

# SINGLE TENANT NN

Investment Opportunity



6+ Years Remaining | Scheduled Rental Increases | 40+ Year Operating History | Early Lease Extension



201 Corsicana Highway

**HILLSBORO** TEXAS

ACTUAL SITE



## PRESENTED BY



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NATIONAL NET LEASE

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

# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$576,000
<b>Net Operating Income</b>	\$36,000
<b>Cap Rate</b>	6.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	201 Corsicana Highway Hillsboro, Texas 76645
<b>Rentable Area</b>	5,000 SF (Est.)
<b>Land Area</b>	0.43 AC
<b>Year Built</b>	2018
<b>Tenant</b>	Napa Auto Parts
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Exterior Walls, Structure, Foundation, Utility Lines and Parking Lot
<b>Lease Term</b>	6+ Years
<b>Increases</b>	16.67% Increase in Option 1 ; 7.15% Increase in Option 2
<b>Options</b>	2 (5-Year)
<b>Rent Commencement</b>	September 2022
<b>Lease Expiration</b>	September 2032
<b>ROFO/ROFR</b>	No



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	4,944	8,647	9,485
<b>2025 Households</b>	1,612	3,157	3,472
<b>2025 Average Household Income</b>	\$72,071	\$77,548	\$79,029
<b>2025 Median Age</b>	33.1	35.7	36.7
<b>2025 Total Businesses</b>	338	584	615
<b>2025 Total Employees</b>	2,153	5,171	5,533



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
NAPA Auto Parts	5,000	9/2022	9/2032	Current	-	\$3,000	\$36,000	2 (5-year)
				Option 2	16.67%	\$3,500	\$42,000	
				Option 1	7.15%	\$3,750	\$45,000	

### 6+ Years Remaining | Scheduled Rental Increases | Well Known & Established Brand | Lease Extension

- Over 6+ years of primary lease term remaining on their initial lease with 2 (5-year) option to extend, demonstrating their commitment to the site
- The lease features a 16.67% rental increase in Sept. of 2027 and has a 7.15% increase in the option period
- Tenant has expressed interest in renewing the lease early at a 10-16% increase in rent (Contact Agent for Details)
- Founded in 1925, Napa Auto Parts, a subsidiary of the Genuine Parts Company, is a leading provider of automotive parts and accessories

### NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

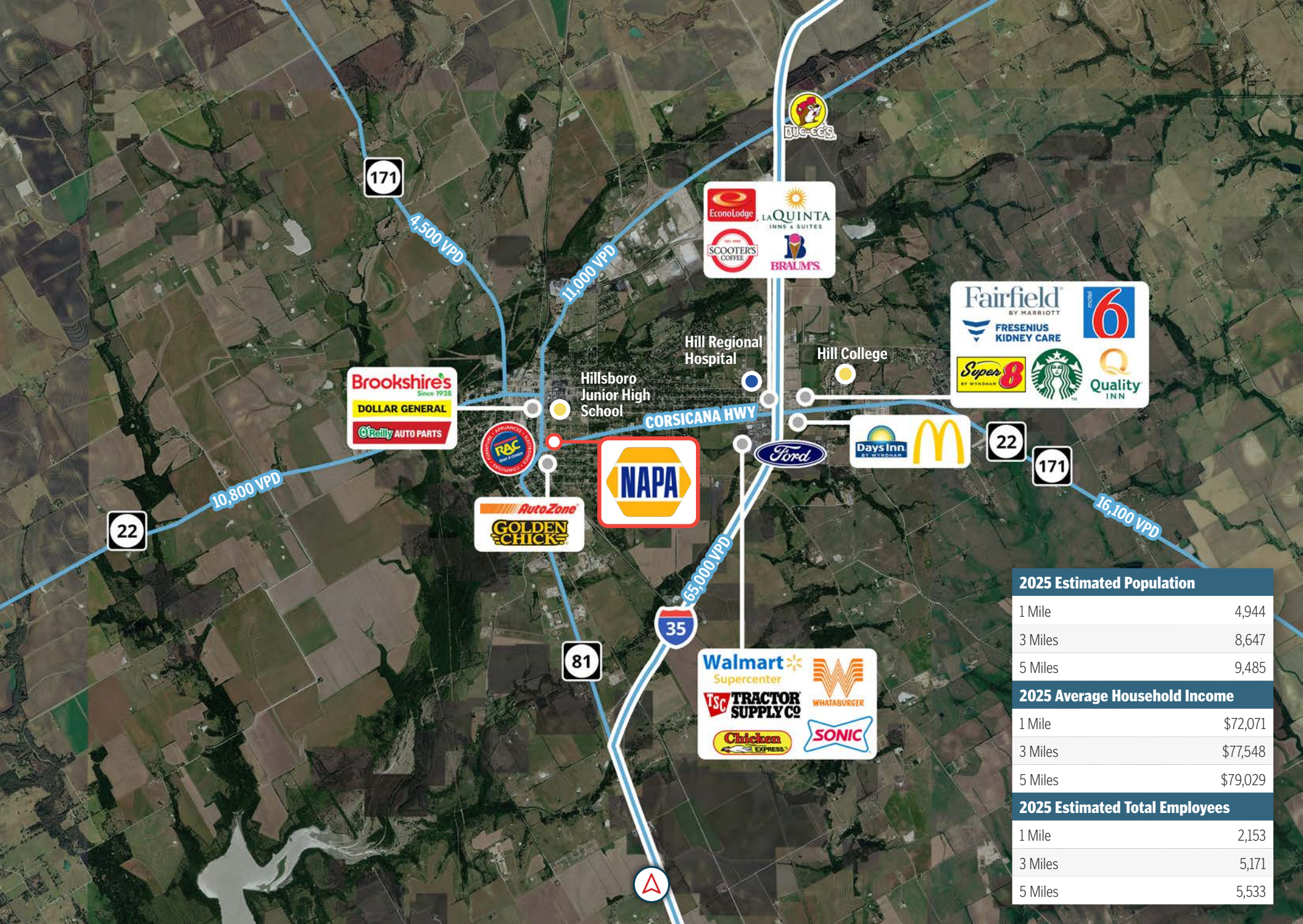
- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to parking lot, foundation, structure, exterior walls, & utility lines
- Ideal, low-management investment for a passive investor

### Local Demographics in 5-mile Trade Area

- More than 9,000 residents and 5,000 employees support the trade area
- \$79,029 average household income

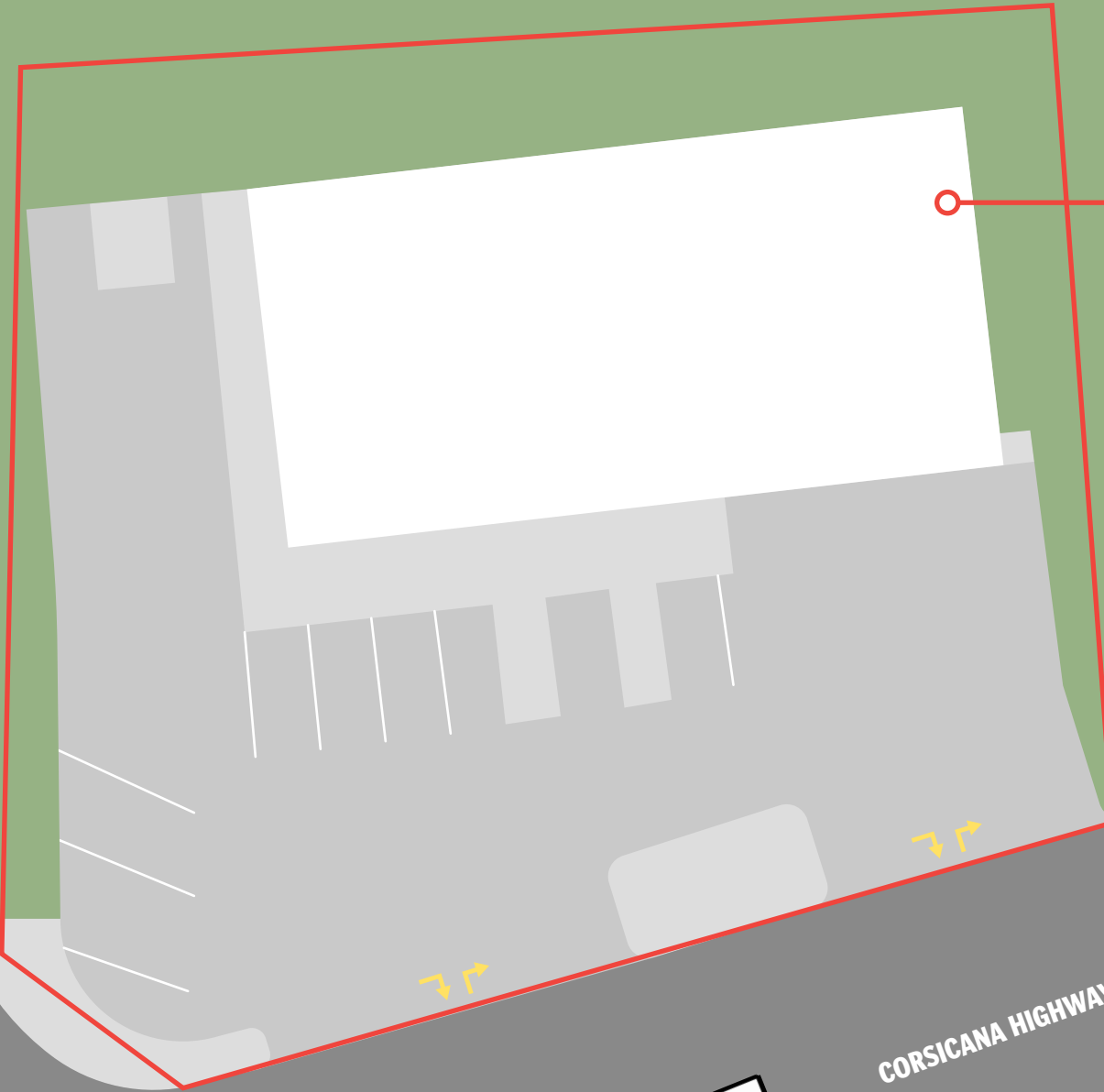
### Hard Corner Intersection | Close to Interstate 35 | Strong National/Credit Tenant Presence | Excellent Visibility | Top 50% in US

- Napa is at the hard corner intersection of Corsicana Hwy (16,100 VPD) and S. Church Street
- The site is located near Interstate 35 (65,000 VPD), providing direct on/off ramp access for travelers
- **Top 50% of all stores in the USA**
- **The owner structured the lease to be below market rents; store has history of strong store sales (Contact Agent)**
- The subject property is in close proximity to multiple national/credit tenants including Starbucks, McDonald's, Dollar General, Walmart Supercenter, Tractor Supply Co, Whataburger and many more
- Strong tenant synergy increases consumer draw to the immediate trade and promotes crossover store exposure to the site
- The asset has excellent visibility via street frontage providing ease and convenience for customers



2025 Estimated Population	
1 Mile	4,944
3 Miles	8,647
5 Miles	9,485
2025 Average Household Income	
1 Mile	\$72,071
3 Miles	\$77,548
5 Miles	\$79,029
2025 Estimated Total Employees	
1 Mile	2,153
3 Miles	5,171
5 Miles	5,533

S CHURCH STREET



CORSICANA HIGHWAY 16,100 VPD



# BRAND PROFILE



## NAPA AUTO PARTS

[napaonline.com](http://napaonline.com).

**Company Type:** Subsidiary

**Locations:** 18,000+

**Parent:** Genuine Parts Company

**2024 Employees:** 63,000

**2024 Revenue:** \$23.5 Billion

**2024 Net Income:** \$1.18 Billion

**2024 Assets:** \$19.28 Billion

**2024 Equity:** \$4.35 Billion

NAPA Auto Parts Inc., founded in 1941, is a leading retailer of automotive parts, including tires, batteries, brakes, and other vehicle components. The network includes over 6,000 company-owned and independently-owned stores, along with 18,000+ NAPA AutoCare Centers across the U.S. NAPA carries an extensive inventory of hundreds of thousands of automotive and industrial parts. The brand is supported by a national network of 57 distribution centers, ensuring availability of parts where and when customers need them. The parent company, Genuine Parts Company, owns and operates the NAPA brand as part of its Automotive Parts Group.

Source: prnewswire.com, napaonline.com, finance.yahoo.com



## 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



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