPRESS
Walgreens
CVS pharmacy

Michaels
Where Creativity Happens
Market
STREET
The Cheesecake Factory
chico's
Eddie Bauer
LOFT
PINK
DSW
Designer Shoe Warehouse
Panera
BREAD

BOYD
ELEMENTARY SCHOOL
(615 STUDENTS)

FORD
MIDDLE SCHOOL
(826 STUDENTS)

Little Caesars
McDonald's

Jack
in the box
McDonald's
TACO BELL
PANDA EXPRESS
CHINESE KITCHEN
WHATABURGER
Taco Bueno
BUENO
Pollo
Loco
Chick-fil&



ROARING SPRINGS DRIVE

AutoZone
SUBJECT PROPERTY
905 E MAIN ST.

ROUNTREE
ELEMENTARY
SCHOOL
(468 STUDENTS)

DOLLAR GENERAL
O'Reilly AUTO PARTS
SONIC
DQ

Little Caesars
McDonald's

MARION
ELEMENTARY SCHOOL
(580 STUDENTS)

GENE REED
ELEMENTARY SCHOOL
(490 STUDENTS)

GEORGE J. ANDERSON
ELEMENTARY SCHOOL
(416 STUDENTS)

E MAIN STREET
±28,779 VPD

Domino's

SONIC
TACO BELL

SONIC
TACO BELL

Walmart
Neighborhood Market

StateFarm
Allstate

CVS pharmacy

STORY
ELEMENTARY SCHOOL
(448 STUDENTS)

O'Reilly AUTO PARTS

SONIC
TACO BELL

Walgreens



WELLS FARGO

CURTIS
MIDDLE SCHOOL
(1,410 STUDENTS)

marco's
Pizza

Walmart
Supercenter
Jersey Mikes
SUBS
CHIPOTLE
MEXICAN GRILL
Wendy's
Starbucks

LESLIE'S
O'Reilly AUTO PARTS

SONIC
TACO BELL

Walgreens

CVS pharmacy
SUBWAY
SONIC
Pizza Hut

OLSON
ELEMENTARY SCHOOL
(561 STUDENTS)

WELLS FARGO

CURTIS
MIDDLE SCHOOL
(1,410 STUDENTS)

GEORGE J. ANDERSON
ELEMENTARY SCHOOL
(416 STUDENTS)

marco's
Pizza

Walmart
Supercenter
Jersey Mikes
SUBS
CHIPOTLE
MEXICAN GRILL
Wendy's
Starbucks

LESLIE'S
O'Reilly AUTO PARTS

SONIC
TACO BELL

Walgreens

STACY RIDGE
PARK

OLSON
ELEMENTARY SCHOOL
(561 STUDENTS)

CURTIS
MIDDLE SCHOOL
(1,410 STUDENTS)

GEORGE J. ANDERSON
ELEMENTARY SCHOOL
(416 STUDENTS)

marco's
Pizza

Walmart
Supercenter
Jersey Mikes
SUBS
CHIPOTLE
MEXICAN GRILL
Wendy's
Starbucks

LESLIE'S
O'Reilly AUTO PARTS

SONIC
TACO BELL

Walgreens



SITE OVERVIEW

AUTOZONE ALLEN, TX

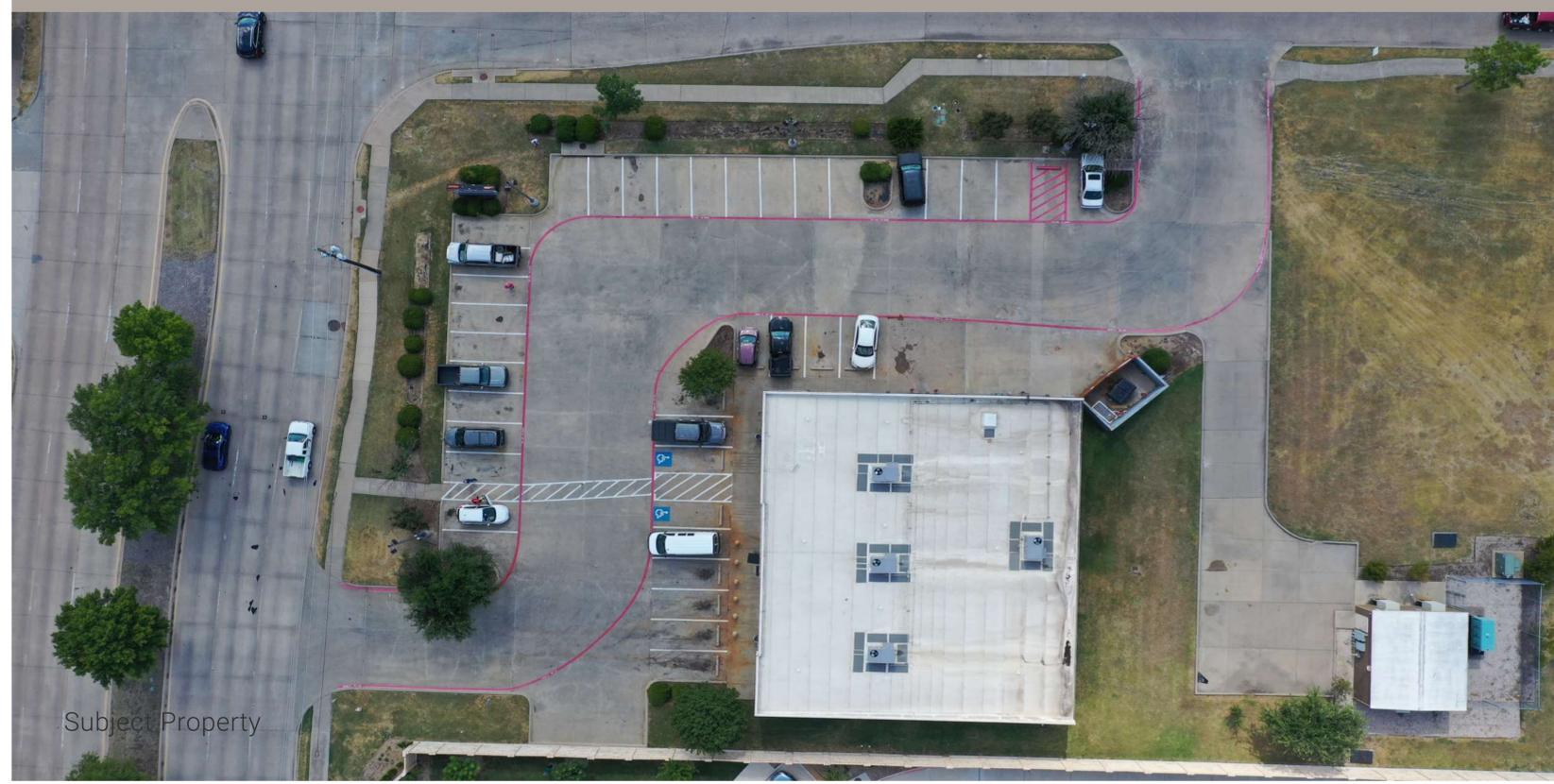
 Built/Reno | 2000/2011

 Building Area | ±7,162 SF

 Land Area | ±0.95 AC

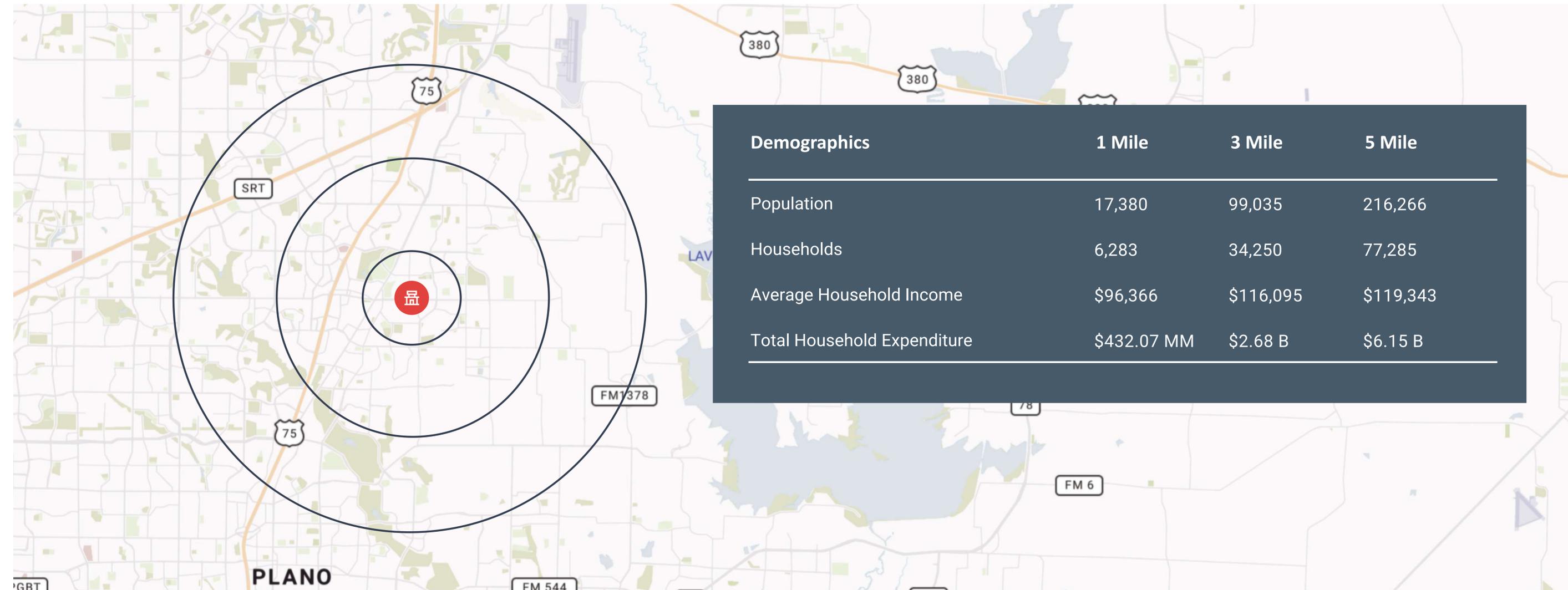
NEIGHBORING RETAILERS

- Target
- Kroger
- Petco
- Best Buy
- The Home Depot
- Walmart Supercenter
- PetSmart
- Anytime Fitness
- T.J. Maxx
- ROSS Dress For Less



LOCATION OVERVIEW

AUTOZONE ALLEN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Allen Independent School District (2,443)
2. Experian Information Solutions (870)
3. City of Allen (847)
4. Jack Henry & Associates (662)
5. Andrew's Distributing (489)
6. Texas health Presbyterian Hospital (428)
7. Netscout (425)
8. Credit Union of Texas (375)
9. Motorola Solutions (329)
10. GC Packing LLC (300)

LOCATION OVERVIEW

AUTOZONE ALLEN, TX

Allen
Texas

 104,040
Population

 \$105,925
Median Household Income



A+ Rating (Niche)

A+ Rating

38th Safest city in Texas
(Safewatch)

38th

Allen (Collin County) was originally established as a railroad water stop in the 1870's and just 30 years ago, only 625 people inhabited this Collin County town.

Today, the community is experiencing its all-time fastest rate of growth for residential and business development, with nearly 103,383 residents. Since 2010, Allen has had a population growth of 22.7 percent.

Collin County is Ranked third in the nation for the most residents gained from domestic migration, according to the release

A full range of parks, recreation -services and activities are available in Allen, offering a variety of league sports and children's programs.

Allen has nearly 40 public parks (either completed or under construction), plus golf courses, recreation centers, tennis courts, baseball diamonds and soccer fields. Residents of Allen enjoy close proximity to such points of interest as Lake Lavon, just east of Allen, with its 11 parks and over one hundred miles of shoreline; Connemara, a 73-acre conservatory featuring performances by Dallas area symphonies and dance groups, and the Heard Natural Science Museum and Wildlife Sanctuary north of town on FM 1378.

IN THE NEWS

AUTOZONE ALLEN, TX

Collin, Denton, Tarrant counties see population increases; DFW ranks first nationwide in population growth

SUMMER EL-SHAHAWY, MARCH 29, 2022 (COMMUNITY IMPACT)

Collin and Denton counties continue to see substantial growth, according to the latest census estimates.

On the list of top 10 counties for numeric growth in the nation, Collin County recorded **36,313 new residents**, while Denton County saw **27,747**. Tarrant County added nearly **12,000 residents** over the yearlong period, data showed.

Collin County ranked second in the nation and Denton County came in sixth for adding the most residents between July 2020 and July 2021, according to a March 24 news release by the U.S. Census Bureau. The Dallas-Fort Worth-Arlington metro area as a whole had the most population growth among metro areas in the nation, according to U.S. census estimates comparing July 2020 to July 2021.

In addition to ranking second in numeric growth, Collin County is also **ranked third** in the nation for the most residents gained from domestic migration, according to the release. Dallas County saw a population decrease of about **25,000 people** between July 2020 and July 2021 but still ranks ninth among the **most populous counties** in the nation. The DFW metroplex jumped from an overall ranking of fourth in population growth between July 2019-July 2020 to first in the nation for the period between July 2020-July 2021, the release stated.

The 2020 census reported a DFW population of **more than 7.6 million**. In 2021, the census estimated the metro population had **increased to more than 7.75 million**. That growth of an estimated 97,290 residents moved **DFW to the No. 1 metro spot** in the nation for population growth from July 2020-July 2021.

EXPLORE ARTICLE



Developer Billingsley lands huge Allen development site

STEVE BROWN, JUNE 1, 2021 (THE DALLAS MORNING NEWS)

One of North Texas' best-known and most successful developers has landed what has to be the prime development site along U.S. Highway 75. Billingsley Co. has bought the 238-acre southwest corner of U.S. 75 and State Highway 121 in Allen.

Early last year, Hughes put the **high-profile** property up for sale. Billingsley Co., which developed the Cypress Waters and Austin Ranch projects north of Dallas, snapped the corner up. Billingsley Co. already owns the **242 acres** across the street on **U.S. 75** in Fairview.

The vacant tract was sold by Houston-based Howard Hughes Corp., which had planned a \$1 billion mixed-use project called Monarch City for the site. Activity is already booming in Allen, with several new office projects on the way. But none of the planned developments is as large as the Billingsley tract.

Before deciding to sell the property, Hughes obtained zoning from Allen for **10 million square feet** of office, residential, retail and hospitality construction.

"You've got **4,000 multifamily units** that can be built there and as much office as you can," Billingsley said. "The timing is certainly right for it."

Billingsley Co.'s hugely successful Cypress Waters project northwest of Dallas has offices for more than **11,000 workers** and includes thousands of apartments and retail on North Lake.

Its Austin Ranch development is west of the Dallas North Tollway in Plano, Carrollton and The Colony and includes offices, apartments, residential and retail.

Allen has focused on attracting **office-using businesses** to the city, and the corner of U.S. 75 that Billingsley Co. just purchased is one of the largest office sites in the city.

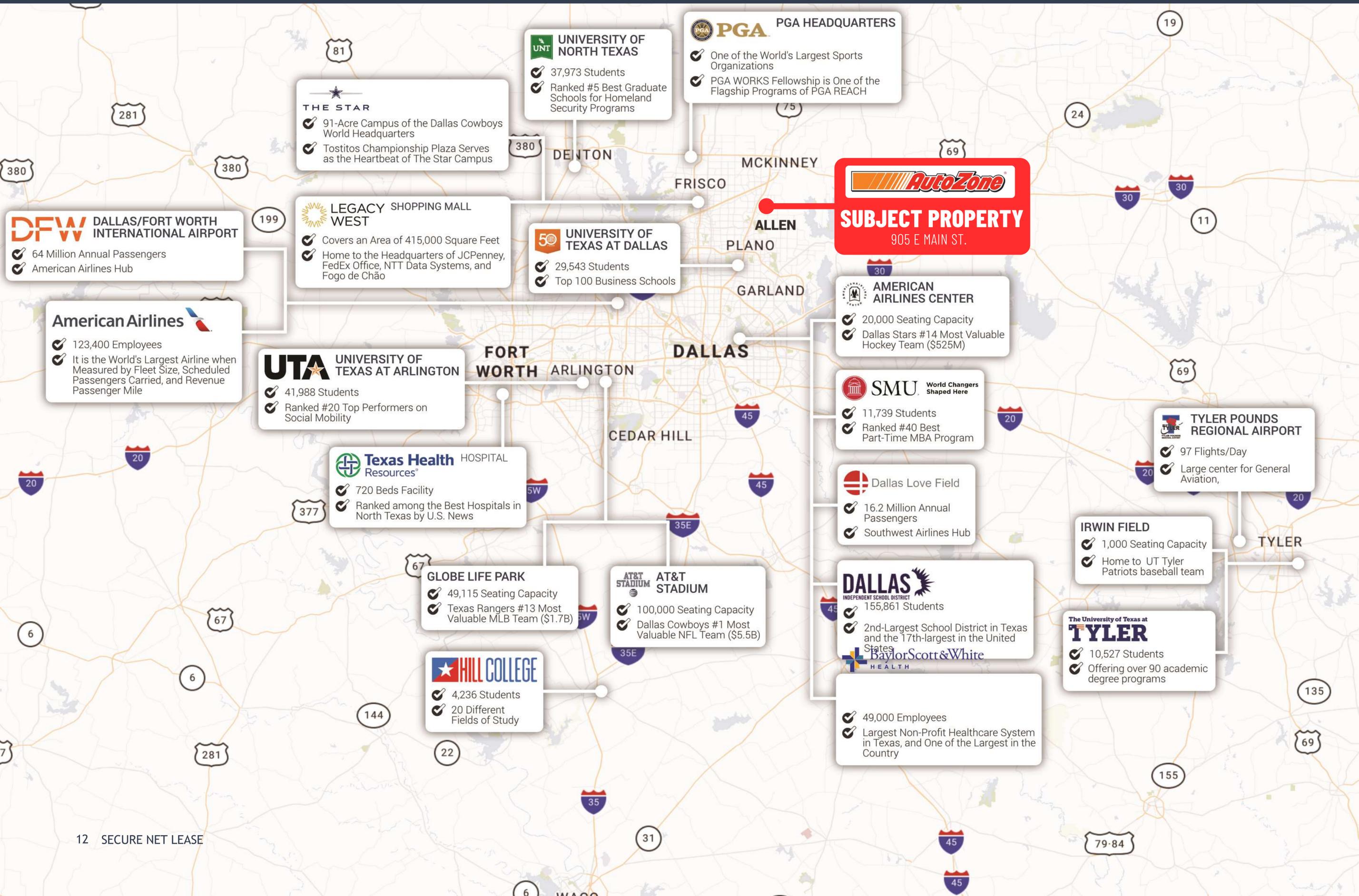
Howard Hughes Corp. acquired the property called Allentowne in 2006 in a transaction with shopping mall developer General Growth. **Back in the 1980s**, developers planned a regional shopping center on the busy corner, and it once was occupied by a small outlet mall.

EXPLORE ARTICLE



DALLAS- FORT WORTH MSA

AUTOZONE ALLEN, TX



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) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

AUTOZONE ALLEN, TX

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 the owner knows.

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.