



File Photo

O'Reilly Auto Parts

\$2,023,000 | 5.00% CAP

34643 US Hwy 96, Buna, TX 77612

- ✓ **Brand New 15-Year Corporate Guaranteed Net Lease**, with Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ **Highway Location with Superb Traffic Counts** - Located on State Highway 96 (16,000+ VPD).
- ✓ **Limited Area Competition** - Only Automotive Parts store serving surrounding area.
- ✓ **Recession-Resilient Tenant** - Experienced Record 13.3% Same-Store Sales Growth in 2021.
- ✓ **Investment Grade Tenant** - Rated BBB+ by S&P, reported \$13.3 Billion in revenue for 2021.

O'Reilly Auto Parts is an American auto parts retailer that provides **automotive aftermarket parts, tools, supplies, equipment, and accessories** in the United States serving both the **professional service providers** and do-it-yourself customers.



INVESTMENT OVERVIEW

O'REILLY AUTO PARTS BUNA, TX

\$2,023,000

5.00% CAP



File Photo

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

NOI

\$101,140

Building Area

±7,225 SF

Land Area

±0.893 AC

Year Built

2022

Lease Type

Corporate Net Lease*

Occupancy

100%

- ✓ **Projected Rent Commence:** July 30th, 2022
- ✓ **Brand New 15-Year Corporate Guaranteed Net Lease**, with 6% Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ **Excellent Highway Location with Superb Traffic Counts** - Subject property located on State Highway 96 (16,000+ VPD), a major thoroughfare between Port Arthur and East Texas.
- ✓ **Limited Area Competition** - Only Automotive Parts store serving surrounding area, next closest national brand over 15 miles from subject property.
- ✓ **O'Reilly Auto Parts is a recession-resilient tenant** that experienced record sales growth of 15% in 2021 and has achieved 29 consecutive years of revenue and operating income growth, while also increasing same-store sales 13.3% over the past year.
- ✓ **Investment Grade Tenant** - O'Reilly Auto Parts is Rated BBB+ by S&P, reported \$13.3 Billion in revenue for 2021 and operates over 5,750 locations with 81,000 team members.
- ✓ **O'Reilly Auto Parts operates with Environmental Sustainability**, recycling over 7,000,000 Lead-Acid Batteries, 900,000 Motor Oil Filters, and 8,000,000 gallons of Motor Oil each year.

*LL responsible for roof, structure and parking lot. New roof warranty.

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

O'REILLY AUTO PARTS BUNA, TX

O'Reilly Auto Parts

Lessee: O'Reilly Auto Enterprises, LLC

REVENUE
\$13.3 B

CREDIT RATING
BBB+

LOCATIONS
5,750+

STOCK TICKER
ORLY



oreillyauto.com

O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies and more in the United States serving both the professional service providers and do-it-yourself customers.

O'Reilly stores carry an extensive product line consisting of **new and remanufactured automotive hard parts**, maintenance items, accessories, a complete line of auto body paint and more. The first store opened in Springfield, Missouri in 1957 and there are currently **5,759 stores in 47 U.S. states and 25 ORMA stores in Mexico.**

O'Reilly Auto Parts stores offer enhanced services and programs to their customers including but not limited to used oil, oil filter recycling, battery replacement and more. They conduct ongoing initiatives **focused** on marketing and training to educate customers on the advantages of ongoing vehicle maintenance. O'Reilly has achieved over **29 consecutive years of comparable store sales growth and record** revenue and operating income since becoming a public company in April 1993. In July 2008, O'Reilly completed the **largest acquisition** in its history with the purchase of CSK Auto, **adding 1,273 stores in 12 states** making it the third-largest auto parts chain in the country. They have maintained an investment-grade credit rating with Standard & Poor's of BBB since **May 2018.**



IN THE NEWS

O'REILLY AUTO PARTS BUNA, TX

O'Reilly Reports Record 2021 Results

FEBRUARY 17, 2022 (COUNTERMAN)

The results represent 29 consecutive years of comparable-stores sales growth and record revenue and operating income for O'Reilly since becoming a public company in April of 1993.

"Team O'Reilly's dedication to unsurpassed customer service levels and relentless focus on profitable growth translated our strong top-line performance in 2021 into a record **21.9% operating margin**, which exceeded our previous record operating margin by over **100 basis points**," O'Reilly CEO Greg Johnson said in a news release. "Our full-year diluted earnings per share increased 32% to **\$31.10**, which represents a compounded annual growth rate of **25%** over the last three years. I would like to congratulate Team O'Reilly for exceeding our sales and **profitability goals** in yet another incredible year and thank each of them for their continued hard work and dedication to our ongoing success."

Full-year 2021 sales increased 15% to \$13.33 billion, while same-store sales for the year jumped 13.3%.

Sales for fourth-quarter 2021, which ended Dec. 31, were up **16% to \$3.29 billion** compared to fourth-quarter 2020. Fourth-quarter comparable-store **sales grew 14.5%** year-over-year.

"This incredible performance in the fourth quarter caps a tremendous year for our company, a year in which we delivered the best financial results in our company's history, after setting the same records in 2020," Johnson said. "Our full-year 2021 comparable-store sales growth of **13.3%, on top** of our strong 2020 performance, represents a two-year stack of **24.2%** and is a testament to our team's unrelenting dedication to our customers."

EXPLORE ARTICLE



O'Reilly Automotive targets \$15B in sales by 2027

GEOFF PICKLE, DECEMBER 15, 2020 (SBJ)

Tamara Conn, the auto parts retailer's deputy general counsel and vice president of legal services, discussed the new sales benchmark this morning during Springfield Business Journal's 12 People You Need to Know live interview series.

Conn said it was "really exciting" when the company in 2019 cleared **\$10 billion in annual sales** for the first time in its more **than 60-year history**. The goal also was hit a year earlier than expected. "Most of the **revenue goals** that we have had in the company, we've been fortunate that we've been able to meet them - often early," she said.

After last year hitting a \$10 billion revenue goal earlier than expected, O'Reilly Automotive Inc. (Nasdaq: ORLY) has a new target of \$15 billion by 2027, according to a company official.

Conn's role in the **revenue growth process** has been felt, in part, with her legal guidance over mergers and acquisitions in recent years. She said the legal services department of **10 attorneys** works to make sure local laws are being followed when setting up in new territories, for instance. Conn said O'Reilly Automotive's entrance into Mexico – through the purchase of Mayasa last year – was especially challenging, given the difference in labor laws between the two countries.

"We've done a **number of acquisitions** since I've been at O'Reilly," she said. "Over time, I've become more and more involved in those."

In earnings reports this year, O'Reilly Automotive officials have set a full-year revenue range of **\$10.7 billion-\$11 billion**. Through the third quarter ended Sept. 30, the company posted \$8.8 billion in sales, **up 14% from \$7.7 billion** during the same period of 2019, according to its latest earnings report.

EXPLORE ARTICLE

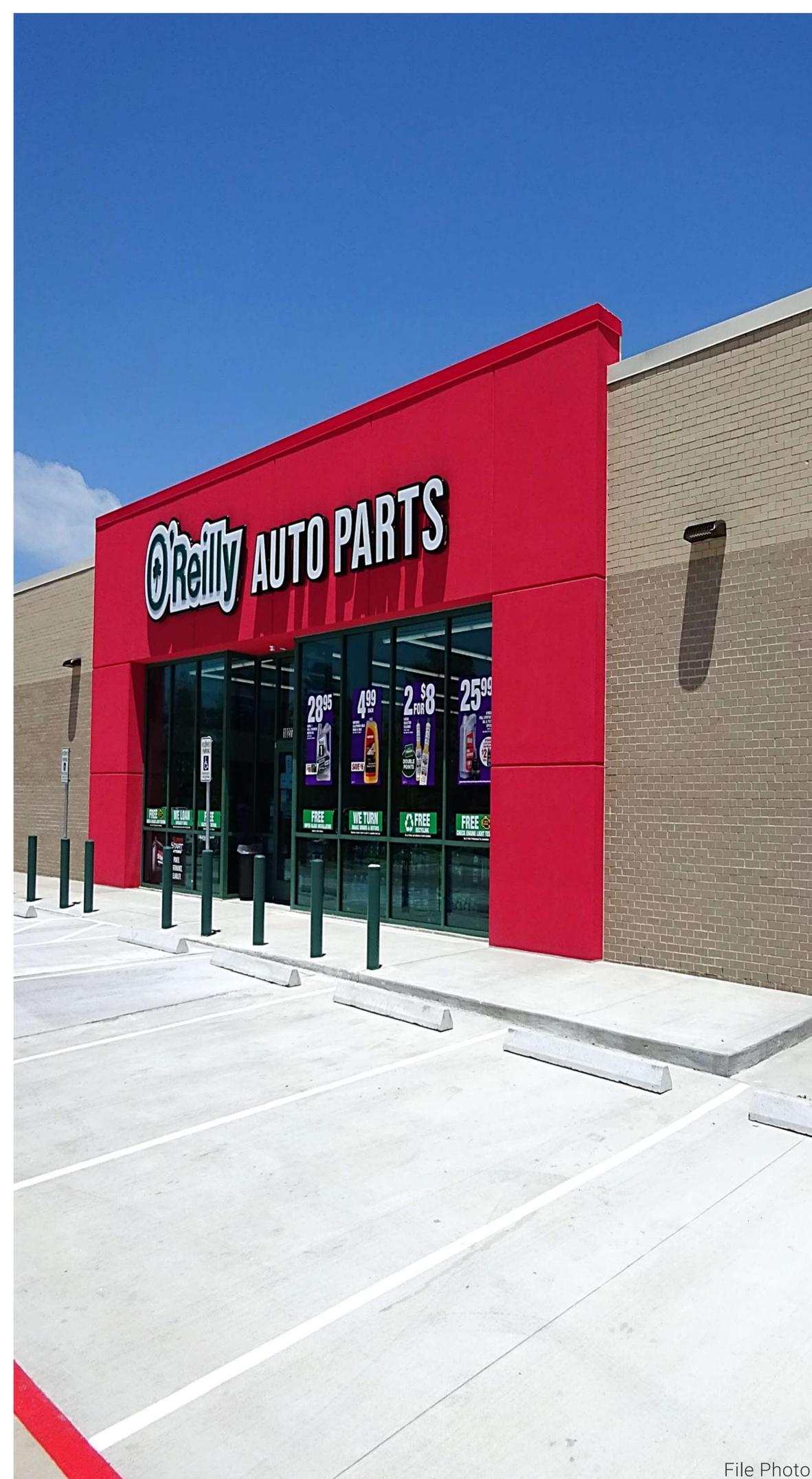


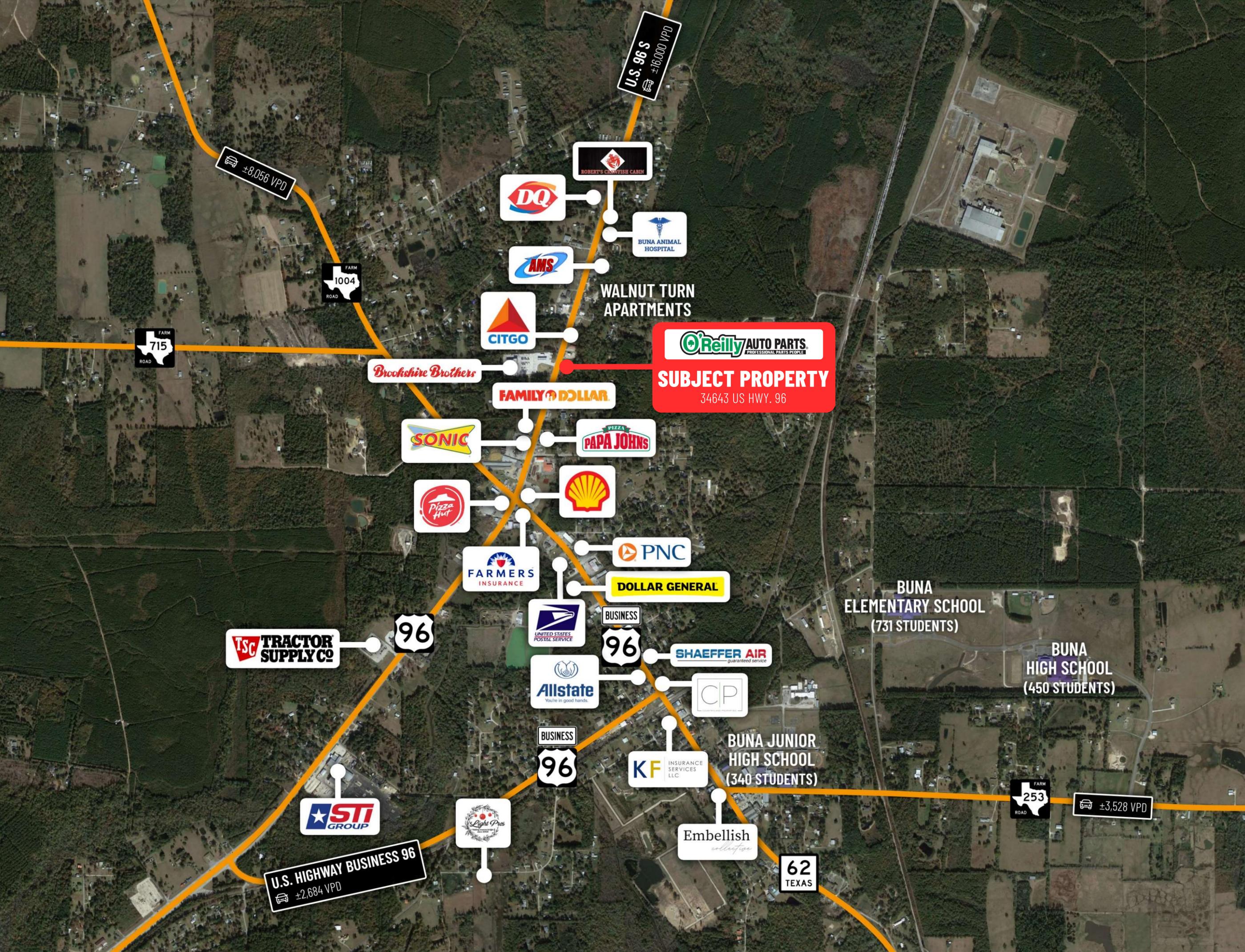
LEASE OVERVIEW

O'REILLY AUTO PARTS BUNA, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	July 2022
Lease Expiration	July 2037
Lease Type	Corporate Net Lease
Rent Increases	6% in Year 11 and In All Renewal Options
Annual Rent YRS 1-10	\$101,140.92
Annual Rent YRS 11-15	\$107,209.44
Option 1	\$113,642.04
Option 2	\$120,460.56
Option 3	\$127,688.16
Option 4	\$135,349.44
Option 5	\$143,470.44

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.





U.S. 96 S
±16,000 VPD

±8,056 VPD

FARM ROAD 715

FARM ROAD 1004

ROBERT'S CANYON CABIN



BUNA ANIMAL HOSPITAL



WALNUT TURN APARTMENTS



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
SUBJECT PROPERTY
34643 US HWY. 96

Brookshire Brothers

FAMILY DOLLAR



FARMERS INSURANCE

PNC

DOLLAR GENERAL

TSC TRACTOR SUPPLY CO

96



BUSINESS 96

SHAEFFER AIR
guaranteed service

BUNA ELEMENTARY SCHOOL
(731 STUDENTS)

BUNA HIGH SCHOOL
(450 STUDENTS)

Allstate
You're in good hands.

CP

BUNA JUNIOR HIGH SCHOOL
(340 STUDENTS)

BUSINESS 96

KF INSURANCE SERVICES LLC

STI GROUP



Embellish
collective

FARM ROAD 253

±3,528 VPD

U.S. HIGHWAY BUSINESS 96
±2,684 VPD

62 TEXAS

SITE OVERVIEW

O'REILLY AUTO PARTS BUNA, TX

	Year Built		2022
	Building Area		±7,225 SF
	Land Area		±0.893 AC



NEIGHBORING RETAILERS

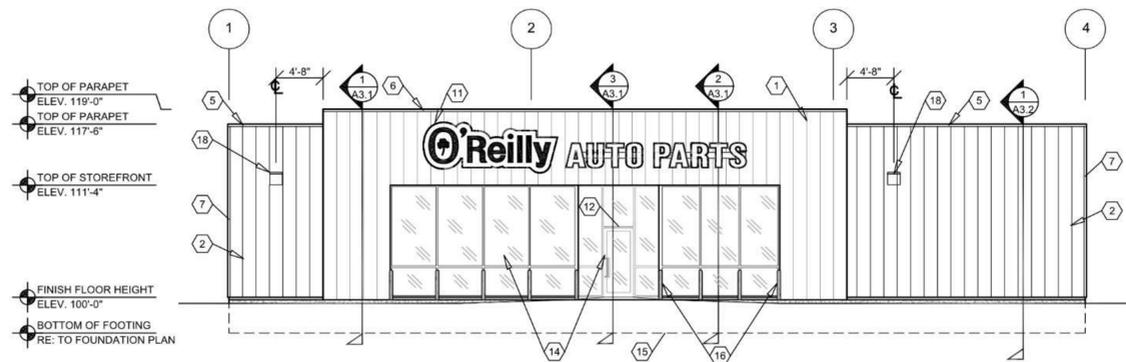
- Family Dollar
- Dairy Queen
- Dollar General
- Citgo
- Sonic Drive-In
- Pizza Hut
- Tractor Supply Co.
- PNC Bank
- Brookshire Brothers
- Papa Johns Pizza



File Photo

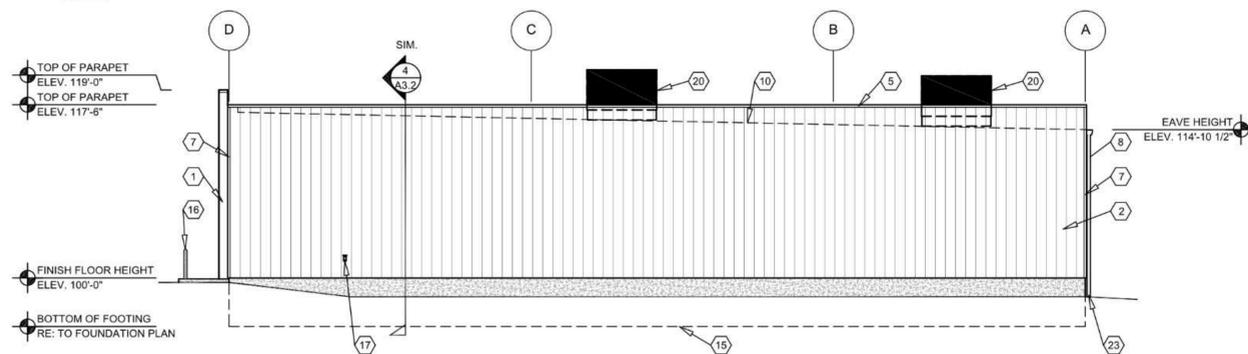
ELEVATIONS

O'REILLY AUTO PARTS BUNA, TX



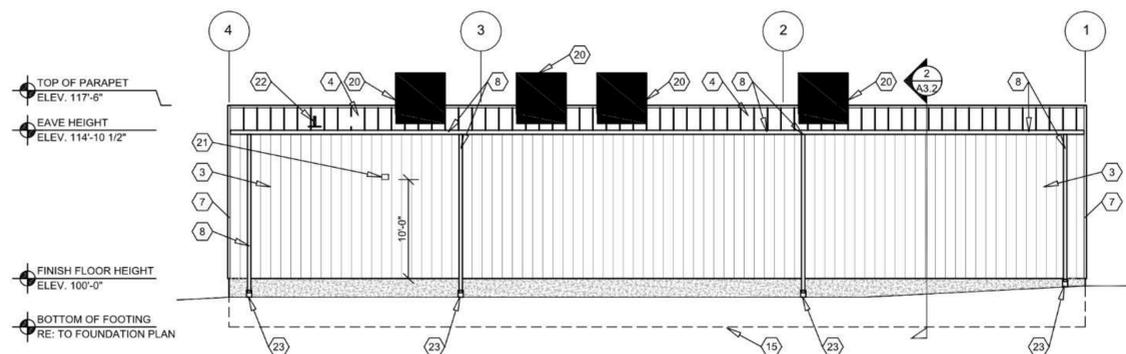
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



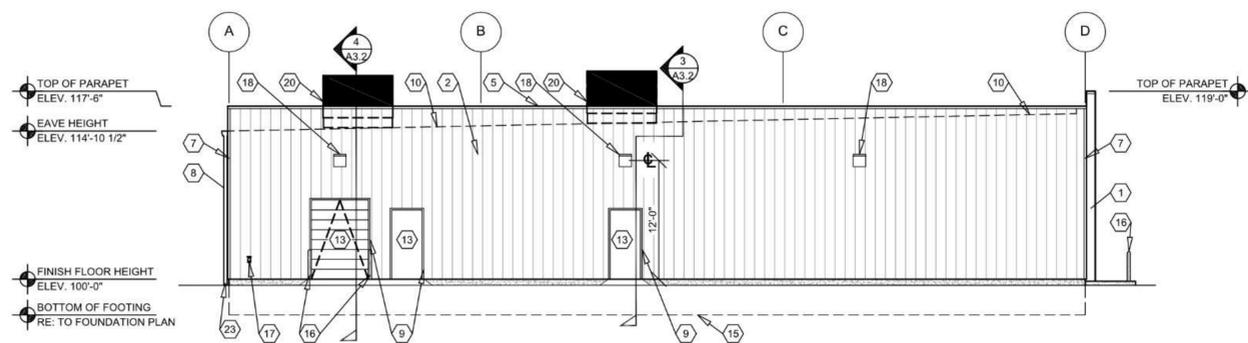
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

PRE-ENGINEERED METAL BUILDING WALL PANEL SYSTEMS

KEY NOTE NO. 1:
 TYPE: EXTERIOR WALL PANEL (TYPE 1)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 SERIES: EQUAL TO BUTLER BUILDING "eSTYLWALL"
 FINISH: PREFINISHED
 COLOR: EQUAL TO SHERWIN WILLIAMS "POSITIVE RED" SW6871 GLOSS

KEY NOTE NO. 2:
 TYPE: EXTERIOR WALL PANEL (TYPE 2)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 SERIES: EQUAL TO BUTLER BUILDING "eSTYLWALL"
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 3:
 TYPE: EXTERIOR WALL PANEL (TYPE 3)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 SERIES: EQUAL TO BUTLER BUILDING "eSTYLWALL"
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

FLASHING AND SHEET METAL

KEY NOTE NO. 4:
 TYPE: STANDING SEAM ROOFING SYSTEM
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 COLOR: GALVALUME

KEY NOTE NO. 5:
 TYPE: GAP FLASHING AT WALL PANELS (TYPE 2 AND TYPE 3)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 6:
 TYPE: GAP FLASHING AT WALL PANELS (TYPE 1)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 7:
 TYPE: WALL PANEL TRIM
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 8:
 TYPE: GUTTER AND DOWNSPOUTS
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 9:
 TYPE: DOOR TRIM
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

DOORS AND WINDOWS

KEY NOTE NO. 10:
 TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
 MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
 FINISH: FACTORY PRIMED AND FIELD PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT PANEL COLOR) (SEMI-GLOSS)

KEY NOTE NO. 11:
 TYPE: SECTIONAL OVERHEAD DOOR (DOOR NO. 3)
 MFG: (REFER PROJECT MANUAL)
 FINISH: FACTORY PRIMED AND FIELD PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT PANEL COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
 TYPE: (REFER TO WINDOW SCHEDULE)
 MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL), (NO SUBSTITUTES)
 FINISH: PREFINISHED
 COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 13:
 TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

GENERAL NOTES

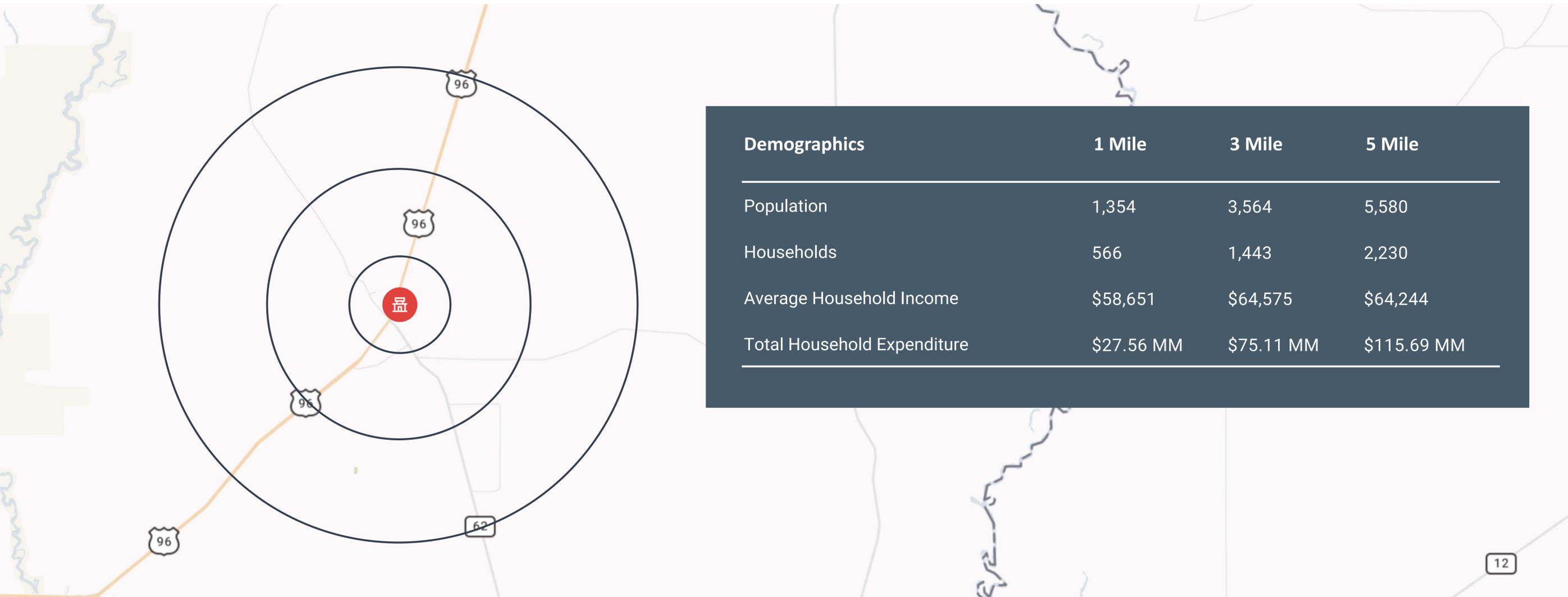
- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- 1 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 1).
- 2 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 2).
- 3 PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 3).
- 4 PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- 5 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE. (AT TYPE 2 AND TYPE 3 WALL PANELS).
- 6 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE (AT TYPE 1 WALL PANELS).
- 7 PRE-ENGINEERED METAL BUILDING SHEET METAL WALL PANEL TRIM.
- 8 PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
- 9 PRE-ENGINEERED METAL BUILDING SHEET METAL DOOR TRIM.
- 10 LINE OF ROOF BEYOND WITH 1/4"-12" SLOPE MINIMUM
- 11 SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
- 12 BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- 13 EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- 14 EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- 15 APPROXIMATE LINE OF FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
- 16 STEEL BOLLARDS. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- 17 HOSE BIB. REFER TO PLUMBING DRAWINGS.
- 18 LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- 19 (NOT USED).
- 20 MECHANICAL ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
- 21 MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- 22 PLUMBING ROOF VENT. REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- 23 DOWNSPOUT COLLECTION SYSTEM. REFER TO DETAIL 3/A6.1 AND CIVIL DRAWINGS FOR CONTINUATION.

LOCATION OVERVIEW

O'REILLY AUTO PARTS BUNA, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Lamar University (2,546)
- 2. Beaumont Independent School District (2,317)
- 3. ExxonMobil Corporation (2,189)
- 4. Christus St. Elizabeth Hospital (2,136)
- 5. Memorial Hermann Baptist Hospital (1,653)
- 6. City of Beaumont (1,293)
- 7. Port Arthur Independent School District (1,275)
- 8. Jefferson County (1,155)
- 9. Motiva Enterprises, LLC (1,096)
- 10. Christus St. Mary Hospital (900)
- 11. Valero Refining Group (825)
- 12. Walmart Super Center (816)
- 13. Burrow Global Services (785)
- 14. The Medical Center of Southeast Texas (785)
- 15. City of Port Arthur (659)

LOCATION OVERVIEW

O'REILLY AUTO PARTS BUNA, TX

Buna
Texas

2,408
Population

\$56,739
Median Household Income



Buna is at the junction of Farm roads 253 and 1004, U.S. Highway 96, and State Highway 62, thirty-six miles north of Beaumont in south central Jasper County.

The site was subsequently renamed Buna, however, in honor of one of the family's cousins, Buna Corley.

The Beaumont Lumber Company mill in southern Jasper County was first called Carrola for the Carroll family, prominent Beaumont lumbermen and industrialists.

A post office was established there in 1893. With substantial operations in Jasper County underway by 1890, the Beaumont Lumber Company built a tram road from Buna to Ford's Bluff, on the Neches River.

John Henry Kirby later bought the ten-mile-long tram line and by 1896 had converted it to a common carrier and extended it to Beaumont in the south and Roganville in the north. The revamped railroad was called the Gulf, Beaumont and Kansas City. Buna's economic position was solidified in 1902, when the Orange and Northwestern Railway linked the logging town with Orange. Four years later the Orange and Northwestern was extended from Buna to Newton. A townsite situated between the two railroad lines was platted on July 21, 1916. Although the region's economy suffered as the virgin forests were reduced, in later years second-growth timber continued to provide local jobs. In addition to logging, farming remains important to local residents. Numerous oilfields, first discovered in 1948, lie to the west and north of Buna and further augment the local economy. The weekly East Texas News was founded at Buna in 1967. The population of Buna was estimated at 650 in the early 1940s, 1,650 by the early 1970s, 2,000 in 1985, and 2,127 in 1990. In 2020 the population was 2,408.

IN THE NEWS

O'REILLY AUTO PARTS BUNA, TX

Beaumont Refinery Expansion

(EXXONMOBIL)

In January 2019, ExxonMobil announced plans for an expansion of the facility to increase light crude refining capacity by more than 65%, or 250,000 barrels per day.

The Beaumont Light Atmospheric Distillation Expansion Project (or BLADE project, for short) will **expand light crude** refining, supported by crude production in the Permian Basin. BLADE consists of a **third crude** unit within the Beaumont Refinery's existing footprint – increasing production of diesel fuel and enhancing the Beaumont Refinery's position as a **leader in the United States**.

The company aims to invest more than \$20bn over ten years towards the development and expansion of several facilities in the US Gulf Coast region.

Since May 2020, ExxonMobil has worked with the Port of Beaumont to accept industrial equipment and process modules, and transport them to the project site via barge to be set on foundations. In November 2020, six furnace modules and more than 120 components arrived at the Port of Beaumont via the RedBox AUDAX vessel, which is more than two football fields long. The largest of the furnaces was more than **103 feet tall, 80 feet long**, and weighed more than two million pounds.

In February 2021, the RedBox PUGNAX vessel arrived at the Port of Beaumont carrying eight additional process modules, weighing more than **7,000 metric tons** in total. In April 2021, the RedBox AUDAX vessel arrived at the Port of Beaumont carrying the final eight process modules to be delivered to the site, weighing more than 8,500 metric tons. The Port of Beaumont has handled nearly **25,000 metric tons of cargo** for the project. Transporting a significant amount of equipment and material via the Neches River to the Port of Beaumont minimizes community impact and reduces the **number of construction trucks** traveling through neighboring communities.

EXPLORE ARTICLE



\$57M construction project at Port of Beaumont expected to bring jobs, economic development to Southeast Texas

SIMONA BARCA, FEBRUARY 21, 2022 (12 NEWS)

New developments underway at the Port of Beaumont are expected to bring jobs and economic development to Southeast Texas.

After 10 years of planning, construction of a new dock finally began in mid-February. The Port of Beaumont's board of commissioners approved a **\$57 million** construction project to rebuild its Main Street terminal one dock.

City officials expect the dock to increase the port's capacity by 15 percent.

"It's going to create **economic activity** in our area," Sade Chick, director of corporate affairs, said. "So we're talking about the job creation. You may not be able to put a specific number on it, but you're gonna see a **lot of activity** from it. You're going to see people in our community. You're going to see sales tax dollars. You're going to see it impact so many different areas of our community."

"It will be like buzzing bees of construction here at the Port of Beaumont," Chick said. "You'll see lots of contractors, **lots of people working**, lots of moving parts. You'll see cranes. You'll see ships. You'll see every mode of transportation coming in and out of the Port of Beaumont to make these things happen."

Construction is in **phase two** of the project and includes demolition of a failed dock structure and construction of a new state-of-the-art cargo dock. Chick believes the upgrades currently underway are much needed.

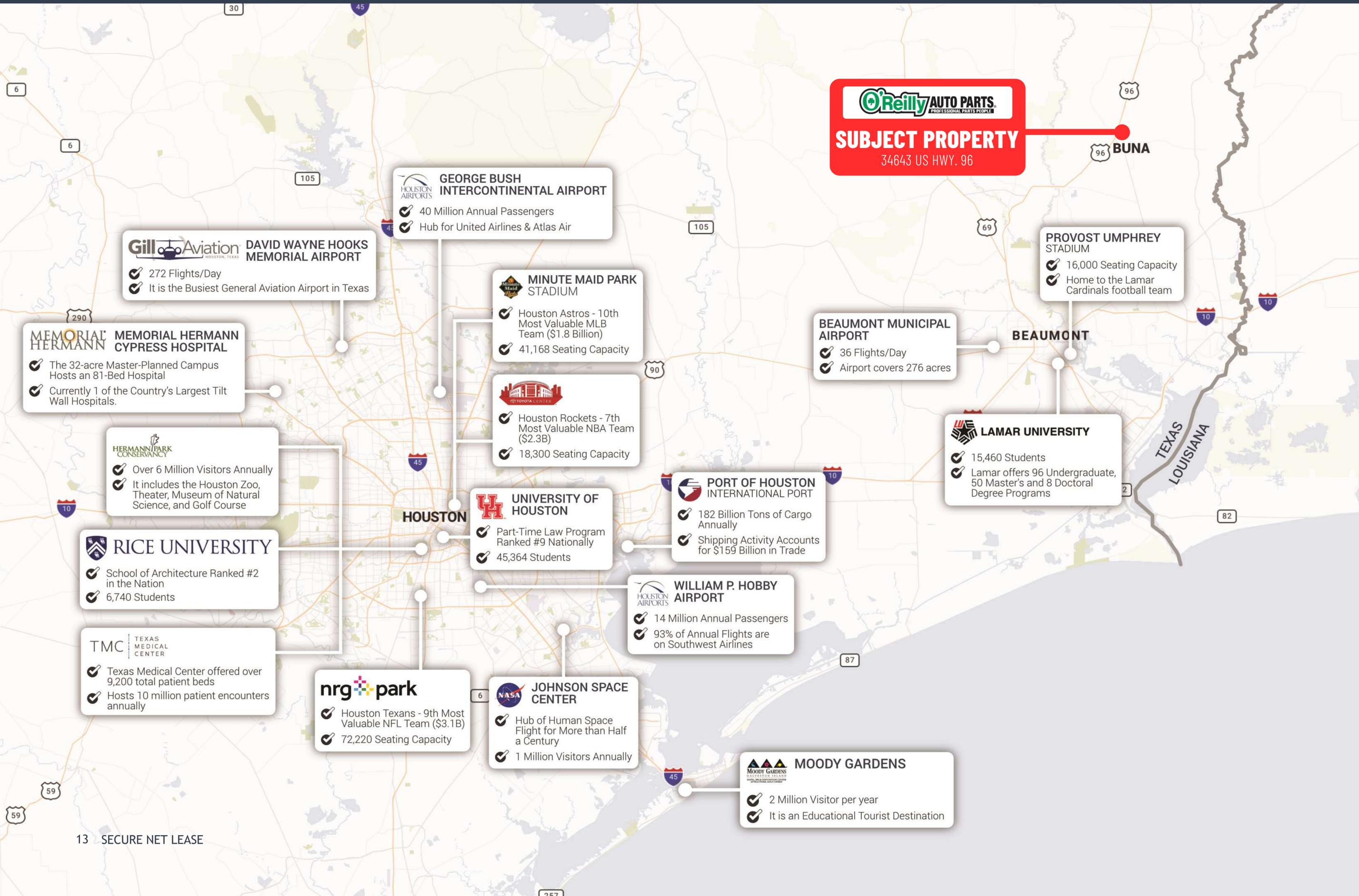
"This project is reconstruction of a dock that is currently at the port. It failed in **2012** due to aging infrastructure," Chick said. "So, it had components that were **over 100 years old**, which meant once parts of it started failing and meant reconstruction was the only option. So it is not working right now, but in about **two years**, we will have a brand new dock in its place."

EXPLORE ARTICLE



BEAUMONT-PORT ARTHUR-ORANGE MSA

O'REILLY AUTO PARTS BUNA, TX



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

SUBJECT PROPERTY
34643 US HWY. 96

HOUSTON AIRPORTS
GEORGE BUSH INTERCONTINENTAL AIRPORT

- 40 Million Annual Passengers
- Hub for United Airlines & Atlas Air

Gill Aviation
DAVID WAYNE HOOKS MEMORIAL AIRPORT

- 272 Flights/Day
- It is the Busiest General Aviation Airport in Texas

MEMORIAL HERMANN
MEMORIAL HERMANN CYPRESS HOSPITAL

- The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- Currently 1 of the Country's Largest Tilt Wall Hospitals.

Minute Maid
MINUTE MAID PARK STADIUM

- Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- 41,168 Seating Capacity

PROVOST UMPHREY STADIUM

- 16,000 Seating Capacity
- Home to the Lamar Cardinals football team

BEAUMONT MUNICIPAL AIRPORT

- 36 Flights/Day
- Airport covers 276 acres

TOYOTA CENTER

- Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- 18,300 Seating Capacity

LAMAR UNIVERSITY

- 15,460 Students
- Lamar offers 96 Undergraduate, 50 Master's and 8 Doctoral Degree Programs

HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

UNIVERSITY OF HOUSTON

- Part-Time Law Program Ranked #9 Nationally
- 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT

- 182 Billion Tons of Cargo Annually
- Shipping Activity Accounts for \$159 Billion in Trade

RICE UNIVERSITY

- School of Architecture Ranked #2 in the Nation
- 6,740 Students

HOUSTON AIRPORTS
WILLIAM P. HOBBY AIRPORT

- 14 Million Annual Passengers
- 93% of Annual Flights are on Southwest Airlines

TMC
TEXAS MEDICAL CENTER

- Texas Medical Center offered over 9,200 total patient beds
- Hosts 10 million patient encounters annually

nrg park

- Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- 72,220 Seating Capacity

NASA
JOHNSON SPACE CENTER

- Hub of Human Space Flight for More than Half a Century
- 1 Million Visitors Annually

MOODY GARDENS

- 2 Million Visitor per year
- It is an Educational Tourist Destination

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

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

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O'REILLY AUTO PARTS BUNA, TX

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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.