

SINGLE TENANT NNN INVESTMENT

3.22 ACRE SITE WITH IMMEDIATE HIGHWAY ACCESS



12828 I-27

AMARILLO, TX 79119

HercRentals[®]

CONFIDENTIAL OFFERING MEMORANDUM

12828 I-27

CONTACT US FOR MORE INFORMATION

PAUL SCHNEIDER

PRINCIPAL

T: 303.962.9546

PSCHNEIDER@PINNACLAREA.COM

CHASE GRIMES

VICE PRESIDENT

T: 303.962.9549

CGRIMES@PINNACLAREA.COM

NICK GIORGIANNI

ASSOCIATE ADVISOR

T: 303.381.3010

NGIORGIANNI@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for an industrial portfolio located at 12828 I-27 in Amarillo, Texas.

12828 I-27 in Amarillo, TX presents a compelling single-tenant net lease investment opportunity. Situated on a 3.22-acre lot, the property is occupied by Herc Rentals, a reputable, nationally recognized credit tenant. Herc has 8 years remaining on its initial 10-year NNN lease, ensuring stable and predictable income for a qualified investor. This opportunity combines the security of a long-term lease with the reliability of a well-established tenant, making it an attractive addition to any real estate portfolio.



PROPERTY OVERVIEW

PROPERTY DETAILS

LIST PRICE	Contact Broker
NOI	\$253,505.73
GROSS BUILDING AREA	8,620 SF
PARCEL SIZE	3.22 Acres
COUNTY	Randall
YEAR BUILT	2019

INVESTMENT HIGHLIGHTS

- NNN Lease - Minimal landlord responsibilities
- National Credit Tenant - Herc Rentals specializes in construction equipment rental with over \$4 Billion in total revenue and more than 600 Locations in North America
- Lease Term - Tenant is in the third year of a 10-year NNN lease with 3, 5- year options and 3% annual escalations
- Strategic Location - The property has excellent accessibility (access to I-27, Loop 335 E, & Hereford Hwy)
- New Construction - The property was built in 2019 and and subsequently renovated in 2024 to suit Herc
- Zoning - Located within the Amarillo 5 mile extraterritorial jurisdiction - no industrial uses are restricted



TENANT OVERVIEW

HercRentals

Founded in 1965, Herc Rentals is one of the largest equipment rental companies in the nation, providing the highest standard in equipment rentals, sales, parts, and Service. With locations across the United States, we leverage our national fleet of equipment with a local approach, working closely with customers to understand their needs and provide them reliability, fair prices, and the support of a First-class service team. We an equipment company, run by equipment people. Where others stop, we continue.

- OVER \$4 BILLION IN TOTAL REVENUE
- MORE THAN 612 LOCATIONS ACROSS THE US AND CANADA
- RECOGNIZES BY NEWSWEEK ONE OF AMERICAS MOST RESPONSIBLE COMPANIES
- HIRE VETS GOLD MEDALLION AWARD
- ONE OF THE LARGEST AND FASTEST-GROWING RENTAL COMPANIES IN THE U.S.
- RANKED #3 OF THE TOP 100 EQUIPMENT RENTAL COMPANIES IN THE UNITED STATES BY RER
- NASDAQ: HIR

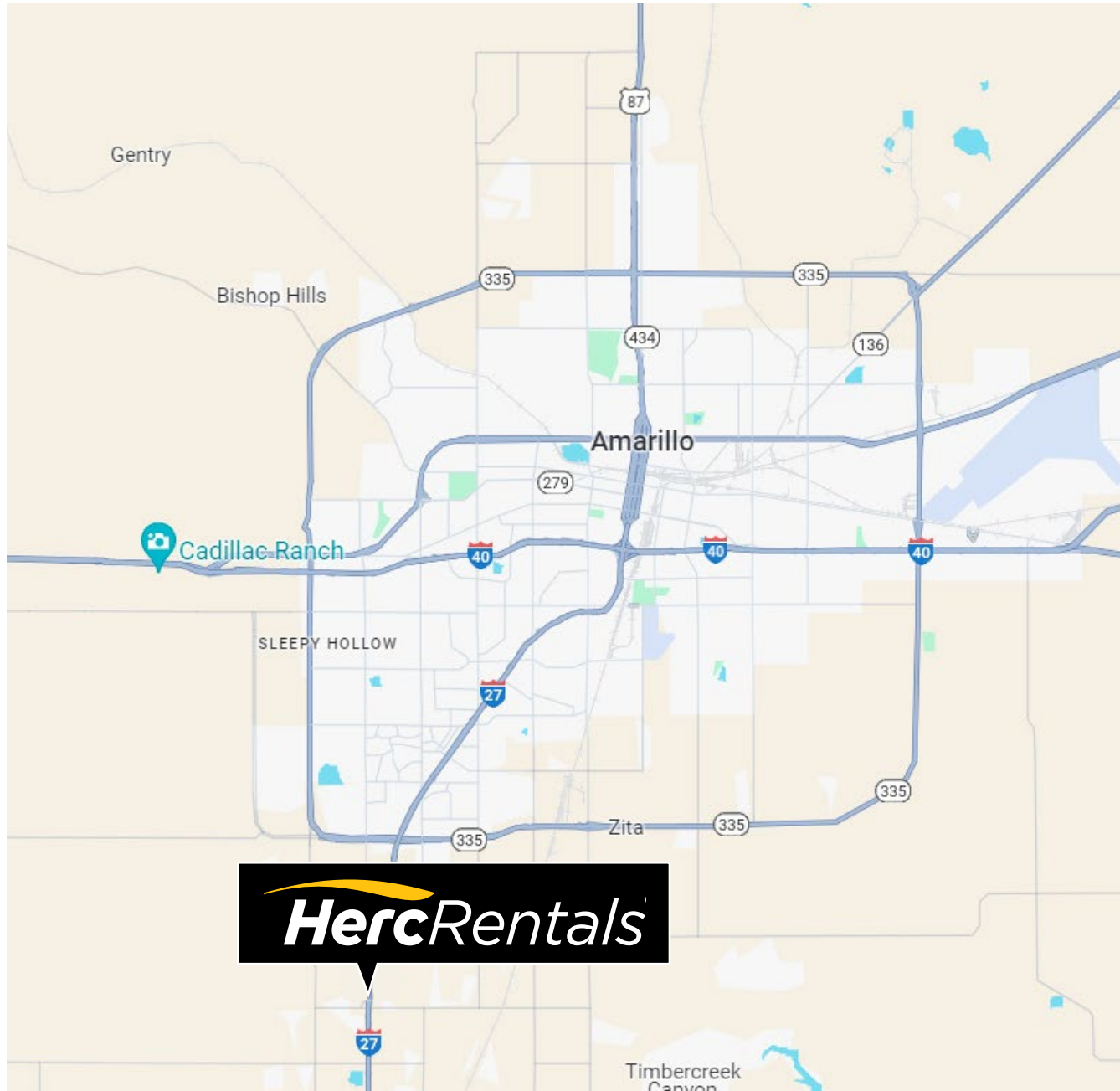


PARCEL OUTLINE





LOCATION OVERVIEW



TOTAL POPULATION

3 MILES	10,500
5 MILES	45,644
10 MILES	186,934



TOTAL HOUSEHOLDS

3 MILES	3,719
5 MILES	17,253
10 MILES	75,529



AVERAGE HH INCOME

3 MILES	\$98,051
5 MILES	\$105,048
10 MILES	\$83,884

AREA OVERVIEW

AMARILLO, TX

Welcome to Amarillo, where rugged cowboy culture meets big-city sophistication. Ride horseback in the second largest canyon in the country, take a photo with one of the most recognizable landmarks in Texas like Cadillac Ranch and The Big Texan, or go retro on historic Route 66. Satisfy your culture-seeking side and dive into Amarillo's art scene. Most people don't think of the arts when they think of West Texas, but Amarillo is home to premier, professional arts organizations like the Amarillo Symphony, Lone Star Ballet, the Amarillo Opera, one of the nation's most respected community theater organizations, and more.

Whether you're looking for your next amazing outdoor adventure or you want to see something new, you'll find many unique things to do worthy of any bucket list. Amarillo is the perfect mix of old and new Texas traditions. Located just a day trip away from Dallas, Lubbock, and Oklahoma City, the heart of the Texas Panhandle Plains is full of amazing things to see and do set on stunning landscapes. Grab your boots and get ready to make some unforgettable memories in Amarillo.

Source:<https://www.visitamarillo.com/about-amarillo/>

Population

1.53M

(2022)

Median Age

35.4

Median HHI

\$62,260

Units & Occupancy

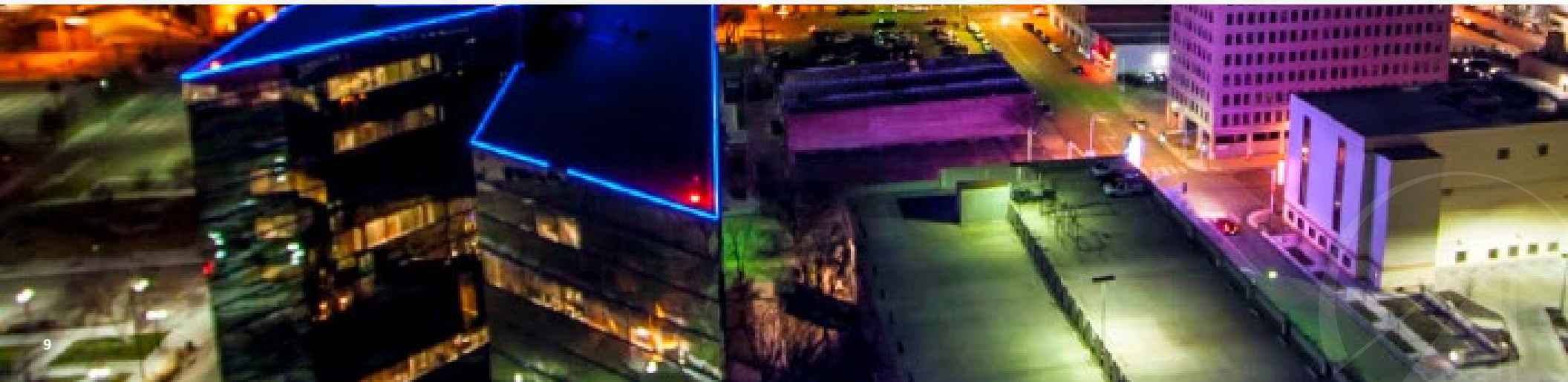
89,448

Number of Housing Units

Median Property Value

\$193,800

of Owner-occupied housing units



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 12828 I-27, Amarillo, TX and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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