



O'Reilly Auto Parts

BRAND-NEW 15-YEAR LEASE EXTENSION FEATURING 9% RENTAL
INCREASES EVERY 5 YEARS

LONGSTANDING OPERATING HISTORY AT THIS LOCATION – 36 YEARS

LAREDO, TX



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



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O'Reilly Auto Parts

302 W CALTON RD, LAREDO TX 78041 [↗](#)

\$2,476,000

PRICE

5.25%

CAP RATE

NOI	\$130,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	8,256 SF
LAND AREA	1.11 AC



Longstanding operating history in the community with original lease commencing in 1989

A corporate O'Reilly lease with a brand-new 15-year term featuring 9% rental increases every 5 years and an absolute net lease structure requiring zero landlord expense/maintenance obligations. Tenant has been **operating at this location for 36 years** and demonstrated their dedication to this site by signing a **long-term lease extension** to stay.

The Offering

- Brand-new 15-year absolute net lease extension
- 9% rental increases every 5 years providing a hedge against inflation
- Corporate lease backed by investment grade tenant
- Excellent intrinsics – replaceable rent (\$15/FT) & low price per foot (\$299)
- Longstanding operating history – 36 years
- Tax-free state

Best In Class Tenant

- Investment grade corporate auto parts retailer (NYSE: ORLY | S&P: BBB)
- 2024 revenues totaled \$16.7B, a 6% increase over the previous year
- 6,370+ stores nationwide – 2nd most among auto retailers in the U.S.
- Internet & recession resistant industry – the average car on the road is ± 12.6 years old, continually increasing the demand for aftermarket auto parts

Market Highlights

- Dense residential trade area – 181,000+ residents within a 5-mile radius of the subject property
- Surrounding residents own an average of 2 cars per household, with the 1-mile population spending roughly \$4.4M on auto repair annually (per CoStar)
- Adjacent to Interstate 35 which serves the Juarez-Lincoln border crossing between the U.S. & Mexico – 74,000+ VPD
- ± 7 miles from the World Trade Bridge - ± 3 M trucks pass annually
- Nearby national tenants driving traffic to the direct trade area include Sam's Club, H-E-B, Whataburger, and McDonald's



		CURRENT
Price		\$2,476,000
Capitalization Rate		5.25%
Price/SF		\$299.90
Building Size (SF)		8,256
Lot Size (AC)		1.11
Stabilized Income	\$/SF	
Scheduled Rent	\$15.75	\$130,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$130,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	O'Reilly
Lease Signor	O'Reilly Auto Enterprises, LLC
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	9% Every 5 Years
Rent Commencement	11/30/1989
Options	Four, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Yearly Rent/SF
O'Reilly	8,256	11/30/1989	6/30/2030	\$130,000	\$10,833	\$130,000	\$15.75
	9% Increase	7/1/2030	6/30/2035		\$11,808	\$141,700	\$17.16
	9% Increase	7/1/2035	6/30/2040		\$12,871	\$154,453	\$18.71
	Option 1	7/1/2040	6/30/2045		\$14,029	\$168,354	\$20.39
	Option 2	7/1/2045	6/30/2050		\$15,292	\$183,506	\$22.23
	Option 3	7/1/2050	6/30/2055		\$16,668	\$200,021	\$24.23
	Option 4	7/1/2055	6/30/2060		\$18,169	\$218,023	\$26.41
TOTALS:	8,256			\$130,000	\$10,833	\$130,000	\$15.75

LEGEND



Property
Boundary

8,256

Building SF

1.11

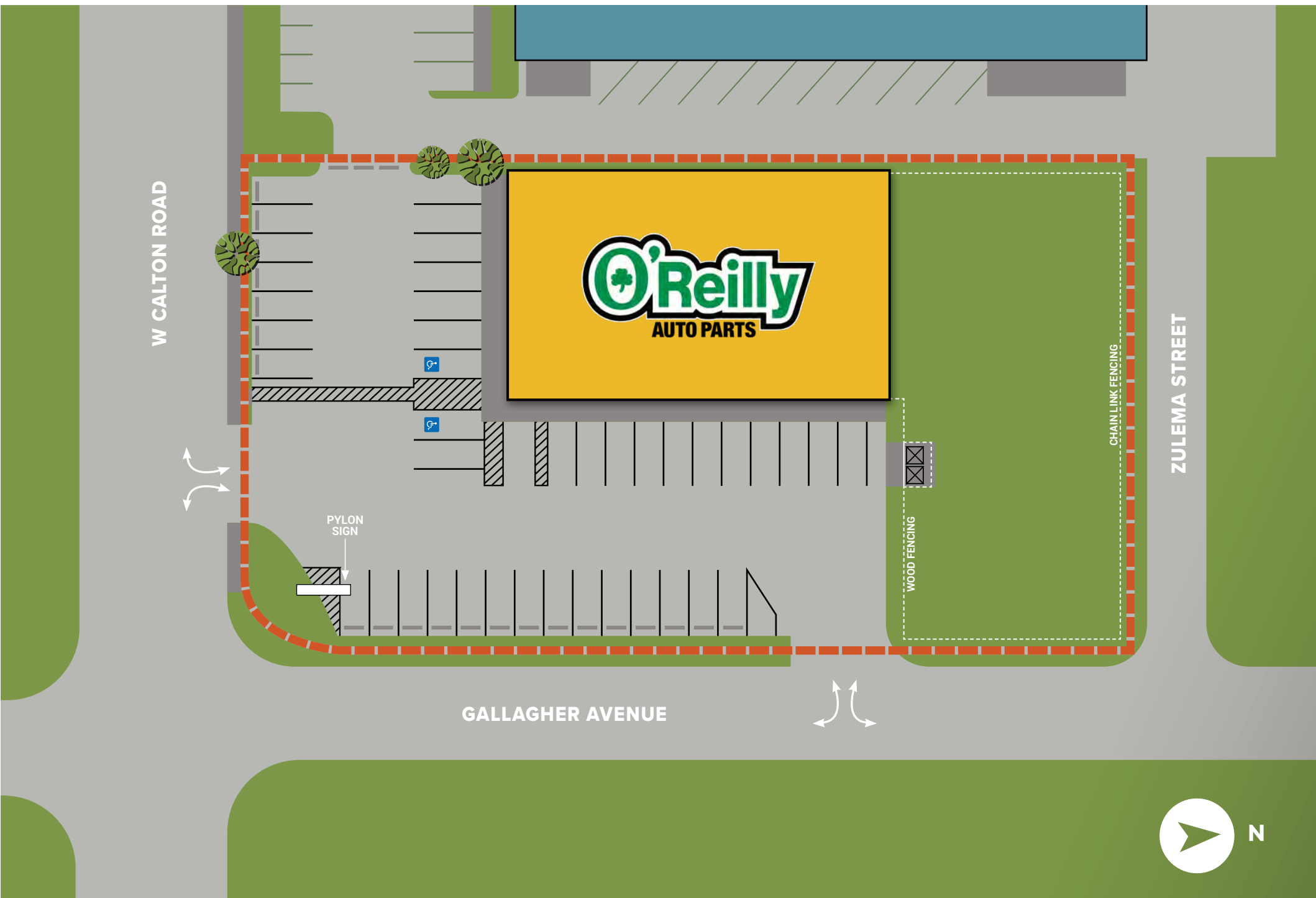
Acres

±42

Parking Spaces



Egress



A Leading Retailer in the Automotive Market Industry



6,370+

STORES IN NORTH AMERICA

\$16.7 Billion

TOTAL SALES IN FY 2024

6.0%

SALES GROWTH IN FY 2024



About O'Reilly Auto Parts

- Founded in 1957, O'Reilly Auto Parts (NASDAQ: ORLY) is one of the largest specialty auto parts retailers providing automotive parts, tools, supplies, equipment, and accessories in the United States
- What began as a single auto parts business in Springfield, Missouri, has grown to more than 6,378 locations in 48 states and Puerto Rico, 63 stores in Mexico, and 23 stores in Canada
- O'Reilly Auto Parts has continued to broaden its reach over the years, and now employs over 90,000 team members

Financial Highlights & Acquisition

- O'Reilly Auto Parts acquired Groupe Del Vasto (operating as Vast-Auto Distribution / "Vast-Auto") in January 2024, representing O'Reilly's entrance into the Canadian automotive market
- Vast-Auto Distribution is a leader in the distribution and marketing of automotive parts for auto parts stores in Eastern Canada, operating for more than 35 years
- In 2024, O'Reilly Auto Parts generated \$16.7 billion in sales, a 6% increase year-over-year

[Tenant Website](#) 



DOWNTOWN
LAREDO



23,780 VPD

W CALTON ROAD

GALLAGHER AVENUE



Located
in Texas'
border
region

23,780
VEHICLES PER DAY ALONG
W CALTON ROAD

3.4 miles
TO DOWNTOWN
LAREDO



H-E-B

Burlington

Advance
Auto Parts

DOLLAR
GENERAL

NAPA

Sam's
CLUB

BURGER
KING

Wendy's
McDonald's

POPEYE'S

Pizza
Hut
WHATABURGER

KEDPLASMA
a Kedron Biopharma company

planet
fitness

ASHLEY
Chick-fil-A

KOHL'S
ROSS
Michael's
sally
DOLLAR
TREE
PETCO

Walmart

23,780 VPD

W CALTON ROAD

O'Reilly
AUTO
PARTS

O'Reilly
AUTO PARTS

O'Reilly
AUTO PARTS

SUBJECT PROPERTY

GALLAGHER AVENUE





-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	17,054	96,438	181,542
2029 Proj.	17,104	96,992	182,816

*Population data sourced from CoStar

Ring Radius Income Data

	1-MILES	3-MILES	5-MILES
Average	\$57,683	\$60,747	\$73,283

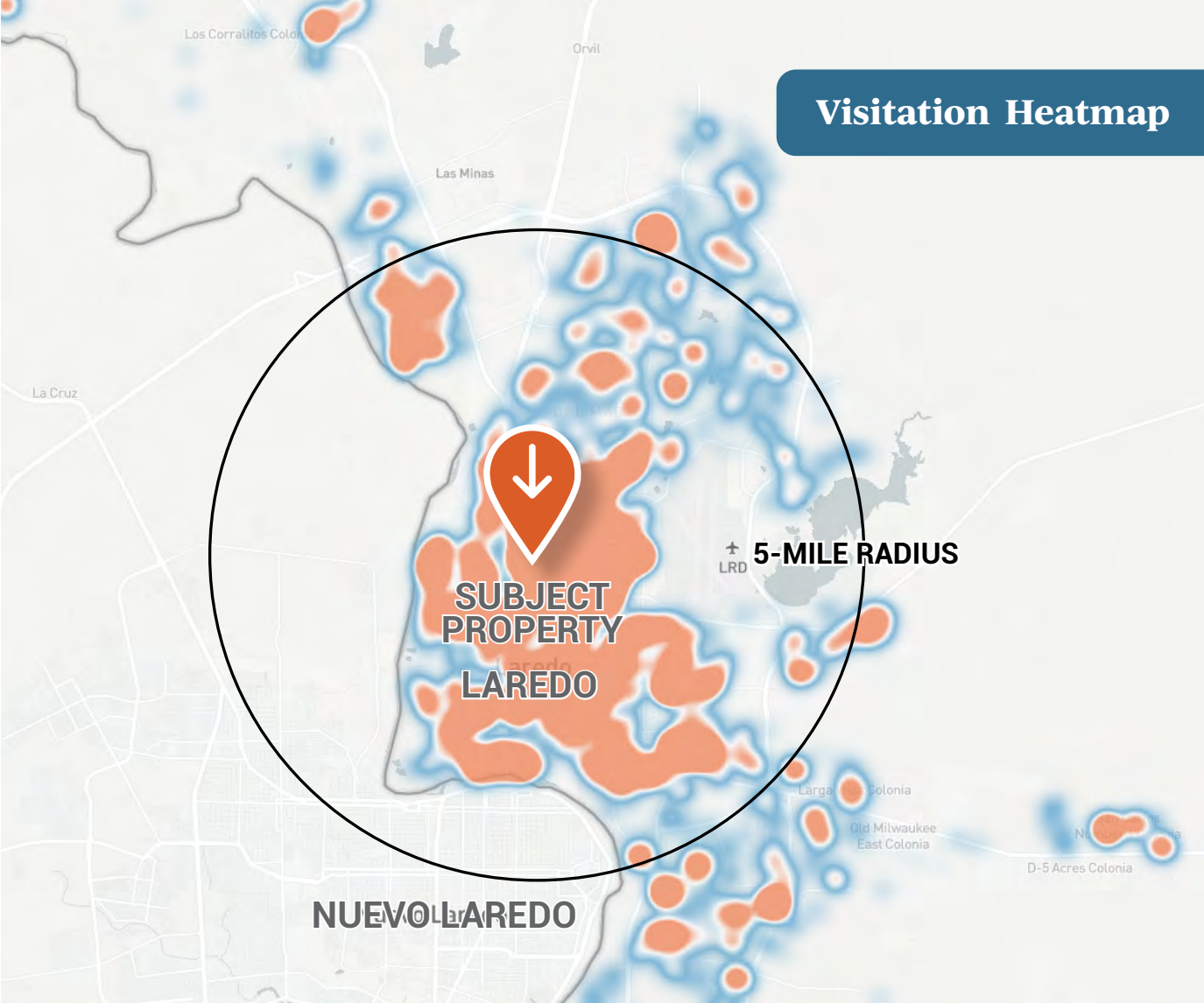
The nearby H-E-B down the street **receives 2.2M annual visits**, driving consistent foot traffic near the subject property

67.8K Visits

OVER PAST 12 MONTHS AT THE
SUBJECT PROPERTY

40 Minutes

AVERAGE DWELL TIME AT THE
SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the last 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Laredo, Texas

A DYNAMIC BORDER TOWN



About Laredo

- Founded over 258 years ago on the banks of the Rio Grande
- Laredo is full of historic landmarks including San Augustin Plaza, Republic of the Rio Grande Museum, and San Augustin Cathedral
- With its adobe houses, church buildings, mission bells, and plazas, Laredo has retained much of its historic appeal

Higher Education

- Texas A&M International University leverages its proximity to Mexico to serve as the cultural and intellectual hub of the Laredo area
- TAMIU offers undergraduate and graduate degrees in business, engineering, nursing and health sciences, and more
- Laredo College is ranked the #1 Community College in Texas by BestColleges

International Point of Entry

- The Laredo-Nuevo Laredo Metropolitan Area is one of six bi-national metropolitan areas along the U.S./Mexico border
- Laredo is home to four International Bridges, which cross over the Rio Grande River and connect the two cities
- First official Port of Entry on the Texas-Mexico border created in 1851, and today is the #1 inland port on the border
- The port handled more than \$339 billion in trade in 2022
- The port of entry accommodates vehicular, commercial, and pedestrian traffic 24 hours a day, 7 days a week

169,148

LAREDO MSA ESTIMATED POPULATION (2024)

\$16.18 B

LAREDO MSA GDP



Regional Map



#1 ranking
inland port
along the US-
Mexico border

5.8%

MARKET SHARE OF ALL US
TRADE & INTERNATIONAL
PORTS

Top Commodities at the Port of Laredo

Top Five (5) Exports By Rank

1. Vehicle parts (11% of all exports): Motor vehicle parts fell 7.63 percent compared to last year to \$1.15 billion 2023
2. Gasoline (3.1% of all exports): Gasoline, other fuels rose 18.03% to \$328.85 million, compared to 2023
3. Electric storage batteries (2.3% of all exports): Electric storage batteries rose 65.66% to \$243.53 million, compared to 2023
4. Cell phones (2.3% of all exports): Cell phones, related equipment rose 53.9% to \$238.38 million, compared to 2023
5. Motor vehicle engines (2.0% of all exports): Motor vehicle engines rose 54.21% to \$210.79 million, compared to 2023

Top Five (5) Imports By Rank

1. Vehicle parts (11% of all imports): Motor vehicle parts fell 3.26% to \$1.95 billion, compared to 2023
2. Passenger vehicles (9.1% of all imports): Passenger vehicles rose 94.53% to \$1.59 billion, compared to 2023
3. Computers (8.8% of all imports): Computers rose 160.15% to \$1.53 billion, compared to 2023
4. Cell Phones (4.1% of all imports): Cell phones, related equipment rose 75.11% to \$708.13 million, compared to 2023
5. Commercial Vehicles (3.7% of all imports): Commercial vehicles fell 21.01% to \$644.84 million, compared to 2023

\$339 Billion

TOTAL GLOBAL TRADE
PROCESSED (2024)

\$128 Billion

EXPORTS PROCESSED (2024)

\$210 Billion

IMPORTS PROCESSED
(2024)

[Learn More](#) 



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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.

11-2-2015



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

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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date