



Tractor Supply

\$6,547,169 | 5.30% CAP

Clovis Rd & North Frankford Rd, Lubbock, TX 79415

- ✓ **New Construction, 16 Year Lease With 5% Rent Increases Every 5 Years**
- ✓ **Strong Corporate Guarantee from Tractor Supply (NASDAQ: TSCO), the Largest Rural Lifestyle Retailer in the United States**
- ✓ **Texas Is a Tax Free State**
- ✓ **60,000+ People Within 5 Miles**
- ✓ **23,557 SF Building On Large 4.88 Acre Parcel**

Tractor Supply Company (NASDAQ: TSCO), the **largest rural lifestyle retailer** in the United States, has been passionate about serving its unique niche, **targeting the needs of recreational farmers**, ranchers and all those who enjoy living the rural lifestyle, for **more than 80 years**.



INVESTMENT OVERVIEW

TRACTOR SUPPLY LUBBOCK, TX

Representative Image



CONTACT FOR DETAILS

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Vice President
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\$6,547,169

5.30% CAP

NOI

\$347,000

Building Area

±23,557 SF

Land Area

±4.88 AC

Year Built

2023

Lease Type

Double Net (Roof,
Structure, Parking Lot is
Landlord Responsibility)

Occupancy

100%

- ✓ **New Construction, 16 Year Lease** With 5% Rent Increases Every 5 Years
- ✓ **Strong** Corporate Guarantee
- ✓ **Texas Is a** Tax Free State
- ✓ **60,000+** People Within 5 Miles
- ✓ **23,557 SF Building** On Large 4.88 Acre Parcel
- ✓ **Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States**, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years

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

TRACTOR SUPPLY LUBBOCK, TX

Tractor Supply

Lessee: Tractor Supply

Guarantor: Corporate

REVENUE

\$12.73 B

STOCK TICKER

TSCO

LOCATIONS

2,003



tractorsupply.com

Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, targeting the needs of recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years.

Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service for the Out Here lifestyle. **With more than 46,000** Team Members, the Company's physical store assets, combined with its digital capabilities, offer customers the **convenience** of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve. At **March 26, 2022**, the Company operated **2,003** Tractor Supply stores in **49 states**, a customer mobile app and an e-commerce website at www.TractorSupply.com.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the **needs of pet owners**, primarily in small and mid-size communities, and offering a variety of pet products and services. At **March 26, 2022**, the Company operated **178 Petsense stores in 23 states**.

Representative Image



IN THE NEWS

TRACTOR SUPPLY LUBBOCK, TX

Tractor Supply Company Named to Forbes' List of Best Employers for Diversity 2022

APRIL 27, 2022 (TRACTOR SUPPLY CO)

"We are honored to be recognized by Forbes on its list of the Best Employers for Diversity," said Hal Lawton, Tractor Supply's Chief Executive Officer.

"Our **46,000 Team Members** each have a unique story that is important to the fabric of our **legendary culture**, and we're committed to continue creating an environment that's welcoming to everyone." Tractor Supply recently garnered other **awards recognizing** significant milestones in its Environmental, Social and **Governance (ESG)** efforts.

Tractor Supply Company(NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, today announced it has been included on the Forbes' list of Best Employers for Diversity 2022. The recognition is jointly presented by Forbes and Statista Inc., the world-leading statistics portal and industry ranking provider.

The Company earned a perfect score on the Human Rights Campaign Foundation's 2022 Best Places to Work Corporate Equality Index and achieved its inaugural inclusion in the **2022 Bloomberg Gender-Equality Index**. Additionally, Tractor Supply was named to Investor's Business Daily's (IBD) **100 Best ESG** (Environmental, Social and Governance) Companies of **2021**, along with earning the 2021 Great Place to Work Certification. In addition to these accolades, the Company has deepened their commitment to ESG with new sustainability and diversity, equity and inclusion goals in 2021 as well.

Over **60,000 U.S. employees** were surveyed in companies with a **minimum of 1,000 employees** to identify The Best Employers for Diversity.

EXPLORE ARTICLE



From Humble Beginnings, Tractor Supply Company Surpasses 2,000 Stores

JANUARY 28, 2022 (TRACTOR SUPPLY CO)

Tractor Supply Company(NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, today announced it has surpassed 2,000 stores and plans to continue its ongoing expansion.

The company is set to open **75-80 new stores** in 2022, including relocating a store this month in Minot, N.D., home of the original Tractor Supply location. Tractor Supply Company began in **1938** as a mail-order business focused on providing **quality tractor parts** to farmers at fair prices.

In 2011, after 72 years in business, Tractor Supply celebrated the opening of its 1,000th store. It added another thousand just ten years later and recently celebrated the grand opening of the 2,000th location in White House, Tenn.

Charles E. Schmidt Sr. ran the **business** from his Chicago kitchen table before opening a retail store **one year later** in Minot. Schmidt selected the town for its central location between Texas and Saskatchewan, **two hubs** for tractor owners.

"Beginning with our first store in Minot, Tractor Supply Company established a commitment to meeting and exceeding the needs of our customers, and we have upheld that commitment for more than **80 years**," said Hal Lawton, Tractor Supply's President & CEO. "By never losing sight of our purpose, we have grown far beyond what Mr. Schmidt could have ever imagined. While we are proud of our history and all that we have accomplished, we are even more excited about the future and the many ways we can continue to **support our neighbors** who share our passion for Life Out Here."

Tractor Supply stores provide a one-stop shop for the community, serving farmers, livestock and pet owners, ranchers, **part-time** and hobby farmers, gardeners, homeowners and others.

EXPLORE ARTICLE



LEASE OVERVIEW

TRACTOR SUPPLY LUBBOCK, TX

Initial Lease Term	16 Years
Rent Commencement (Estimated)	July 2023
Lease Expiration (Estimated)	July 2029
Lease Type	Corporate Guarantee
Annual Rent YR 1	\$173,500.00
Annual Rent YRS 2-6	\$347,000.00
Annual Rent YRS 7-11	\$364,350.00
Annual Rent YRS 12-16	\$382,567.00
Options	4 X 5 Year Options, 5% Increases

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N COUNTY ROAD 1800
±11,994 VPD

COUNTY ROAD 6220

TSC TRACTOR SUPPLY CO
SUBJECT PROPERTY
CLOVIS RD. & NORTH FRANKFORD RD.



CLOVIS ROAD
±10,699 VPD



COUNTY ROAD 6400



N LOOP 289
±28,417 VPD

LEGACY ELEMENTARY SCHOOL
(425 STUDENTS)



CENTENNIAL ELEMENTARY SCHOOL
(652 STUDENTS)



LUBBOCK HEART & SURGICAL HOSPITAL
(73 BEDS)



WAYLAND BAPTIST UNIVERSITY - LUBBOCK

TEXAS TECH UNIVERSITY PHYSICAL PLANT SERVICES

WOLFFARTH ELEMENTARY SCHOOL
(320 STUDENTS)



ANITA CARMONA-HARRISON ELEMENTARY SCHOOL
(528 STUDENTS)
CAVAZOS MIDDLE SCHOOL
(529 STUDENTS)



MCWHORTER ELEMENTARY SCHOOL
(547 STUDENTS)



TERRA VISTA MIDDLE SCHOOL
(895 STUDENTS)

NORTH RIDGE ELEMENTARY SCHOOL
(699 STUDENTS)

MACKENZIE MIDDLE SCHOOL
(699 STUDENTS)

HARDWICK ELEMENTARY SCHOOL
(614 STUDENTS)



UNIVERSITY MEDICAL CENTER
(500 BEDS)



TEXAS TECH UNIVERSITY



SITE OVERVIEW

TRACTOR SUPPLY LUBBOCK, TX

Year Built | 2023

Building Area | ±23,557 SF

Land Area | ±4.88 AC

NEIGHBORING RETAILERS

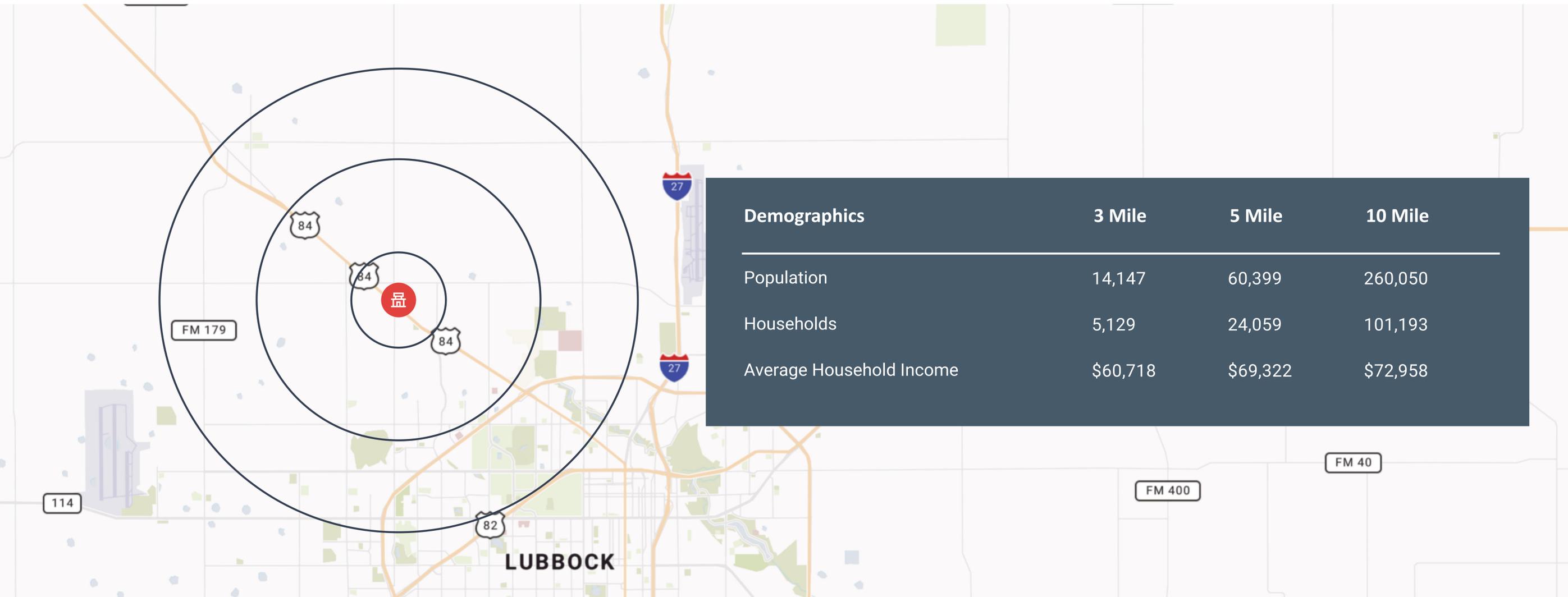
- Walmart Supercenter
- Big Lots!
- Dollar General
- O'Reilly Auto Parts
- Advance Auto Parts
- Dollar Tree
- Walgreens
- KFC
- Panda Express
- Taco Bell



Representative Image

LOCATION OVERVIEW

TRACTOR SUPPLY LUBBOCK, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Texas Tech University (5,253)
2. Covenant Health System (4,831)
3. United Supermarkets (4,000)
4. Lubbock Independent School District (3,987)
5. University Medical Center (3,684)
6. TTU Health Sciences Center (3,442)
7. City of Lubbock (2,365)
8. Frenship ISD (1,258)
9. Lubbock County (1,194)
10. Lubbock State Supported Living Center (866)

LOCATION OVERVIEW

TRACTOR SUPPLY LUBBOCK, TX

Lubbock Texas

 **265,000**
Population

 **\$51,623**
Median Household Income



11th Most populous City
In Texas

11th

3rd Best City to Start a
Business

3rd

LUBBOCK is a city located in northwest Texas with an estimated population of 265,000 residents.

As the 11th largest city in Texas, Lubbock's size has attracted a diverse economic base made up of health, engineering, petroleum, and cottonseed oil.

Known as the "Hub City" of West Texas, it derives its nickname from it being the economic, education, and health care hub of a multi-county region known historically as the Llano Estacado, or Staked Plains.

It has been nicknamed "The Hub" due to it being the economic, educational, and health care hub of the multi-county region.

Lubbock is also home to two universities: Texas Tech University (40,000+ Students) and Liberty Christian University (1,300+ Students). Texas Tech is the second largest contiguous university campus in the United States. As a result, Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location. Lubbock has a highly skilled and educated workforce with affordable living, making it a great place for young professionals and families.

IN THE NEWS

TRACTOR SUPPLY LUBBOCK, TX

More than 100 Jobs, \$40M Investment Likely Headed to Lubbock

AUGUST 25, 2022 (BUSINESS FACILITIES)

WL Plastics Corporation is proposing to expand its existing operations in the City of Lubbock with construction of a second manufacturing facility at the Lubbock Rail Port. The company is North America's largest manufacturer of high-performance polyethylene pipe.

The proposed expansion would seek to create up to **95 new jobs**. As currently proposed, the initial estimated investment in the facility would be **approximately \$40 million**.

Two manufacturing projects will create a total of 133 new jobs and \$41.6 million of capital investment in Lubbock, Texas.

"The experience with our current manufacturing operation in the City of Lubbock has been very positive," said Mark Wason, CEO of WL Plastics. "Lubbock has proven to be a stable source of skilled labor and an ideal location for the **efficient distribution** of our products to major national markets. WL Plastics is excited at the prospect of further development and expansion in this important region."

Elsewhere in Lubbock, TrueNorth Steel will invest **\$1.6 million** to expand its manufacturing operations and **create 38 jobs**. The company has been a nationwide industry leader in quality manufactured and fabricated steel products for **over 75 years**.

"The **growth** TrueNorth Steel is experiencing in Lubbock reflects the strength of the manufacturing industry found here," said Zeb Baird, director of site operations for TrueNorth Steel. "As a leader in our industry, it is paramount we do business in a location that meets our needs, and **Lubbock continues** to do so. We look forward to TrueNorth's continued growth in Lubbock."

EXPLORE ARTICLE



Lubbock voted as one of the best cities in U.S. to start a business

LAURA LAUGHEAD, MAY 1, 2021 (EVERYTHING LUBBOCK)

The old saying goes "everything's bigger in Texas," and now that includes business too.

"That says a lot about Lubbock. That says a lot about our city," Haily Wells, Director of Communication and **Public Relations** for the Lubbock Chamber of Commerce, said. Laredo, TX, snagged the top spot in the survey, followed by Durham, North Carolina, in the second. Wells said a large reason behind **Lubbock's high rank** is due to its loyal customer base, along with a **surplus of space** and land. She added she hopes the list helps put West Texas on the map.

A new survey from finance website Wallethub has ranked Lubbock as the third best city in the United States to start a new business, even beating out Texas metropolises, such as Houston, Dallas and Austin.

"We were really excited to find out about this report earlier this week. We've always known that **Lubbock is a great place** to live and to work and to spend your money. We are the Hub City," Wells said.

As a Hub City, Lubbock draws visitors from all over the region and even other states to come put their cash in the local economy.

"Without the **support of our community**, we wouldn't be able to survive like we are," Wells said.

Someone who knows that firsthand is Elizabeth Hill, co-owner of Burklee Hill Vineyards. Her restaurant first opened its doors in **March 2020**. Two weeks later, the pandemic slammed them shut.

"We actually don't know anything different than **operating** during the pandemic, so we figure if we made it through this time, we're going to do great this next couple of years," Hill said.

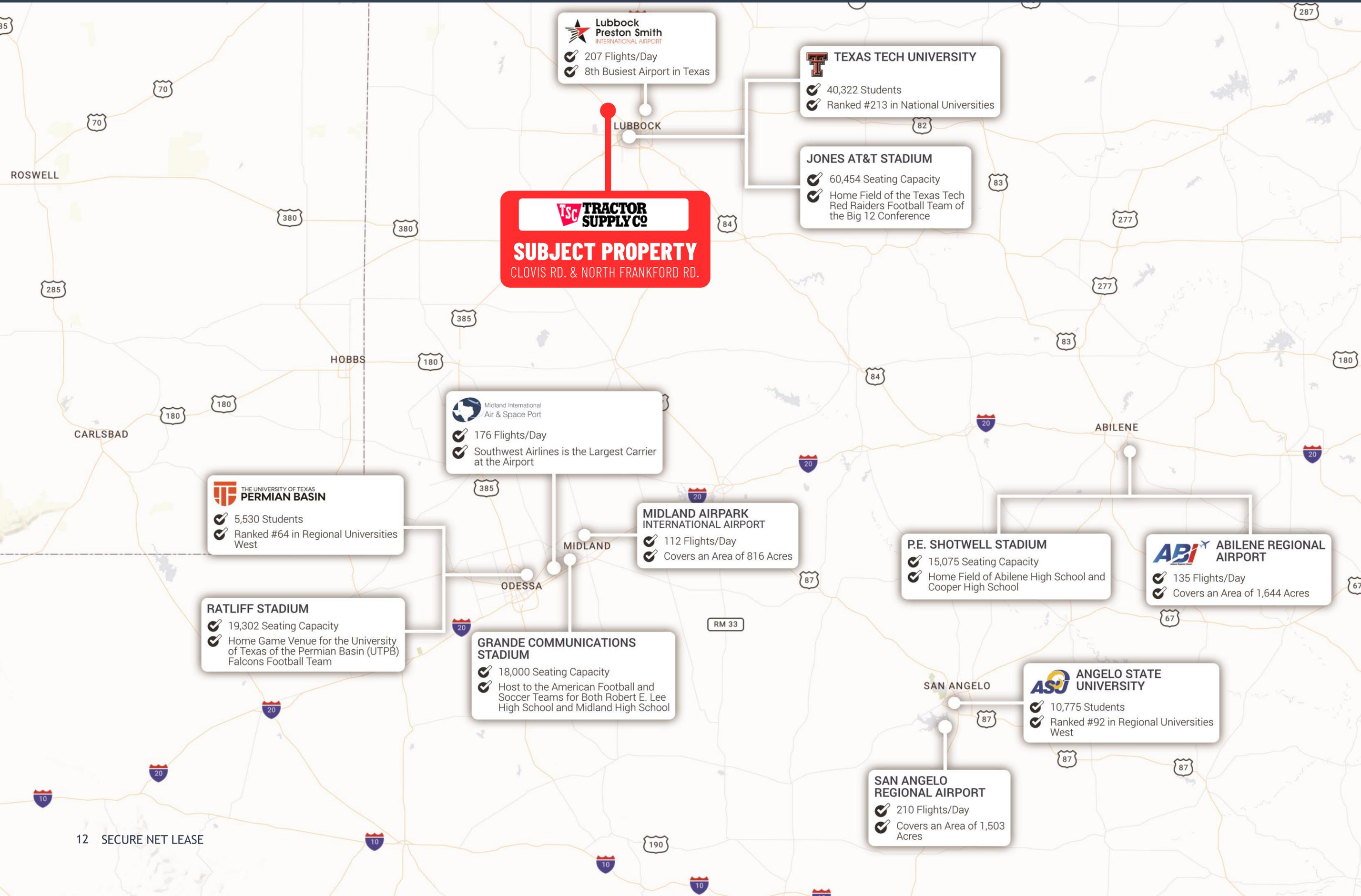
Thanks to the community, she said the restaurant was able to stay afloat. Now — **slowly but surely** — business is beginning to go back to normal.

EXPLORE ARTICLE



METRO AREA

TRACTOR SUPPLY LUBBOCK, TX



TSC TRACTOR SUPPLY CO
SUBJECT PROPERTY
 CLOVIS RD. & NORTH FRANKFORD RD.

Lubbock Preston Smith INTERNATIONAL AIRPORT
 ✓ 207 Flights/Day
 ✓ 8th Busiest Airport in Texas

TEXAS TECH UNIVERSITY
 ✓ 40,322 Students
 ✓ Ranked #213 in National Universities

JONES AT&T STADIUM
 ✓ 60,454 Seating Capacity
 ✓ Home Field of the Texas Tech Red Raiders Football Team of the Big 12 Conference

Midland International Air & Space Port
 ✓ 176 Flights/Day
 ✓ Southwest Airlines is the Largest Carrier at the Airport

THE UNIVERSITY OF TEXAS PERMIAN BASIN
 ✓ 5,530 Students
 ✓ Ranked #64 in Regional Universities West

MIDLAND AIRPARK INTERNATIONAL AIRPORT
 ✓ 112 Flights/Day
 ✓ Covers an Area of 816 Acres

P.E. SHOTWELL STADIUM
 ✓ 15,075 Seating Capacity
 ✓ Home Field of Abilene High School and Cooper High School

ABI ABILENE REGIONAL AIRPORT
 ✓ 135 Flights/Day
 ✓ Covers an Area of 1,644 Acres

RATLIFF STADIUM
 ✓ 19,302 Seating Capacity
 ✓ Home Game Venue for the University of Texas of the Permian Basin (UTPB) Falcons Football Team

GRANDE COMMUNICATIONS STADIUM
 ✓ 18,000 Seating Capacity
 ✓ Host to the American Football and Soccer Teams for Both Robert E. Lee High School and Midland High School

ASU ANGELO STATE UNIVERSITY
 ✓ 10,775 Students
 ✓ Ranked #92 in Regional Universities West

SAN ANGELO REGIONAL AIRPORT
 ✓ 210 Flights/Day
 ✓ Covers an Area of 1,503 Acres

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

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

TEXAS DISCLAIMER

TRACTOR SUPPLY LUBBOCK, 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.