



BRAND NEW CONSTRUCTION

518 US-281
HAMILTON, TX 76531



Marcus & Millichap
NNN DEAL GROUP
OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

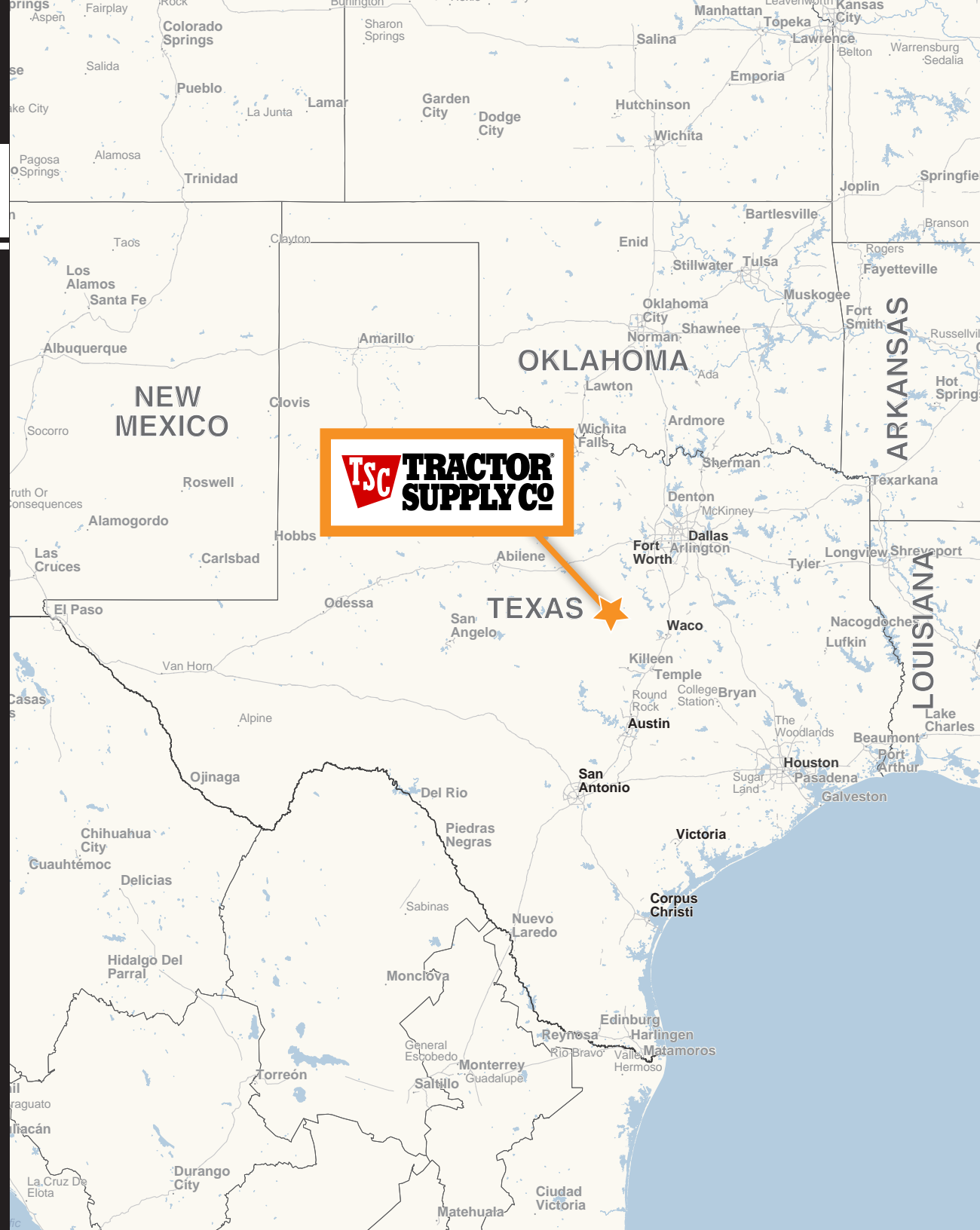
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INVESTMENT SUMMARY

518 US-281, HAMILTON, TX 76531

PRICE: \$6,953,000

CAP: Call Agent for Details

NOI: Call Agent for Details

OVERVIEW

PRICE	\$6,953,000
GROSS LEASABLE AREA (GLA)	22,038 SF
LOT SIZE	6.82 Acres
BASE RENT	Call Agent for Details
YEAR BUILT	2026

LEASE ABSTRACT

LEASE TYPE	NN+
BASE TERM	15 Years
LEASE COMMENCEMENT (Estimate)	Q2 2026
LEASE EXPIRATION (Estimate)	Q2 2041
RENEWAL OPTIONS	4x5
INCREASES	5% Every 5 Years
LANDLORD OBLIGATION	Roof & Structure (w/ 20 Year Transferable Roof Warranty)

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INVESTMENT HIGHLIGHTS



BRAND NEW CONSTRUCTION

Brand new, built-to-suit facility designed to Tractor Supply's latest prototype standards, with large outdoor display area



BRAND NEW 15-YEAR LEASE

Scheduled to commence in Q2 2026, providing long-term income stability



PASSIVE NET LEASE OWNERSHIP

NN Lease structure with new construction warranties



TAX-FREE STATE

Texas has no state income tax, making it a favorable environment for investors



INVESTMENT GRADE TENANT

Tractor Supply Company (NASDAQ: TSCO) is the largest rural lifestyle retailer in the United States, S&P rated BBB and continues to expand nationwide with a focus on rural and suburban markets, reinforcing long-term corporate strength



TRUSTED RETAILER IN RURAL COMMUNITIES

Tractor Supply is deeply embedded in rural Texas communities, serving as a one-stop destination for farm, ranch, and lifestyle needs, and with its limited competition in smaller markets, the brand consistently draws loyal customers and generates reliable traffic



REPRESENTATIVE PHOTOS, ACTUAL SITE UNDER CONSTRUCTION



ACE
Hardware

Pederson's
NATURAL FARMS

Hamilton
Quality Meats

Hamilton
High School

Ann
Whitney
Elementary

yes
way

FAMILY DOLLAR

True Value

UNITED
Ag & Turf

TSC TRACTOR SUPPLY CO

Western
Inn

Frida's
Mexican
Restaurant

Hamilton
County
Sheriffs
Office

Dairy
Queen

ALLSUP'S

Chicken
EXPRESS

ALLSUP'S

FLORALS *Copper Garden* GIFTS

TEXAS COFFEE
HAMILTON

DOLLAR GENERAL

Hamilton
County
Courthouse

SUBWAY

Historic
Downtown
Hamilton

Brookshire Brothers

SONIC

STORM'S

CHRYSLER
Jeep
RAM

EAGLE
AUTO PARTS

HUNT
BROTHERS
PIZZA

HAMILTON, TX

Hamilton, Texas is a historic county seat in central Texas, strategically located between Austin and Dallas–Fort Worth. Home to nearly 3,000 residents, the town blends a strong agricultural and ranching foundation with a growing economy supported by retail, hospitality, and tourism. Agriculture and ranching remain cornerstones of the region, providing steady economic activity alongside a revitalized downtown that continues to attract new business and investment.

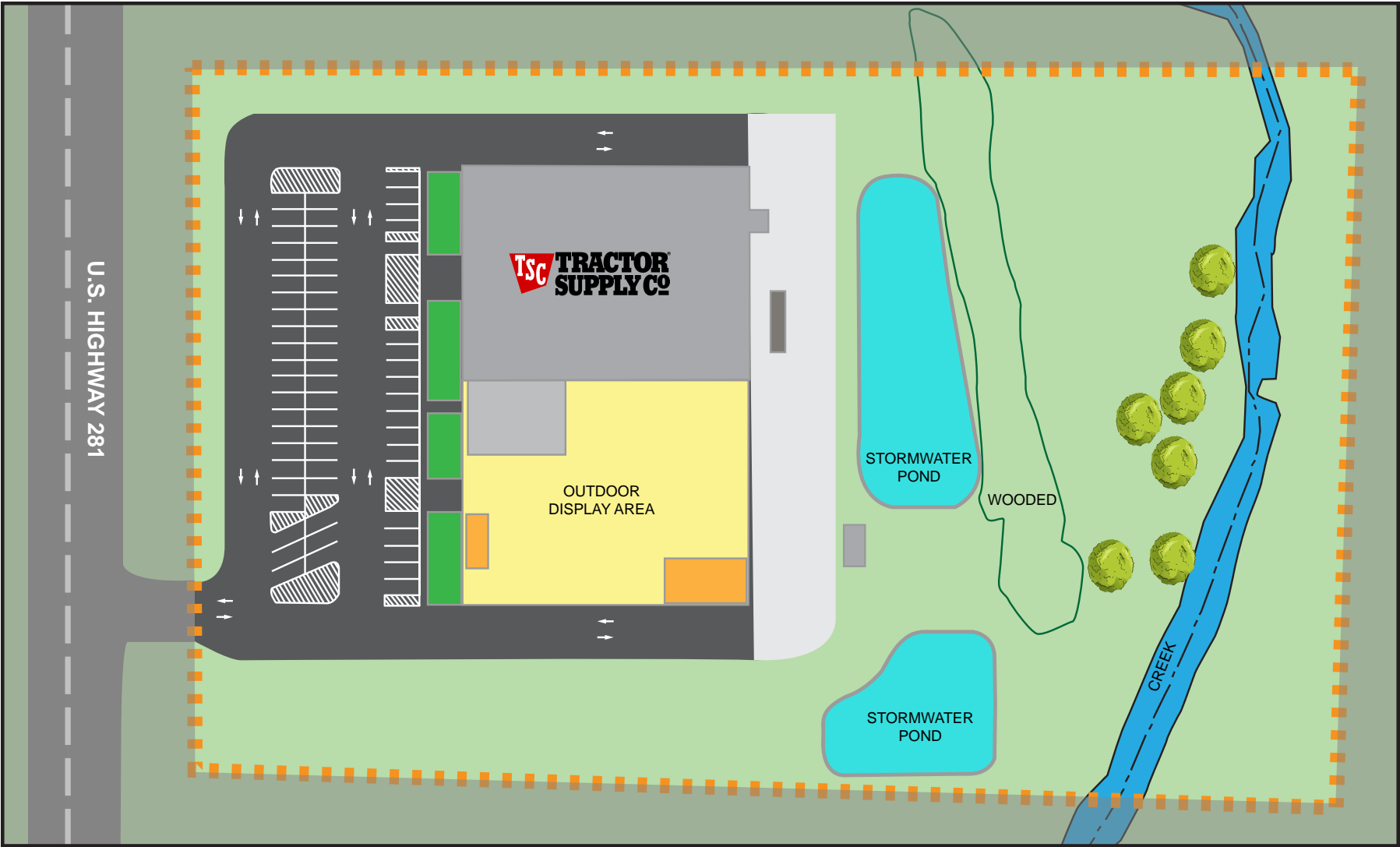


Circle T Arena



Hamilton County Courthouse

SITE PLAN



TENANT SUMMARY



Tractor Supply Company (NASDAQ: TSCO) is the largest rural lifestyle retailer in the United States, catering to farmers, ranchers, pet owners, and rural homeowners. Founded in 1938 as a mail-order tractor parts business, the company opened its first retail store in 1939 in Minot, North Dakota. Today, it operates over 2,300 Tractor Supply stores across 48 states, along with more than 200 Petsense by Tractor Supply locations.

In the fiscal year 2024, Tractor Supply reported net sales of \$14.88 billion, marking a 2.2% increase from the previous year. Comparable store sales saw a modest rise of 0.2%. The company’s gross profit grew by 3.2% to \$5.40 billion, with a gross margin improvement to 36.3%. For the fiscal year 2025, Tractor Supply projects net sales growth between 5% and 7%, with expected net income ranging from \$1.12 billion to \$1.18 billion. The company plans to open approximately 90 new Tractor Supply stores and 10 new Petsense by Tractor Supply stores.

TENANT HIGHLIGHTS

- Investment Grade Tenant
- Approximately \$6.5MM in average unit volume across 2,300+ locations
- \$28.57B market CAP as of Oct 2025



Headquarters

**BRENTWOOD,
TENNESSEE**



Year Founded

1938
in Chicago, IL



Fortune 500 Ranked

#293



Locations

2,300+
in 48 States



Employees

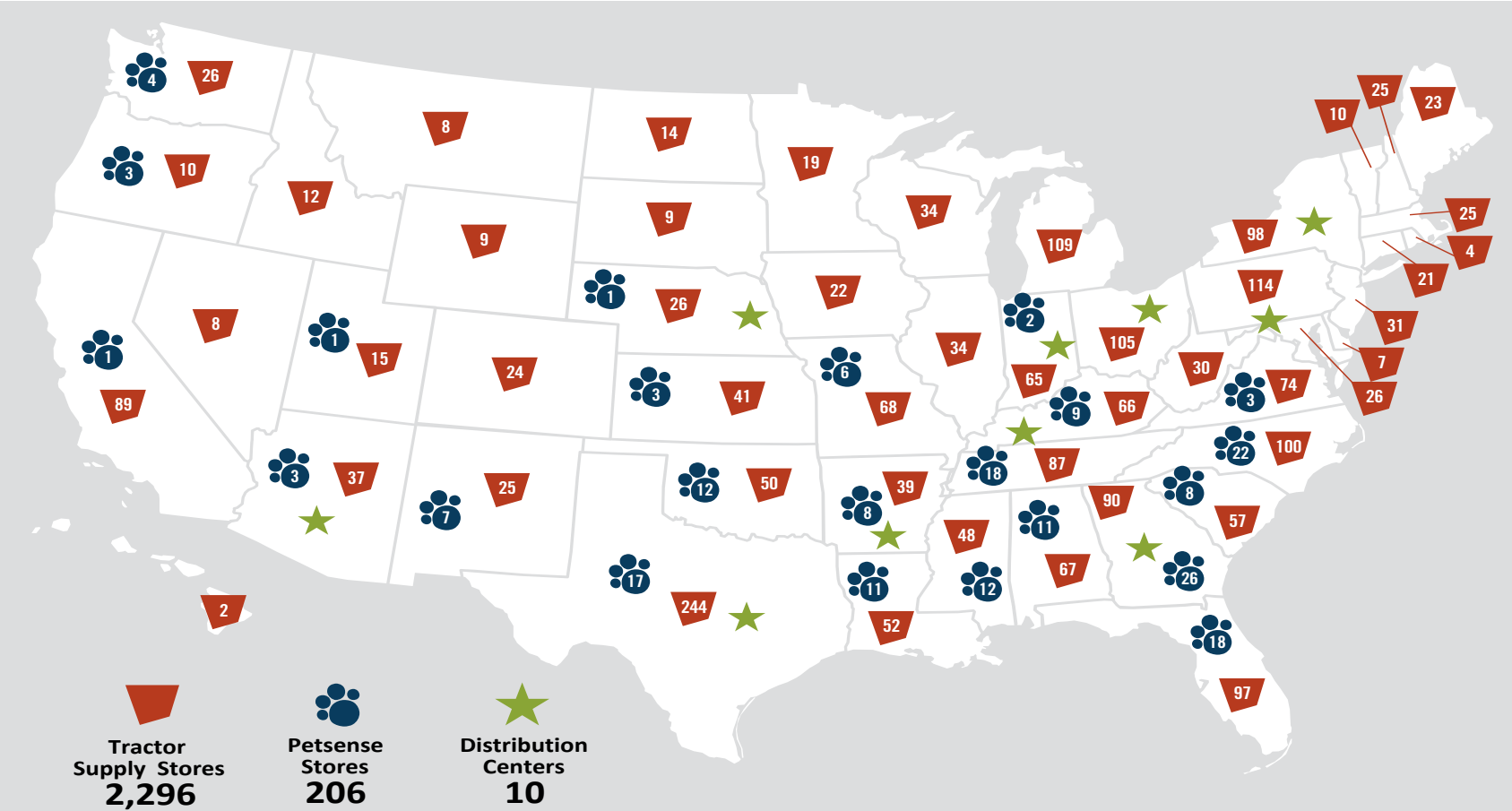
52,000+



2022 Revenue

\$14.88 BIL

TENANT LOCATIONS



As of December 28, 2024

2024 Sales by Category



26%
Livestock, Equine
& Agriculture



25%
Companion
Animal



23%
Seasonal
& Recreation



16%
Truck, Tool
& Hardware

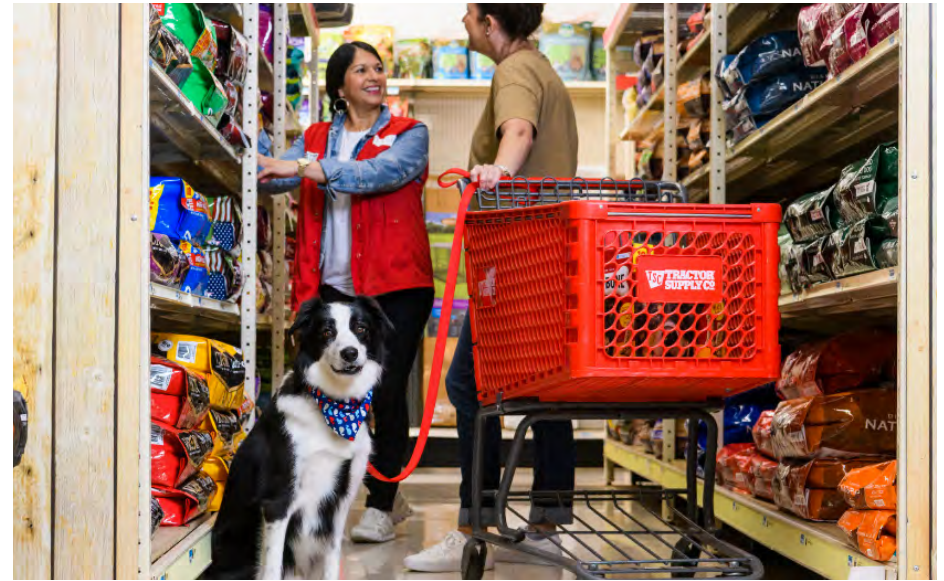


10%
Clothing,
Gift & Décor



TRACTOR SUPPLY HAS BECOME ESSENTIAL TO RURAL TEXAS COMMUNITIES

Tractor Supply has become a staple in rural Texas towns, serving as more than just a retail store but a hub for farming, ranching, and small-town living. Its wide range of products from livestock feed and fencing supplies to workwear and home goods makes it a one-stop shop for both agricultural producers and everyday residents. The brand's focus on convenience, affordability, and community engagement resonates strongly in rural markets where access to diverse retail is limited. As a result, Tractor Supply locations in Texas often perform well, benefiting from steady demand driven by agriculture, ranching lifestyles, and the growing trend of hobby farming and rural homesteads. This popularity not only supports the company's long-term stability but also reinforces its role as an anchor tenant in rural retail markets.



DEMOGRAPHICS / HAMILTON, TX

POPULATION	5 MILE	10 MILES	15 MILES
2029 Projection	3,630	4,515	5,986
2024 Estimate	3,618	4,495	5,958
Growth 2024 - 2029	0.34%	0.43%	0.48%
2010 Census	3,827	4,726	6,238
2020 Census	3,652	4,517	5,975

HOUSEHOLDS	5 MILE	10 MILES	15 MILES
2029 Projections	1,531	1,934	2,556
2024 Estimate	1,520	1,918	2,535
Growth 2024 - 2029	0.76%	0.80%	0.83%
2010 Census	1,522	1,931	2,556
2020 Census	1,504	1,898	2,507

2024 EST. HOUSEHOLDS BY INCOME	5 MILE	10 MILES	15 MILES
\$200,000 or More	3.26%	5.76%	7.02%
\$150,000 - \$199,999	4.12%	4.41%	4.74%
\$100,000 - \$149,999	21.04%	19.22%	17.75%
\$75,000 - \$99,999	13.47%	12.67%	11.97%
\$50,000 - \$74,999	13.02%	13.69%	15.15%
\$35,000 - \$49,999	13.05%	13.09%	13.06%
\$25,000 - \$34,999	9.56%	9.55%	10.30%
\$15,000 - \$24,999	11.02%	10.14%	9.25%
\$10,000 - \$14,999	5.83%	6.38%	6.00%
Under \$9,999	5.64%	5.10%	4.77%

2024 Est. Average Household Income	\$75,456	\$81,250	\$84,244
2024 Est. Median Household Income	\$58,304	\$59,654	\$60,379
2024 Est. Per Capita Income	\$32,350	\$34,590	\$35,598

POPULATION PROFILE	5 MILE	10 MILES	15 MILES
2024 Estimated Population by Age	3,618	4,495	5,958
Under 4	5.1%	4.9%	4.8%
5 to 14 Years	12.6%	12.3%	11.9%
15 to 17 Years	3.9%	3.8%	3.6%
18 to 19 Years	2.0%	2.0%	2.0%
20 to 24 Years	5.1%	4.8%	4.8%
25 to 29 Years	4.8%	4.5%	4.4%
30 to 34 Years	6.6%	6.0%	5.9%
35 to 39 Years	5.6%	5.6%	5.5%
40 to 49 Years	10.9%	10.9%	10.8%
50 to 59 Years	11.2%	11.6%	12.1%
60 to 64 Years	7.0%	7.6%	8.0%
65 to 69 Years	6.4%	6.9%	7.4%
70 to 74 Years	6.1%	6.4%	6.6%
Age 75+	12.7%	12.6%	12.4%
2024 Median Age	44.0	45.0	46.0

2024 Population 25 + by Education Level	2,577	3,242	4,339
Elementary (0-8)	3.74%	3.46%	3.41%
Some High School (9-11)	11.02%	10.32%	9.25%
High School Graduate (12)	37.50%	35.11%	34.05%
Some College (13-15)	18.68%	18.55%	20.23%
Associates Degree Only	9.80%	9.63%	9.29%
Bachelors Degree Only	12.93%	15.82%	16.43%
Graduate Degree	3.58%	4.71%	5.32%

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