



O'Reilly Auto Parts

\$2,920,500 | 5.15% CAP

5300 Kennedale Sublett Rd., Kennedale, TX 76060

- ✓ Brand New 15-Year Corporate Net Lease, with Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ Kennedale is located in Tarrant County and is a growing suburb of Dallas-Fort Worth
- ✓ Strategically located off of US 287 and only 1 mile from Kennedale High School
- ✓ Dense retail corridor in the heart of Kennedale with neighboring national tenants
- ✓ Recession-Resilient Tenant - Experienced Record 13.3% Same-Store Sales Growth in 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 KENNEDALE, TX

FILE PHOTO

O'Reilly AUTO PARTS

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$2,920,500

5.15% CAP

NOI

\$150,402

Building Area

±7,428 SF

Land Area

±1.382 AC

Year Built

2022

Lease Type

Corporate Net
Lease*

Occupancy

100%

- ✓ **Brand New 15-Year Corporate Guaranteed Net Lease**, with Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ Kennedale is a **growing suburb of Dallas-Fort Worth** located in the heart of Tarrant County, one of the fastest-growing regions in the country
- ✓ **Strategically located off of US 287**, directly adjacent to Arlington, the entertainment capital of North Texas and home of the Dallas Cowboys, Texas Live! and Six Flags over Texas
- ✓ **Dense retail corridor in the heart of Kennedale** with neighbouring national tenants including Kroger, LA Fitness, Albertson's, Chick-Fil-A, Whataburger and Starbucks
- ✓ **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.

*LL responsible for roof and structure. 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 KENNEDALE, 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**.

FILE PHOTO



IN THE NEWS

O'REILLY AUTO PARTS KENNEDALE, 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

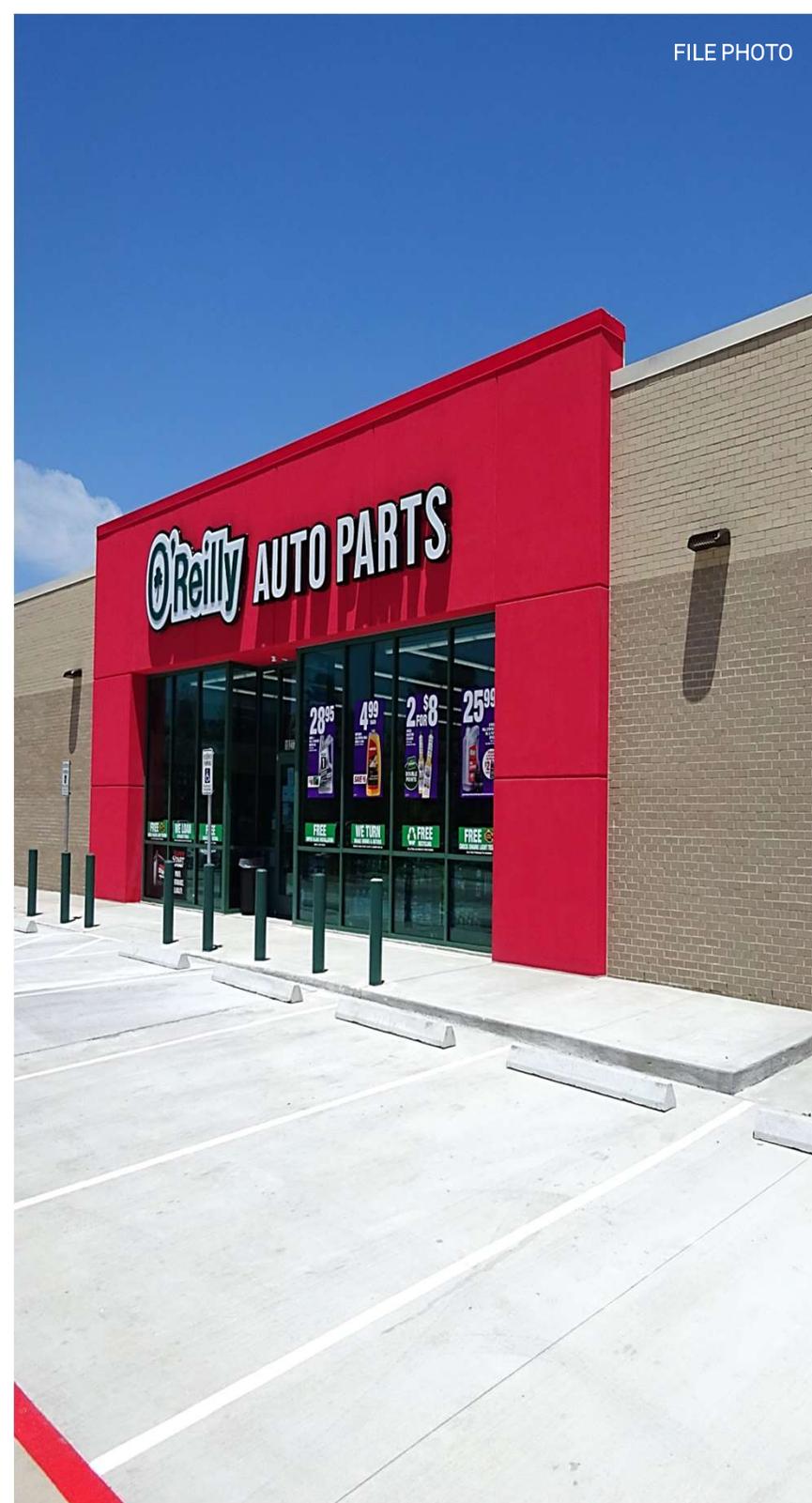


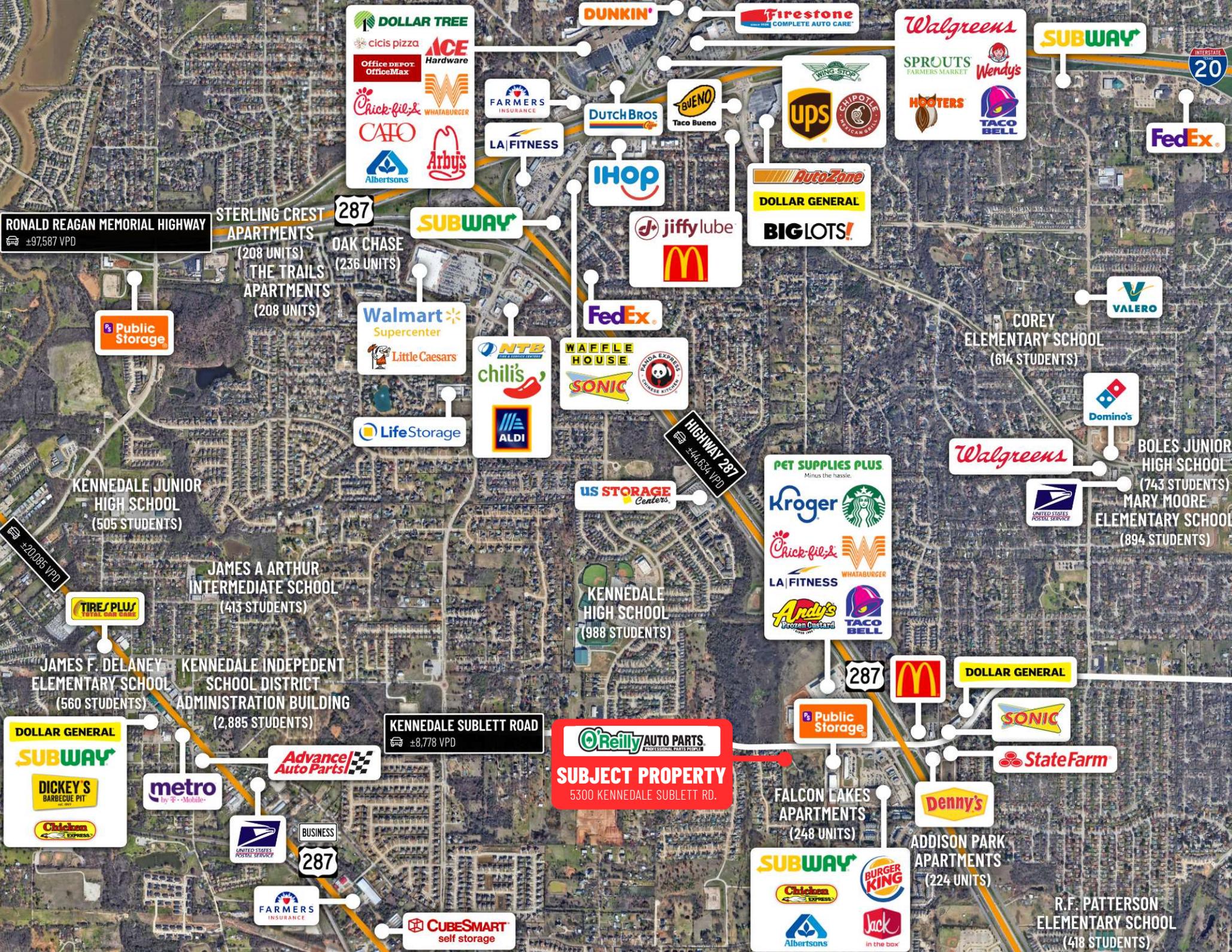
LEASE OVERVIEW

O'REILLY AUTO PARTS KENNEDALE, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	late Sept. 2022
Lease Expiration	late Sept. 2037
Lease Type	Corporate Net Lease
Rent Increases	6% in Year 11 and In All Renewal Options
Annual Rent YRS 1-10	\$150,401.52
Annual Rent YRS 11-15	\$159,425.64
Option 1	\$168,991.20
Option 2	\$179,130.60
Option 3	\$189,878.40
Option 4	\$201,271.20
Option 5	\$213,347.40

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.





RONALD REAGAN MEMORIAL HIGHWAY
±97,587 VPD

STERLING CREST APARTMENTS (208 UNITS)
OAK CHASE (236 UNITS)
THE TRAILS APARTMENTS (208 UNITS)

287

OAK CHASE (236 UNITS)

SUBWAY

Public Storage

Walmart Supercenter
Little Caesars

LifeStorage

NTB
chili's
ALDI

Waffle House
SONIC
Panda Express

US STORAGE Centers

HIGHWAY 287
±44,634 VPD

KENNEDALE JUNIOR HIGH SCHOOL (505 STUDENTS)

JAMES A ARTHUR INTERMEDIATE SCHOOL (413 STUDENTS)

KENNEDALE HIGH SCHOOL (988 STUDENTS)

PET SUPPLIES PLUS
Kroger
Starbucks
Chick-fil & WHATABURGER
LA FITNESS
Andy's Frozen Custard
TACO BELL

Walgreens

UNITED STATES POSTAL SERVICE

BOLES JUNIOR HIGH SCHOOL (743 STUDENTS)
MARY MOORE ELEMENTARY SCHOOL (894 STUDENTS)

JAMES F. DELANEY ELEMENTARY SCHOOL (560 STUDENTS)

KENNEDALE INDEPENDENT SCHOOL DISTRICT ADMINISTRATION BUILDING (2,885 STUDENTS)

KENNEDALE SUBLETT ROAD
±8,778 VPD

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
SUBJECT PROPERTY
5300 KENNEDALE SUBLETT RD.

Public Storage

287
McDonald's

DOLLAR GENERAL

SONIC

State Farm

DOLLAR GENERAL
SUBWAY

DICKY'S BARBECUE PIT
Chick-fil & EXPRESS

metro by T-Mobile

UNITED STATES POSTAL SERVICE

BUSINESS 287

FARMERS INSURANCE

CUBESMART self storage

FALCON LAKES APARTMENTS (248 UNITS)

Denny's

ADDISON PARK APARTMENTS (224 UNITS)

SUBWAY
Chick-fil & EXPRESS
Albertsons
Burger King
Jack in the box

R.F. PATTERSON ELEMENTARY SCHOOL (418 STUDENTS)

DOLLAR TREE
cicis pizza
Office DEPOT OfficeMax
ACE Hardware
Chick-fil & WHATABURGER
CAFO
Albertsons
Arby's

FARMERS INSURANCE
LA FITNESS

DUNKIN'

DUTCH BROS

IHOP

jiffy lube
McDonald's

FedEx

Firestone COMPLETE AUTO CARE

BUENO Taco Bueno

WING STOP
UPS
CHIPOTLE MEXICAN BELL

AutoZone
DOLLAR GENERAL
BIG LOTS!

Walgreens
SPROUTS FARMERS MARKET
Wendy's
HOOTERS
TACO BELL

SUBWAY

FedEx

VALERO

Dominos

INTERSTATE 20

SITE OVERVIEW

O'REILLY AUTO PARTS KENNEDALE, TX

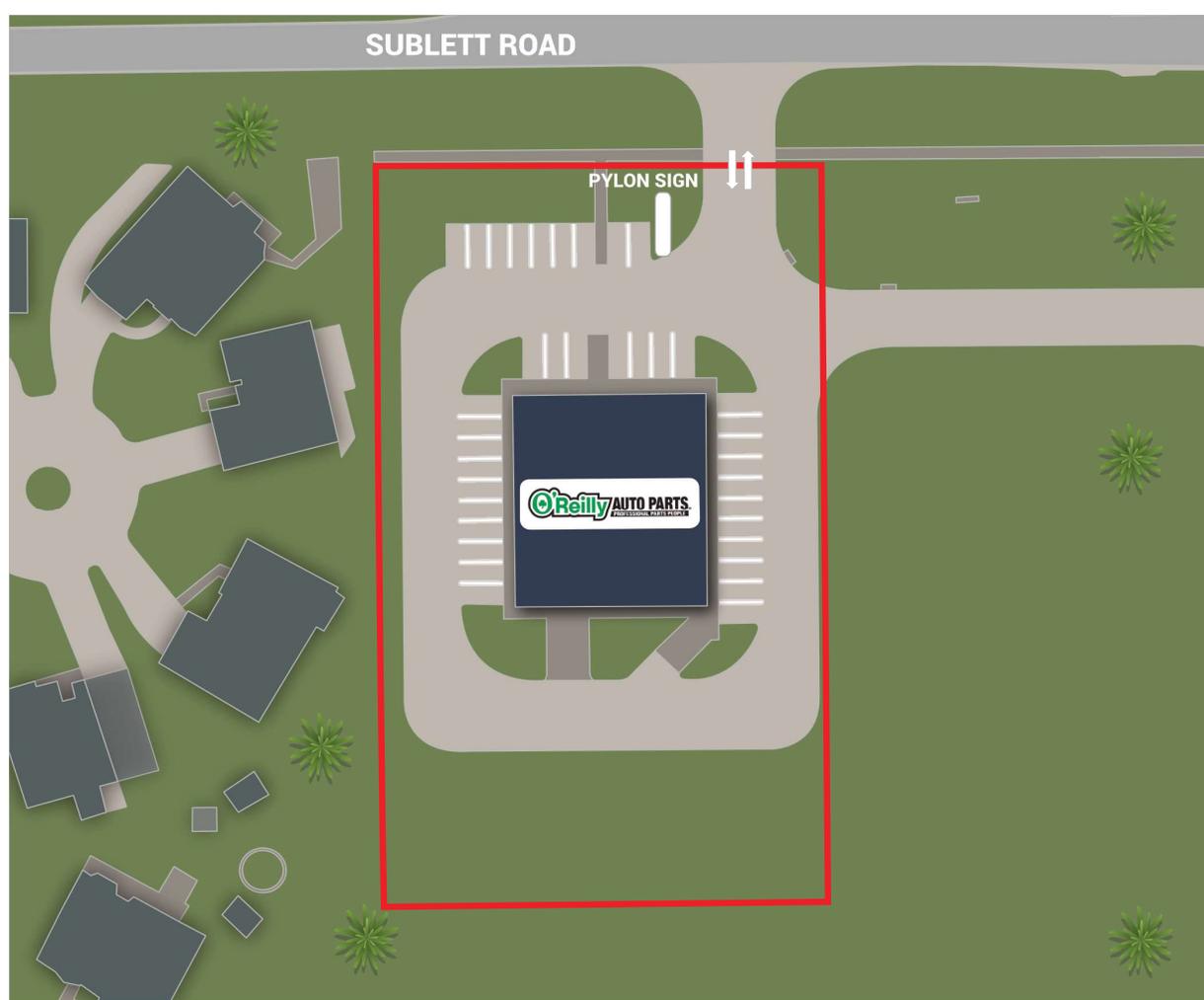
 Year Built | 2020

 Building Area | $\pm 7,428$ SF

 Land Area | ± 1.382 AC

NEIGHBORING RETAILERS

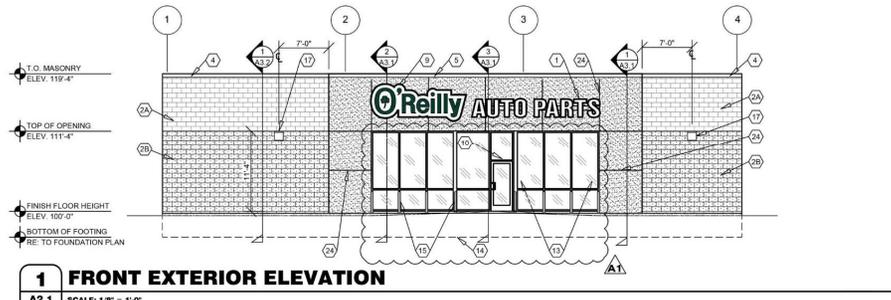
- Burger King
- Kroger
- LA Fitness
- Dollar General
- Walgreens
- Walmart Supercenter
- Big Lots
- Aldi
- Albertsons
- Sprouts Farmers Market
- Pet Supplies Plus



FILE PHOTO

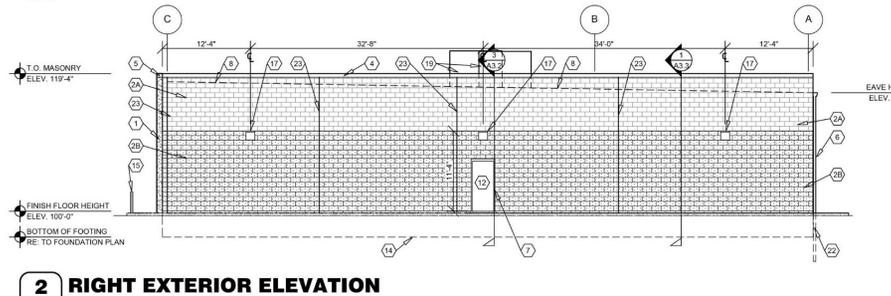
ELEVATIONS

O'REILLY AUTO PARTS KENNEDALE, TX



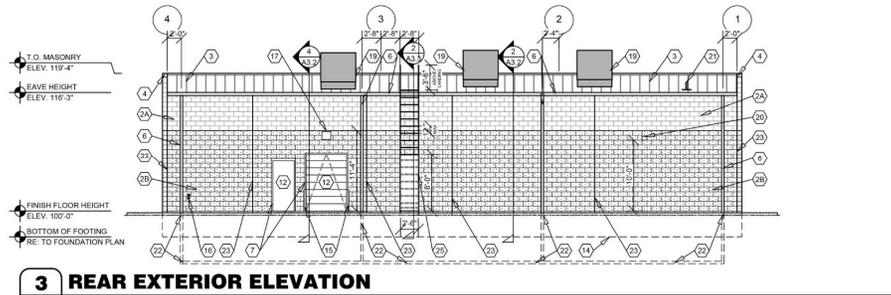
1 FRONT EXTERIOR ELEVATION

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



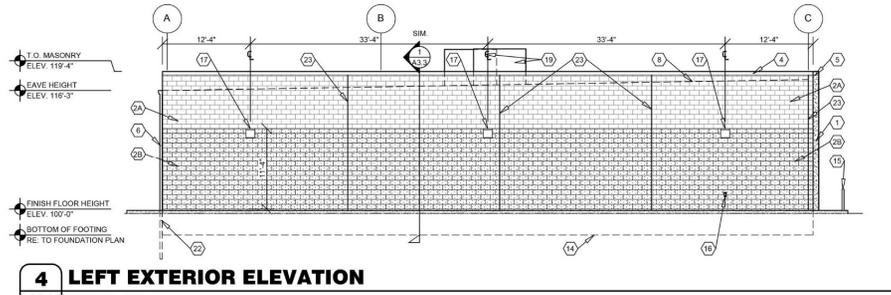
2 RIGHT EXTERIOR ELEVATION

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"

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.

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
KEY NOTE NO. 1:
 MFG. DRYVIT SPECIFIED. EQUAL BY STD OR MASTER BUILDERS (NO SUBSTITUTES)
 SERIES: OUTSULATION PLUS MD
 TEXTURE: SAND/SLAT
 COLOR: DRYVIT "ORAP1030R" STRATOTONE HIGH PERFORMANCE COLOR STANDARD. SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER.CRYL) GLOSS

UNIT MASONRY
KEY NOTE NO. 2A:
 TYPE: CONCRETE MASONRY UNIT (CMU)
 MFG. (REFER TO PROJECT MANUAL)
 SIZE: 8"X8"X16"
 TEXTURE: SMOOTH FACE
 COURSE: RUNNING BOND
 FINISH: FIELD PAINT (ACCENT COLOR)
 COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW8141 (SEMI-GLOSS)
 NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 2B:
 TYPE: CONCRETE MASONRY UNIT (CMU)
 MFG. (REFER TO PROJECT MANUAL)
 SIZE: 8"X8"X16"
 TEXTURE: SPLIT FACE
 COURSE: RUNNING BOND
 FINISH: FIELD PAINT (FIELD COLOR)
 COLOR: SHERWIN WILLIAMS "LATTE" SW8108 (SEMI-GLOSS)
 NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
 TYPE: STANDING SEAM ROOFING SYSTEM
 MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 COLOR: GALVALUME

KEY NOTE NO. 4:
 TYPE: CAP FLASHING AT MASONRY
 MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
 TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
 MFG. (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: FACTORY PRIMED AND FIELD PAINT
 COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER.CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (865T105 / 860V105 / 860C105) CLEAR URETHANE

KEY NOTE NO. 6:
 TYPE: GUTTER AND DOWNSPOUTS
 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. 12:
 TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
 MFG. (OWNER FURNISHED/ CONTRACTOR INSTALLED)
 FINISH: FACTORY PRIMED AND FIELD PAINT
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
 TYPE: (REFER TO WINDOW SCHEDULE)
 MFG. EFCO, KAWNEER OR OLD CASTLE (VISTA WALL) (NO SUBSTITUTES)
 COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
 TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6488 (SEMI-GLOSS)

KEY NOTE NO. 25:
 TYPE: ROOF ACCESS LADDER
 FINISH: POWDER COATED
 COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW8141

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

- GENERAL**
 1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- 2. MANUFACTURER:** SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
- 3. APPLICATION:** INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET ML UNITS, UNLESS OTHERWISE INDICATED.
- 4. QUALITY CONTROL:** SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) EXTERIOR SURFACE COATINGS

1. FINISH COLORS: (REFER EXTERIOR FINISH SCHEDULE).
2. PRIMER: "1.00XN" ACRYLIC BLOCK SURFACER "1.0X1W020-LXN BLOCK SURF WH" (NO LESS THAN 16 MILS); TWO COATS MAY BE REQUIRED TO ACHIEVE PINHOLE FREE SURFACE.
3. COAT 1: "1.00XN" SELF-CLEANING ACRYLIC COATING "1.13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS).
4. COAT 2: "1.00XN" REF-F-C1 FINISH ACRYLIC COATING "1.13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS).

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS

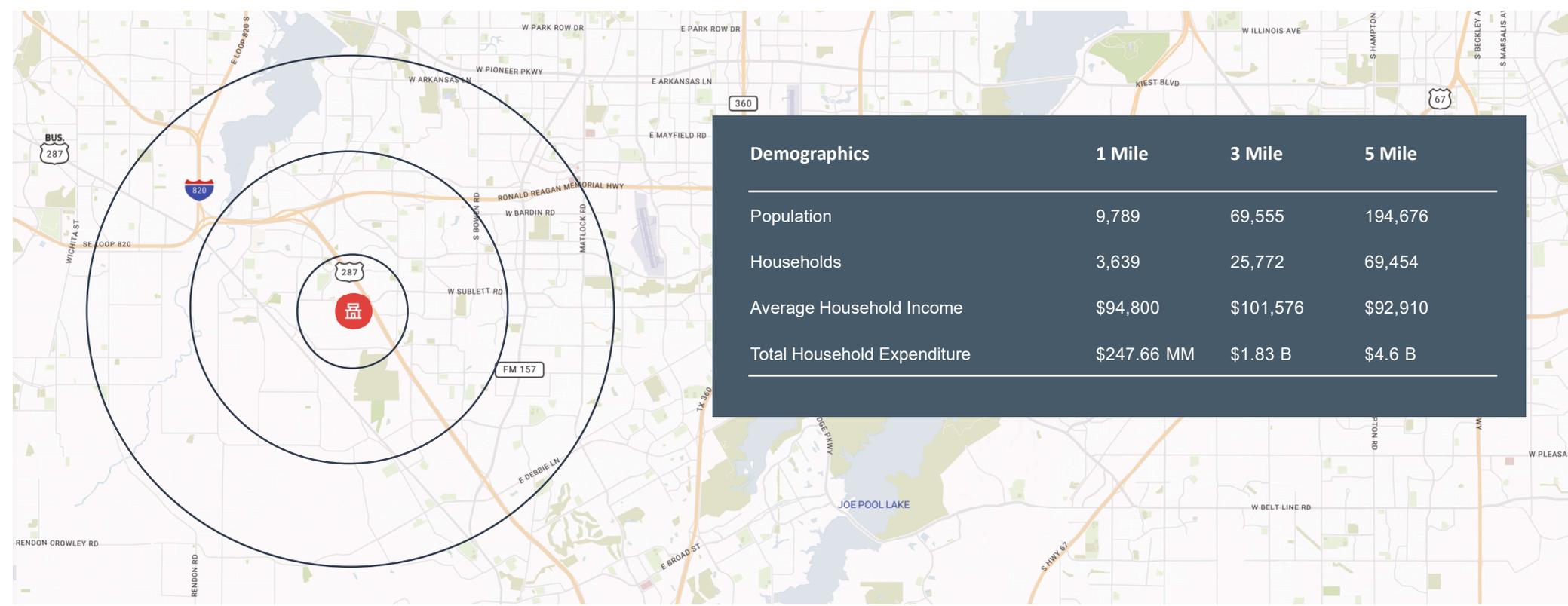
1. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).
2. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURNISHING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.
3. PRIMER: "1.00XN" WATER BLOCKING PRIMER "1.13W0050-LXN WTR BLOCK PR WH" (NO LESS THAN 6 MILS); APPLICATION WITH OVERIGHT DRYING BETWEEN COAT 1.
4. COAT 1: "1.00XN" WATER BLOCKING PRIMER "1.13W0050-LXN WTR BLOCK PR WH" (NO LESS THAN 6 MILS).

KEY NOTES

- (1) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR); REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR); REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY).
- (5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS).
- (6) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH "14" 12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) (NOT USED).
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION; REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS; REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB; REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS.
- (18) (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT; REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS; REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT; REFER TO PLUMBING DRAWINGS AND DETAIL 11A4.2.
- (22) DOWNSPOUT COLLECTION SYSTEM; REFER TO DETAIL 6A6.1 AND CIVIL DRAWINGS FOR CONTINUATION.
- (23) MASONRY CONTROL JOINT; REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DOWNSPOUT FLANK BALKER JOINT.
- (24) RUSTICATION JOINT; REFER TO DETAIL 6A3.2.
- (25) ROOF ACCESS LADDER; REFER TO EXTERIOR FINISH SCHEDULE.

LOCATION OVERVIEW

O'REILLY AUTO PARTS KENNEDALE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- | | | |
|------------------------------------|--|---------------------------------------|
| 1. AMR/American Airlines (25,000) | 7. University of Texas at Arlington (7,311) | 13. Bell Helicopter Textron (4,953) |
| 2. Lockheed Martin (13,690) | 8. JPS Health Network (6,500) | 14. BNSF Railway (4,500) |
| 3. Fort Worth ISD (12,000) | 9. City of Fort Worth (6,161) | 15. Tarrant County Government (4,310) |
| 4. Texas Health Resources (12,000) | 10. Cook Children's Health Care System (6,042) | |
| 5. NAS - Fort Worth - JRB (10,000) | 11. Tarrant County College (5,999) | |
| 6. Arlington ISD (8,500) | 12. Alcon Laboratories Inc. (5,393) | |

LOCATION OVERVIEW

O'REILLY AUTO PARTS KENNEDALE, TX

Kennedale,

Texas



9,200

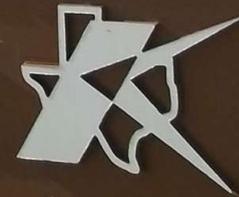
Population



\$79,928

Median Household Income

ERS FARM PARK
CITY OF KENNEDALE



Tarrant County's
population increased
16.7% in the past decade

16.7%

Kennedale ranked one of
the best places to raise a
family in Tarrant County

Ranked One

Kennedale is a growing, family-oriented community of 9,200 residents located southeast of Fort Worth in the Dallas-Fort Worth Metroplex.

Many young professionals live in Kennedale and the schools in the area are highly ranked.

Kennedale is part of the Dallas-Fort Worth MSA, which is the largest metropolitan area in the state and the fourth largest in the US.

One of the biggest draws to the area is the presence of many major corporations, including more than 10 percent of Fortune 500 companies. The DFW Metroplex

also contains the largest Information Technology industry base in the state, often referred to as Silicon Prairie or the Telecom Corridor, due to the presence of numerous electronics, computing and telecommunications firms. The Telecom Corridor is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters. Kennedale is located directly adjacent to the city of Arlington. Arlington attracts visitors with a new \$250 million entertainment complex which includes sports teams, theme parks, shopping, hotels and restaurants. Home of the Dallas Cowboys, the Texas Rangers, Six Flags Over Texas Theme Park, Texas Live!, and a host of other attractions, Arlington is the entertainment capital of North Texas, seeing over 48.9 million visitors annually. Arlington is also home to the University of Texas at Arlington, the largest university in North Texas. UT Arlington is a growing research powerhouse, conducting cutting-edge research in aerospace, manufacturing, medical sciences and engineering with over 42,000 students.

IN THE NEWS

O'REILLY AUTO PARTS KENNEDALE, TX

2 New Residential Communities are Going up North and South of Fort Worth

TERESA GUBBINS, DECEMBER 21, 2021 (CULTURE MAPS FORTH WORTH)

The new builds are from Wood Partners, an Atlanta-based multifamily developer that owns 70-plus properties across the U.S. representing more than 20,000 homes.

They've already begun construction on the following:

Alta Landing in Kennedale. Scheduled to open Spring 2022

Alta Denton Station. Scheduled to open Fall 2022

These combined with two other 2021 projects — **Alta 3Eighty in Aubrey, and Alta at the Farm** — will add more than 1,100 new units total.

Two new residential communities are coming to the Fort Worth area, one in Denton and the other in Kennedale, promising inner-city-style amenities without having to actually live in the inner city.

Alta Denton Station will consist of **248 units**, including one-, two-, and three-bedroom floor plans. Residences will feature: **luxurious kitchens** with granite countertops, stainless steel appliances, & tile backsplash; in-unit washer and dryers; wood plank "flooring" throughout.

Interior amenities will include a community clubhouse, state-of-the-art fitness center, remote working capabilities, and seating for social gatherings.

Outdoor amenities will include a resort-style pool with courtyard, grilling areas, and pet facilities.

Alta Landing will be located **10 miles south of Fort Worth** within the 287 Corridor, and will provide **270 apartment homes** complete with studio, one-, two-, and three-bedroom floor plans.

EXPLORE ARTICLE



Tarrant County's census data shows growth in population, diversity

STEVEN RYZEWSKI, SEPTEMBER 13, 2021 (COMMUNITY IMPACT)

The U.S. Census Bureau has begun to parcel out data from the 2020 census, and some of the big picture trends for Tarrant County were underlined by numbers released recently.

Tarrant County continues to grow in population, up to 2.11 million in 2020 from 1.81 million in 2010—a 16.7% increase over the decade.

Fort Worth, the Tarrant County seat, grew from 741,206 people in the 2010 census to 918,915 in the 2020 census. Tarrant County also has a density of 2,439.2 people per square mile.

The tally makes Tarrant the third most populous county in Texas, trailing Harris County with a population of 4.73 million and Dallas County with 2.61 million.

The growth extended to the **county's diversity**, also. For instance, as a barometer, the Census Bureau uses its Diversity Index to measure the probability that two people, chosen at random, will be from different racial and ethnic groups. In 2010, **Tarrant County** registered **63.7% on the index**, and in 2020, the county scored a **69.6% on the index**.

Individuals identifying as white are still the county's largest demographic at 42.9% of the population, or 904,884) people. However, that is lower than in 2010, when that same group accounted for 51.8% of the **population and totalled 937,135**.

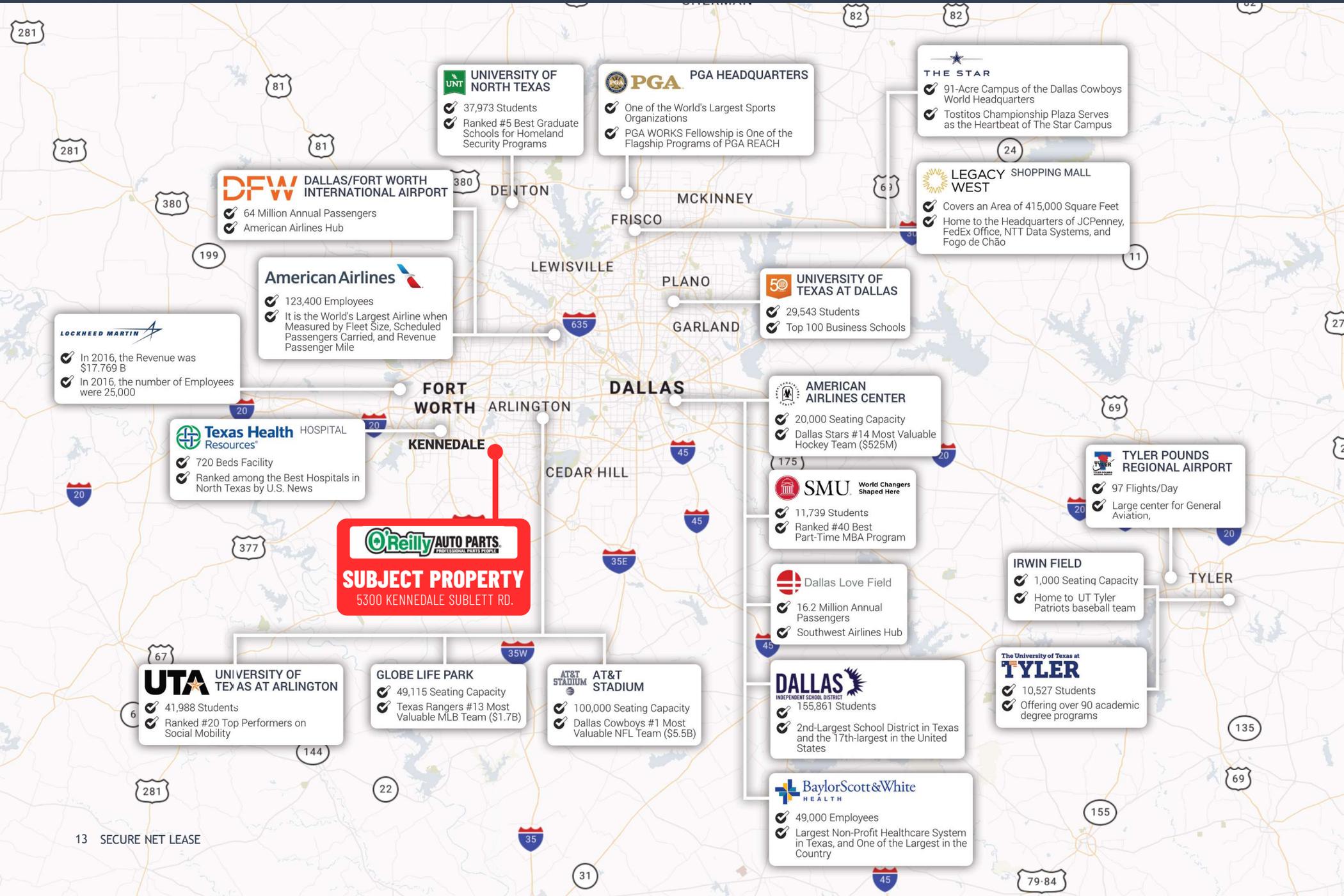
Individuals identifying as Hispanic and/or Latino were the **second largest** racial or ethnic group, accounting for **29.4% of the population**—up from 26.7% in 2010. This group grew by 28.6% over the decade, from 482,977 in 2010 **to 620,907 in 2020**.

EXPLORE ARTICLE



DALLAS-FORT WORTH METRO

O'REILLY AUTO PARTS KENNEDALE, TX



DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 64 Million Annual Passengers
- American Airlines Hub

American Airlines

- 123,400 Employees
- It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

LOCKHEED MARTIN

- In 2016, the Revenue was \$17.769 B
- In 2016, the number of Employees were 25,000

Texas Health Resources HOSPITAL

- 720 Beds Facility
- Ranked among the Best Hospitals in North Texas by U.S. News

O'Reilly AUTO PARTS
PROFESSIONAL AUTO PEOPLE

SUBJECT PROPERTY
5300 KENNEDALE SUBLETT RD.

UTA UNIVERSITY OF TEXAS AT ARLINGTON

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

GLOBE LIFE PARK

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

AT&T STADIUM AT&T STADIUM

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

UNIVERSITY OF NORTH TEXAS

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

PGA PGA HEADQUARTERS

- One of the World's Largest Sports Organizations
- PGA WORKS Fellowship is One of the Flagship Programs of PGA REACH

THE STAR

- 91-Acre Campus of the Dallas Cowboys World Headquarters
- Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

LEGACY SHOPPING MALL WEST

- Covers an Area of 415,000 Square Feet
- Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

UNIVERSITY OF TEXAS AT DALLAS

- 29,543 Students
- Top 100 Business Schools

AMERICAN AIRLINES CENTER

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

SMU World Changers Shaped Here

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

Dallas Love Field

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

DALLAS INDEPENDENT SCHOOL DISTRICT

- 155,861 Students
- 2nd-Largest School District in Texas and the 17th-largest in the United States

BaylorScott&White HEALTH

- 49,000 Employees
- Largest Non-Profit Healthcare System in Texas, and One of the Largest in the Country

TYLER POUNDS REGIONAL AIRPORT

- 97 Flights/Day
- Large center for General Aviation,

IRWIN FIELD

- 1,000 Seating Capacity
- Home to UT Tyler Patriots baseball team

The University of Texas at TYLER

- 10,527 Students
- Offering over 90 academic degree programs

SECURE

NET LEASE

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

TEXAS DISCLAIMER

O'REILLY AUTO PARTS KENNEDALE, 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.