

SINGLE TENANT NET LEASE

Investment Opportunity



8 Years Remaining | Located in a Rapidly Growing Market | Built 2019 | Relocation Store



508 North Loop 340

BELLMEAD TEXAS

ACTUAL SITE





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 **SRS** | CAPITAL MARKETS
NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



OFFERING SUMMARY



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OFFERING

| | |
|-----------------------------|-------------|
| Pricing | \$2,500,000 |
| Net Operating Income | \$150,000 |
| Cap Rate | 6.00% |

PROPERTY SPECIFICATIONS

| | |
|----------------------------------|--|
| Property Address | 508 North Loop 340, Bellmead, Texas 76705 |
| Rentable Area | 8,840 SF |
| Land Area | 1.45 AC |
| Year Built | 2019 |
| Tenant | Napa Auto Parts |
| Lease Type | NN+ |
| Landlord Responsibilities | Roof, Structure and Parking Lot |
| Lease Term | 8 Years |
| Increases | Varies See Rent Roll |
| Options | 1 (7-Year) |
| Rent Commencement | 1/1/2020 |
| Lease Expiration | 1/31/2035 |



| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | |
|-----------------|-------------|-------------|-----------|--------------|----------|----------|-----------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Options |
| Napa Auto Parts | 8,840 | Jan 2020 | Jan 2035 | Current | - | \$12,500 | \$150,000 | 1 (7-Year) |
| | | | | Year 9-15 | 4% | \$13,000 | \$156,000 | |

5.75% Increase Beg. of Option (Starting Yr. 16)

8 Years Remaining | Scheduled Rental Increases | Option to Renew

- Approximately 8 years remaining of primary lease term
- The lease features a 4% rent increase at the beginning of year 9
- Over 20 years of operating history in the area, demonstrating consistent long-term success
- Founded in 1925, Napa Auto Parts, a subsidiary of the Genuine Parts Company, is a leading provider of automotive parts and accessories

NN+ Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most of the premises
- Landlord responsibilities include roof, structure and parking lot

Prime Commercial Corridor Location | Dense Retail Corridor

- The subject property is located along Loop 340 one of the most important traffic arteries in the Bellmead market with over 26,000 VPD
- Bellmead, TX serves as a key transit point on I-35 in Central Texas, located roughly 100-110 miles south of DFW and 105 miles north of Austin
- Positioned just northeast of Waco, Bellmead benefits from major traffic moving through I-35, U.S. 77 and U.S. 84
- Located within dense retail corridor including tenants such as Walmart Super Center, Chick-fil-a, Cracker Barrel, McDonald's, Home Depot and many more

Loop 340 Expansion | Adjacent to Major Regional Anchors | Excellent Visibility

- Close proximity to Waco's major leisure and economic drivers, including Baylor University (20,000 students), Magnolia Market, Downtown Waco and Cameron Park Zoo
- TxDot is converting Loop 340 into a divided freeway, adding a new 12-ft travel lane in each direction and constructing new two-lane frontage roads, including new crossings over the Brazos River and Union Pacific Railroad, project totaling \$26 million and seeking \$110 million to complete the project
- Multiple new developments along Loop 340 with new 63-home Hilltop Heights underway along with a planned Home2 Suites hotel just a mile away
- The asset is one of the top visited Napa Auto Parts in the USA
- The tenant previously operated in a nearby shopping center before relocating to this 8,800 sq. ft. all brick, built-to-suit facility completed in 2019

Local Demographics In 5-mile Trade Area

- More than 70,000 residents and 36,000 employees support the trade area
- \$57,100 average household income
- Population is projected to grow by 4% through 2030



NAPA AUTO PARTS

napaonline.com

Company Type: Subsidiary

Locations: 18,000+

Parent: Genuine Parts Company

2025 Employees: 65,000

2025 Revenue: \$24.30 Billion

2025 Net Income: \$65.95 Million

2025 Assets: 20.80 Billion

2025 Equity: \$4.42 Billion

Credit Rating: S&P: BBB

NAPA Auto Parts Inc. was founded in 1941. The company's line of business includes the retail sale of new automobile tires, batteries, and other automobile parts and accessories. Through nearly 6,000+ auto parts stores and over 18,000+ auto care and collision centers in the U.S., NAPA has America's largest network of parts and care. The NAPA Network is supported by nationwide distribution centers with more than 800,000+ available parts, accessories and supplies. Widely recognized for quality parts, rapid availability and knowledgeable people, NAPA Auto Parts stores serve automotive service professionals, do-it-yourselfers and everyday drivers with quality parts, accessories and supplies to keep cars, trucks and equipment performing safely and efficiently. The parent company of NAPA is Genuine Parts Company with more share of NAPA Auto Part.

Source: prnewswire.com, finance.yahoo.com

LOCATION



Bellmead, Texas
McLennan County
Waco MSA

PARKING



There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 3.85 stalls per 1,000 SF of leasable area.

ACCESS



Research Avenue: 3 Access Points

PARCEL



Parcel Number: 28-057800-001600-0
Acres: 1.45
Square Feet: 63,031

TRAFFIC COUNTS



N. Loop 340/State Highway 340: 26,800 VPD
Monarch Highway/Interstate 35: 97,500 VPD

CONSTRUCTION



Year Built: 2019

IMPROVEMENTS



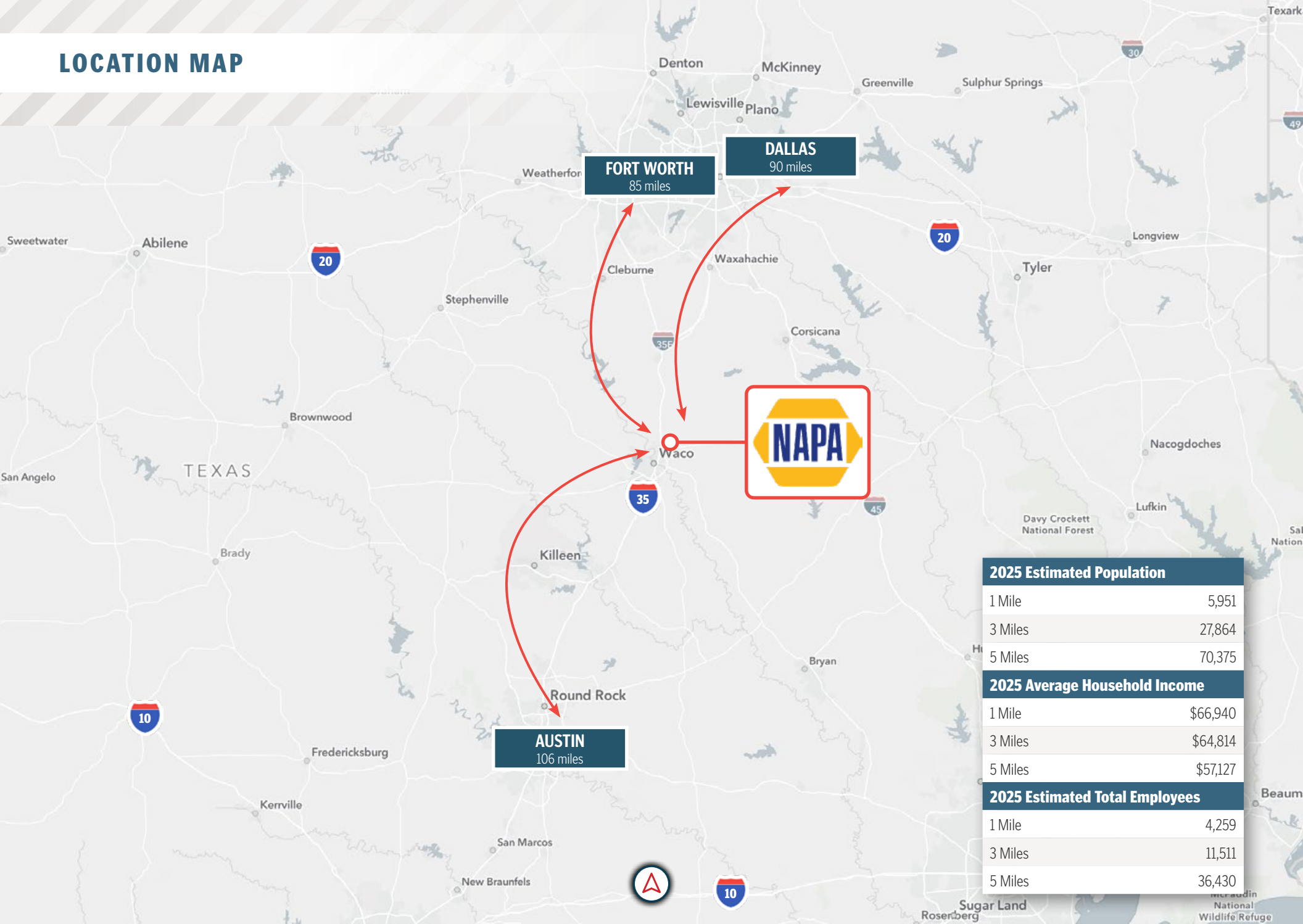
There is approximately 8,840 SF of existing building area

ZONING



B2: Secondary & Highway Business District

LOCATION MAP



2025 Estimated Population

| | |
|---------|--------|
| 1 Mile | 5,951 |
| 3 Miles | 27,864 |
| 5 Miles | 70,375 |

2025 Average Household Income

| | |
|---------|----------|
| 1 Mile | \$66,940 |
| 3 Miles | \$64,814 |
| 5 Miles | \$57,127 |

2025 Estimated Total Employees

| | |
|---------|--------|
| 1 Mile | 4,259 |
| 3 Miles | 11,511 |
| 5 Miles | 36,430 |



| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| Population | | | |
| 2025 Estimated Population | 5,951 | 27,864 | 70,375 |
| 2030 Projected Population | 6,064 | 28,510 | 71,375 |
| 2025 Median Age | 34.7 | 33.3 | 27.3 |
| Households & Growth | | | |
| 2025 Estimated Households | 2,099 | 10,573 | 26,270 |
| 2030 Projected Households | 2,173 | 11,030 | 27,165 |
| Income | | | |
| 2025 Estimated Average Household Income | \$66,940 | \$64,814 | \$57,127 |
| 2025 Estimated Median Household Income | \$54,608 | \$46,789 | \$39,118 |
| Businesses & Employees | | | |
| 2025 Estimated Total Businesses | 297 | 788 | 2,455 |
| 2025 Estimated Total Employees | 4,259 | 11,511 | 36,430 |



BELLMEAD, TEXAS

Bellmead is a city in McLennan County, Texas, United States. Bellmead is on State Highway 31 two miles northeast of Waco in east central McLennan County. Bellmead has a 2026 population of 10,656. It is part of the Waco Metropolitan Statistical Area.

Bellmead is a strategically positioned community experiencing growing interest as a destination for commercial development and innovation. Located along Interstate 35 between the Dallas–Fort Worth metroplex and San Antonio, and just minutes from Waco, the city benefits from excellent regional connectivity and accessibility. Bellmead offers a strong transportation infrastructure, affordable real estate options, and a business-friendly environment supported by low tax rates and proactive local governance. These advantages continue to attract businesses seeking opportunity, growth, and long-term success in a well-connected Central Texas market. The local economy is growing due to several notable companies such as Walmart Supercenter and Lowe’s Home Improvement, which contribute greatly to job creation and economic growth in Bellmead. Along with these businesses, there are also multiple restaurants and other small businesses that offer opportunities for employment within the community.

This city offers plenty of parks and trails ideal for outdoor activities such as cycling on Waco Veloway Trail or disc golfing at Brucellosis Park while also providing various dining options at local eateries & cafes throughout town. Bellmead offers convenient access to a variety of attractions in the nearby Waco area, ranging from historic landmarks to family-friendly destinations. Visitors can explore the iconic Waco Suspension Bridge, a well-known historic site along the Brazos River, or learn about a famous soft drink at the Dr Pepper Museum, which features interactive exhibits and local history.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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