

# Ground Lease | For Sale



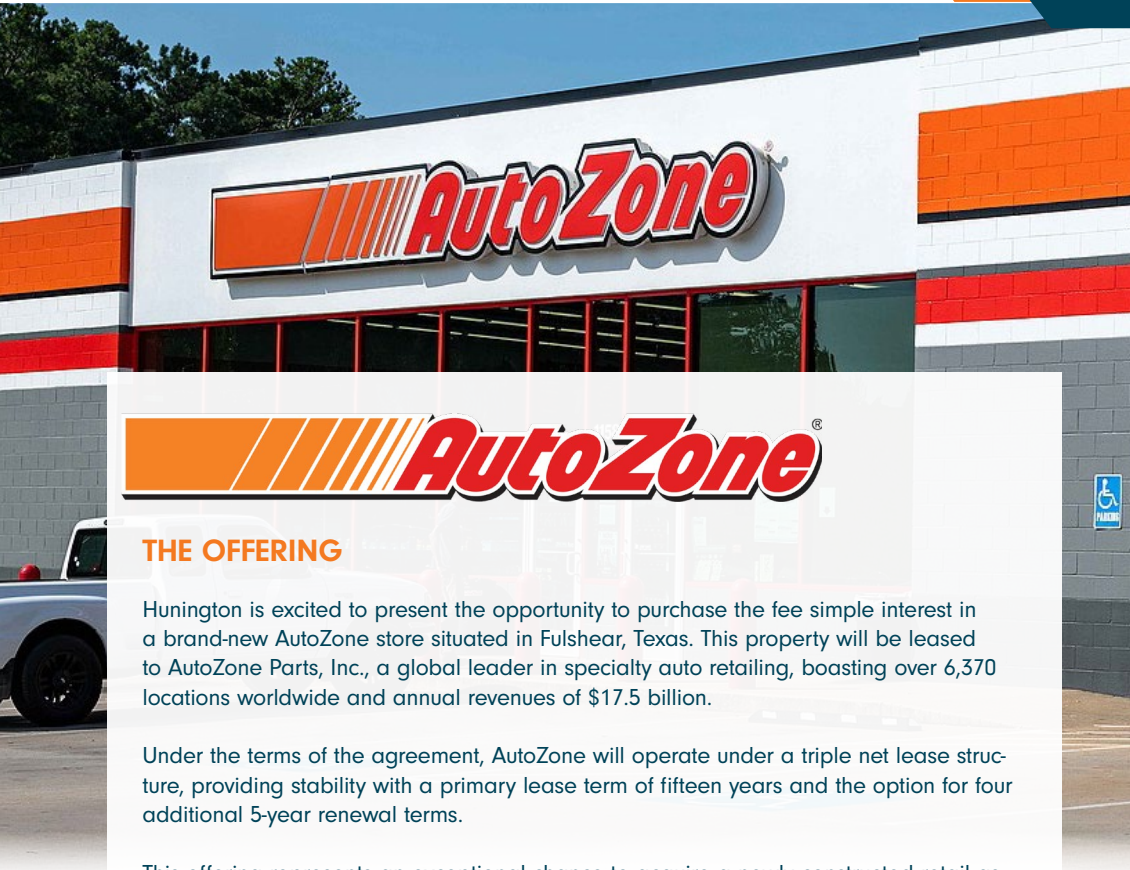
## AutoZone at Jordan Ranch

Jordan Crossing Boulevard,  
Katy, Texas 77494



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Ste. 800, Houston, Texas 77046  
713-623-6944 • [hpiproperties.com](http://hpiproperties.com)



## AUTOZONE AT JORDAN RANCH

Jordan Crossing Boulevard, Katy, TX 77494



### Executive Summary

<b>Sale Price</b>	Call for Pricing
<b>Lease Term:</b>	15 Yr Primary
<b>Annual Rent:</b>	Years 1 - 5: \$84,999.96 Years 6 - 10: \$91,800.00 Years 11-15: \$99,144.00
<b>Options:</b>	4 (5 Yr Options @ 8%)
<b>Lease Type:</b>	Absolute NNN
<b>Rent Commencement:</b>	04/01/2025
<b>Square Footage:</b>	7,308 SF
<b>Land Size:</b>	.93 AC
<b>Guaranty:</b>	AutoZone Parts, Inc.
<b>Tenant:</b>	AutoZone Parts, Inc.



### Demographics

<b>Population (2024)</b>	1 mi. - 10,266 3 mi. - 44,181 5 mi. - 112,408
<b>Average HHI (2024)</b>	1 mi. - \$153,532 3 mi. - \$172,818 5 mi. - \$171,013



**Jonathan Aron**  
Principal | Brokerage  
jonathan@hpiproperties.com

**Jeffrey Aron**  
Vice President | Retail Development  
jeffrey@hpiproperties.com



### THE OFFERING

Hunington is excited to present the opportunity to purchase the fee simple interest in a brand-new AutoZone store situated in Fulshear, Texas. This property will be leased to AutoZone Parts, Inc., a global leader in specialty auto retailing, boasting over 6,370 locations worldwide and annual revenues of \$17.5 billion.

Under the terms of the agreement, AutoZone will operate under a triple net lease structure, providing stability with a primary lease term of fifteen years and the option for four additional 5-year renewal terms.

This offering represents an exceptional chance to acquire a newly constructed retail asset. Situated within a well-established master-planned community and a thriving retail hub with a convenient highway access, this property offers the added benefit of being leased to a top-tier, industry-leading tenant.

### INVESTMENT HIGHLIGHTS

- Unparalleled integration in Houston's latest affluent and family-oriented master-planned community: Jordan Ranch
- Located on major north/south thoroughfare; Texas Heritage Parkway

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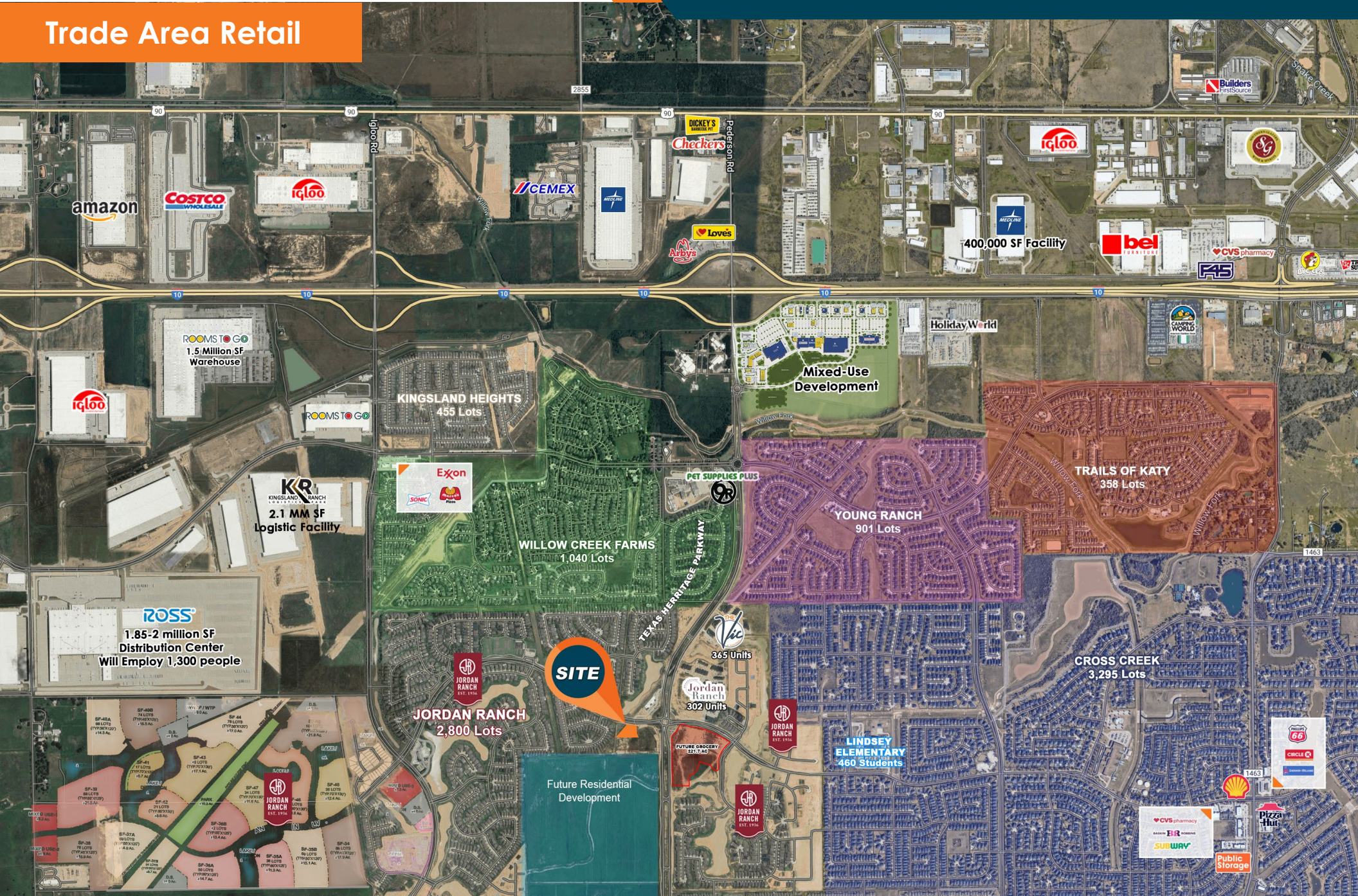
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

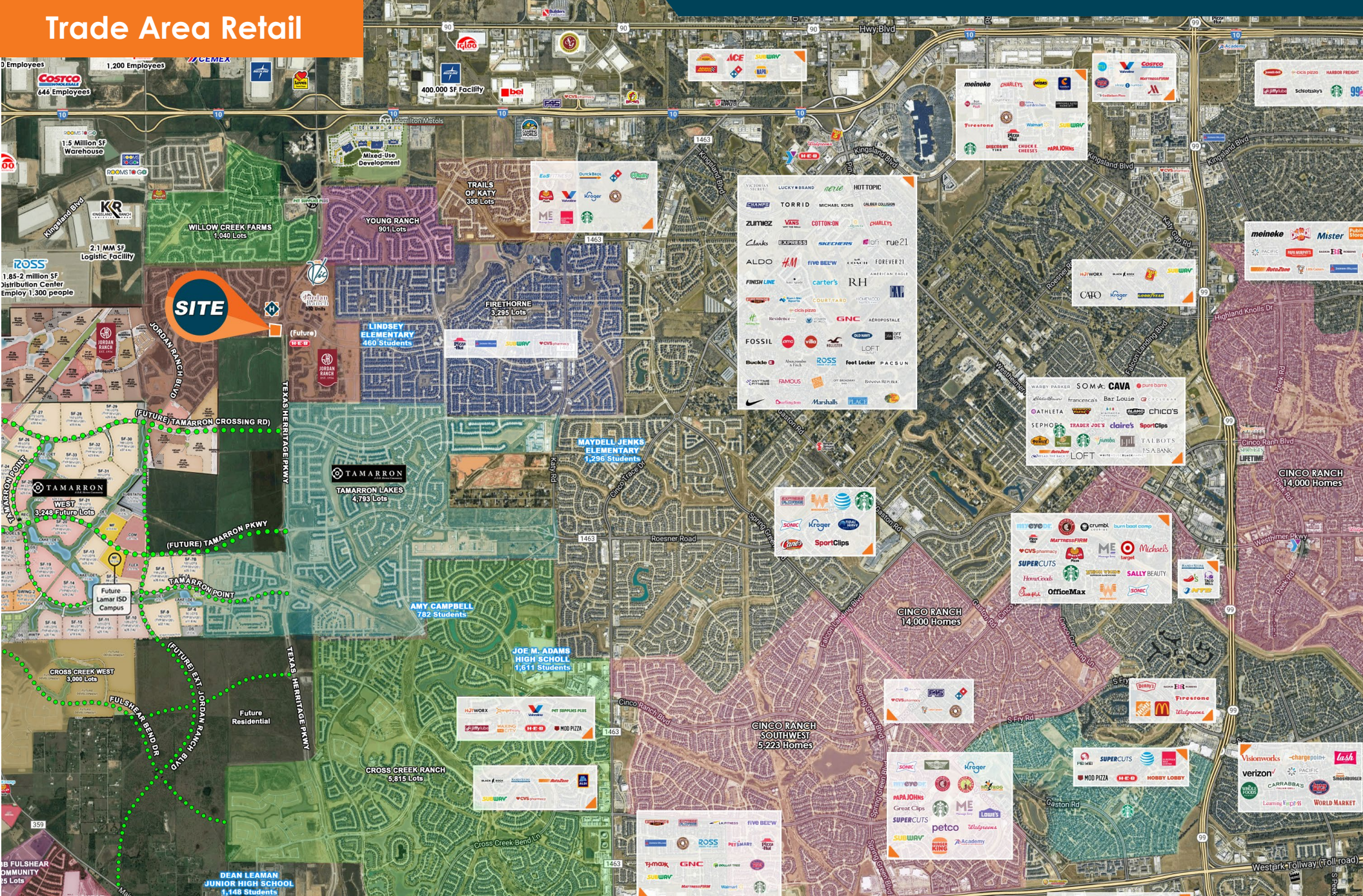




## Trade Area Retail



## Trade Area Retail



**Tenant Overview**

<b>Company Type:</b>	Public NYSE: AZO S&P 500 component
<b>2023 Employees</b>	119,000
<b>2023 Revenue:</b>	\$17.45 Billion
<b>2023 Net Income:</b>	\$2.5 Billion
<b>2023 Assets:</b>	\$31.39 Billion
<b>Credit Rating:</b>	BBB/Stable
<b>2023 Stores Globally:</b>	7,140
<b>autozone.com</b>	

For more than 43 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive industry. They have a rich culture and history of going the Extra Mile for their customers and community. Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

## Information About Brokerage Services

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Sanford Paul Aron</u> Designated Broker of Firm	<u>218898</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Jonathan Aron</u> Licensed Supervisor of Sales Agent/ Associate	<u>644676</u> License No.	<u>jonathan@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Jeffrey Aron</u> Sales Agent/Associate's Name	<u>724858</u> License No.	<u>jeffrey@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date