

SHERWIN-WILLIAMS - NEW CONSTRUCTION IN AUSTIN MSA

547 TOWN CENTER BLVD, JARRELL, TX 76537 (AUSTIN MSA)



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap



JARRELL
HIGH SCHOOL
±960 Students

SHERWIN-WILLIAMS

DOLLAR GENERAL

H-E-B

COSTCO WHOLESALE LOWE'S

Walmart chilis Applebee's THE HOME DEPOT SHERATON Austin Georgetown Hotel & Conference Center

PET SMART MICHAEL'S target ROSS DRESS FOR LESS SPEC'S BEST BUY CAVA ULTA BEAUTY crumbl cookies BUFFALO WILD WINGS WOLF RANCH TOWN CENTER

GEORGETOWN HIGH SCHOOL
±2,020 Students

SOUTHWESTERN
UNIVERSITY
±1,500 Students

St. David's GEORGETOWN HOSPITAL
A St. David's Medical Center Facility

NIKE COACH DULUTH TRADING CO. kate spade NEW YORK Levi's Bath & Body Works BANANA REPUBLIC CINEMARK ROUND ROCK PREMIUM OUTLETS

Walmart Bealls HOME HARBOR FREIGHT TRACTOR SUPPLY CO. WINGMAN

The information in this package 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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap



**JARRELL
HIGH SCHOOL**
±960 Students

Brookshire Brothers

**TSC TRACTOR
SUPPLY CO**

CALUMET
±220 Single-Family Homes
& Duplexes

**DAIRY
QUEEN**



TACO BELL

FLATZ 487 APARTMENTS
±300 Units

**O'Reilly
AUTO PARTS**

**JARRELL
MONTESSORI**

**DAYLIGHT
DONUTS**

**CEFCO
SUBWAY**

TACO-TEX **SONTERRA
FAMILY DENTAL**
ROTUNDA
DENTAL

SHERWIN-WILLIAMS

Denny's **BURGER
KING**

**C&S
TRAILERS**

McDonald's

**GOLDEN
CHICKEN**

SONIC

Valero

**SONTERRA MASTER-
PLANNED COMMUNITY**
±4,500 Homes at Build-Out

Starbucks **GO
CARWASH**

STOCKYARD COFFEE
Texas MedClinic
URGENT CARE

AutoZone



Executive Summary

547 Town Center Blvd, Jarrell, TX 76537

FINANCIAL SUMMARY

Price	\$3,164,000
Cap Rate	5.50%
Building Size	4,500 SF
Net Cash Flow	5.50% \$174,000
Year Built	2026
Lot Size	0.803 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof & Structure	Landlord Responsible
Tenant	The Sherwin-Williams Company
Est. Lease Commencement Date	March 25, 2026
Est. Lease Expiration Date	March 25, 2036
Lease Term	10 Years
Rental Increases	See Rent Schedule
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$174,000.00	5.50%
Years 6 – 10	\$187,080.00	5.91%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 11 – 15)	\$210,540.00	6.65%
Option 2 (Years 16 – 20)	\$231,594.00	7.32%
Option 3 (Years 21 – 25)	\$255,593.40	8.08%
Option 4 (Years 26 – 30)	\$280,228.32	8.86%

Base Rent	\$174,000
Net Operating Income	\$174,000
Total Return	5.50% \$174,000





97,300 CPD
INTERSTATE 35

Pilot

Denny's
Burger King

McDonald's

GOLDEN CHICKS

SONIC

Valero

AutoZone

Starbucks
GO CARWASH

C&S TRAILERS

SHERWIN-WILLIAMS

JARRELL MONTESSORI

DAYLIGHT DONUTS

O'Reilly AUTO PARTS

TACO-TEX
SONTERRA FAMILY DENTAL
ROTUNDA





JARRELL
HIGH SCHOOL
±960 Students

Brookshire Brothers

JARRELL
SCHOOL DISTRICT



DAIRY
QUEEN

DOLLAR GENERAL



SUBWAY
CEFCO
Domino's

TSC TRACTOR
SUPPLY CO

JARRELL
MONTESSORI

O'Reilly
AUTO PARTS

DAYLIGHT
DONUTS

TACO-TEX SONTERRA
FAMILY DENTAL
ROTUNDA
BLAIR

SHERWIN-WILLIAMS

97,300 CPD
INTERSTATE 35



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with Sherwin-Williams (NASDAQ: SHW)**
- » Rental Increases Every 5 Years with Multiple Renewal Options
- » **Sherwin-Williams 2024 Revenue was Over \$23 Billion & 2024 EBITDA Increased by 6% to \$4.49 Billion**
- » Households and Population Projected to Increase $\pm 23\%$ in the Immediate Area Over the Next 5 Years
- » **New High-Quality 2026 Construction**
- » Average Household Income Exceeds \$121,000 within a 10-Mile Radius
- » **Excellent Frontage Along Interstate 35 ($\pm 97,300$ Cars per Day), a Significant Connector Providing a Direct Route to Austin**
- » Surrounded by National Retailers: Tractor Supply Co, McDonald's, Burger King, etc.
- » **Situated within the Sonterra Master-Planned Community ($\pm 4,500$ Homes at Build-Out)**



DEMOGRAPHICS

1-mile

5-miles

10-miles

Population

2029 Projection	6,799	21,569	56,863
2024 Estimate	5,510	17,343	49,905
Growth 2024 - 2029	23.39%	24.37%	13.94%

Households

2029 Projections	2,335	7,593	24,277
2024 Estimate	1,894	6,088	21,273
Growth 2024 - 2029	23.30%	24.72%	14.12%

Income

2024 Est. Average Household Income	\$97,129	\$100,482	\$121,080
2024 Est. Median Household Income	\$87,959	\$87,944	\$101,532

Tenant Overview



SHERWIN-WILLIAMS®



4,770+
Locations



CLEVELAND, OH
Headquarters



1866
Founded



NASDAQ: SHW
Stock Symbol

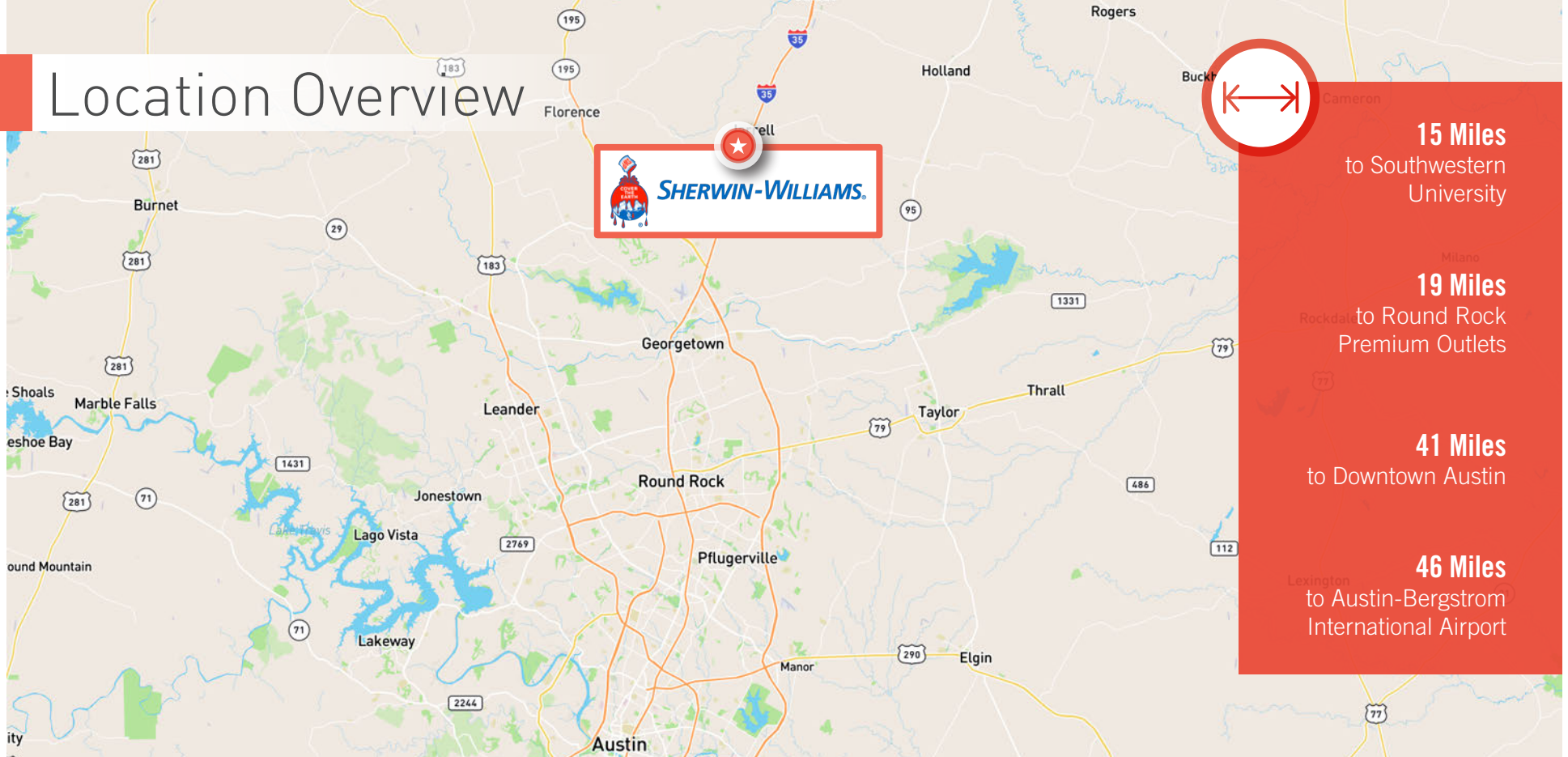


SHERWIN-WILLIAMS.COM
Website

The Sherwin-Williams Company was founded by Henry Sherwin and Edward Williams in 1866. A Fortune 500 company in the general building materials industry, Sherwin-Williams is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America and Europe.

The Company manufactures products under well-known brands such as Sherwin-Williams®, Dutch Boy®, HGTV HOME® by Sherwin-Williams, Krylon®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than 4,770 company operated stores and facilities, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

Location Overview



Jarrell is a city in Williamson County, Texas. Part of the Austin metropolitan area, the city is roughly 17 miles north of Georgetown and 24 miles from Round Rock. The city is located along Interstate 35, providing direct access to Austin and other surrounding cities.

AUSTIN METROPOLITAN AREA

The Austin-Round Rock metropolitan area covers approximately 4,225 square miles and consists of five counties in central Texas. The metro's population has increased significantly in recent years and now exceeds 2.6 million residents. Over the next five years, the metro is expected to add nearly 253,000 new residents, resulting in the formation of roughly 108,000 households.

In 2024, Austin added nearly 23,000 new jobs, expanding total employment by 1.7 percent. In the past decade, Austin's employed workforce has grown nearly 45 percent. The metro is a vibrant technology hub home to industries including semiconductor and related equipment manufacturing and computer and software development. Tesla recently constructed a massive Gigafactory in Austin that employs 20,000 workers and is the country's second-largest factory. Along with Tesla, high-tech firms such as Meta, Apple, Oracle, and Amazon have operations in the Austin metro. Housed in a border state, Austin benefits from international trade through channels of foreign direct investment projects, as well as industries engaged in trade over the US-Mexico border.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS: .

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at www.trec.texas.gov
IABS 1-0

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Tim Speck

Broker of Record
972 755 5200
License #: 9002994

Marcus & Millichap

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