

NOW
OPEN



Advance Auto Parts

H-E-B Pad Site

\$3,964,362 | 5.80% CAP

2688 Loop 337, New Braunfels, TX (San Antonio) 78132

- ✓ **Brand New Construction**, 15 Year Absolute NNN Corporate Lease with a 10% Rent Bump in Year 10 and 10% Bumps Every 5 Years in Option Periods
- ✓ **Highly Visible Location** - Located on Loop 337 (13,100+ VPD), Connecting to Interstate 35 (41,500+ VPD)
- ✓ **Located in a Growing District in New Braunfels**, Right Next to an H-E-B Plus!
- ✓ **Near New Braunfels High School** (1,926+ students), Landa Park Golf Course at Comal Springs, & the Original Schlitterbahn Waterpark
- ✓ **Located in the #3 "Fastest Growing Large City in the U.S. from 2010-2020" by U.S. Census**



OAK RUN MIDDLE SCHOOL (930 STUDENTS)

VERAMENDI ELEMENTARY SCHOOL (910 STUDENTS)

DOWNTOWN NEW BRAUNFELS 2 MILES

GRUENEWOOD VILLA APARTMENTS (80 UNITS)

TARGET HOBBY LOBBY TJ-maxx HomeGoods JCPenney five BELOW belk BEST BUY Bath & Body Works

Walmart Sams CLUB DISTRIBUTION CENTER

THE DEVEREAUX (240 UNITS)

NEW BRAUNFELS HIGH SCHOOL (1,926 STUDENTS)

LANDA PARK GOLF COURSE SCHLITTERBAHN WATERPARK & RESORT

Bank of America

McDonald's

Orangetheory Fitness Jersey Mike's

CHASE

WHATABURGER

McALISTER'S DELI

WELLS FARGO

Walgreens

46 TEXAS

STATE HIGHWAY 46W (20,847 VPD)

Schlotzsky's IT'S A MOUTHFUL

SUBWAY SMOOTHIE KING ups

DUNKIN' BR

Chick-fil-A

H-E-B Great Clips

DISCOUNT TIRE

TACARA WESTPOINTE VILLAGE (239 UNITS)

Advance Auto Parts

BRAKE CHECK

337 TEXAS

LOOP 337 (13,100 VPD)

PANDA EXPRESS CHINESE KITCHEN

OAK RUN PARKWAY (9,809 VPD)

T-Mobile STRETCH LAB PAPA JOHNS Starbucks

Advance Auto Parts, Inc. is one of **America's largest automotive aftermarket parts** provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it yourself (**DIY**) customers. Advance Auto Parts did **over \$16B** in revenue across its **4,776 stores** and employs over **68,000 people**.



Advance Auto Parts 

INVESTMENT OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX
(SAN ANTONIO)

File Photo



CONTACT FOR DETAILS

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apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$3,964,362

5.80% CAP

NOI

\$229,933

Building Area

±6,889 SF

Land Area

±1.00 AC

Year Built

2024

Lease Type

Absolute NNN*

Occupancy

100%

- ✓ **Brand New Construction, 15 Year Absolute NNN Corporate Lease** with a 10% Rent Bump in Year 10 and 10% Bumps Every 5 Years in Option Periods, Plus (3) 5-Year Options to Renew
- ✓ **Highly Visible Location** - Located on Loop 337 (13,100+ VPD), which begins at I-35 (41,500+ VPD), on the northern edge of New Braunfels, providing access to the city's northern neighborhoods and linking with U.S. Highway 46 (13,400+ VPD). Loop 337 plays a vital role in and around New Braunfels, especially as the city experiences rapid growth and tourism increases.
- ✓ **Located in a Growing Commercial & Residential District** - Right next to an H-E-B. The surrounding area has seen considerable growth, and it is located in a busy commercial zone near major retailers such as Starbucks, Panda Express, Chick-fil-A, Smoothie King, & much more.
- ✓ **Nearby Amenities & Schools** - Site is less than a mile from New Braunfels High School (1,926+ students), 1 mile from Landa Park Golf Course at Comal Springs, an 18-hole, award-winning public course covering 122-acres, and less than 2 miles from the Original Schlitterbahn Waterpark, New Braunfels second-largest employer that was voted the #1 waterpark in the world for 23 Years.
- ✓ **New Braunfels is a Rapidly Growing City** - There was an 89.35% population growth within from 2010-2020, they were the #3 "Fastest Growing Large City in the U.S. from 2010-2020" by U.S. Census (2020), and the #4 "Top 100 U.S. Cities for Economic and Population Growth" by SmartAsset (2022).
- ✓ **San Antonio MSA:** Subject property is 26 miles from Downtown San Antonio. The San Antonio MSA is comprised of almost 2.5 million people and New Braunfels is the 2nd largest city in the MSA with a population over 106,000 people.
- ✓ **Advance Auto Parts is One of the Largest Auto Stores in the Country** with over \$16B in revenue across their 4,776 stores and they employ and over 112,000 employees.

*Landlord Responsible for Structure and Foundation

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

Advance Auto Parts

Guarantor: Advance Auto Parts

REVENUE
\$16 B

CREDIT RATING
BB+

STOCK TICKER
AAP

LOCATIONS
4,776



[advanceauto
parts.com](https://www.advanceautoparts.com)

Advance Auto Parts, Inc. (AAP), a Delaware Corporation, AAP was founded in 1929 in Virginia as Advance Stores Company, Inc. and operated as a retailer of general merchandise until the 1980s when the company narrowed its focus to automotive parts and accessories.

From the 1980s to the present the company has grown significantly as a result of comparable store sales growth, new store openings, and strategic acquisitions. AAP was **established 2001** in conjunction with the acquisition of Discount Auto Parts, Inc. AAP and its subsidiaries, is a leading specialty retailer of after-market automotive parts, accessories, batteries and maintenance items. AAP carries an extensive product line for cars, vans, sport utility vehicles and light trucks that serve both **"do-it-yourself" (DIY)** customers and commercial customers such as independent garages, service stations, and auto dealers through retail stores and the company website. Stores carry over **18,000 items**, and have access to an additional assortment of **108,000 items** offered for sameday or next-day delivery from either one of the company's **254 HUB stores** or network of **22 Parts Delivered Quickly facilities**.

Additionally, customers have access to over **340,000 items** by ordering directly from a store for delivery. The primary categories of product offered in **stores include:** parts (alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts, ignition, lighting, radiators, starters, spark plugs and wires, transmissions and water pumps); accessories (floor mats, mirrors, vent shades, MP3 and cell phone accessories, and seat and steering wheel covers); chemicals,(antifreeze, brake and power steering fluid, and freon); oil, transmission fluid and other automotive petroleum products; and other miscellaneous products. Since **2000**, Advance Auto Parts has **aggressively expanded** commercial sales through a commercial delivery program that utilizes delivery fleet to deliver product from **store locations** to businesses.



IN THE NEWS

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

Advance Auto Parts Announces Sale of Worldpac to Carlyle for \$1.5 Billion

AUGUST 22, 2024 (ADVANCE AUTO PARTS)

Proceeds from the transaction will provide greater financial flexibility as we continue our strategic and operational review to improve the productivity of the company's remaining assets and better position the company for future growth and value creation.

On behalf of everyone at Advance, I would like to thank the **more than 5,000** Worldpac team members for their **dedication** over the **last ten years**. We are excited to partner with Worldpac, a **great business** operating in **attractive markets**," said Wes Bieligm, a Partner, and Katherine Barasch, a senior member of Carlyle's Global Industrials investing team. "Our proven track record in executing complex carve-outs position us uniquely to **support Worldpac** and its team as an **independent company**."

"We are pleased to announce the sale of the Worldpac business," said Shane O'Kelly, president and chief executive officer. "The sale enables our team to sharpen their focus on decisive actions to turn around the Advance blended box business."

Carlyle's investment in Worldpac builds on the firm's extensive carve-out experience in the Industrials sector, having invested **~\$13 billion** in industrial carve-outs over the past two decades, including in **such companies as** Axalta, Nouryon, Atotech, Signode, and Allison Transmission.

Over the **last twelve months**, at the end of the second quarter of **2024**, the Worldpac business generated approximately **\$2.1 billion** in revenue and approximately **\$100 million in EBITDA**.

Advance expects net proceeds of approximately **\$1.2 billion** after **taxes and transaction fees**.

EXPLORE ARTICLE



Advance Auto Parts Reports Second Quarter 2024 Results

AUGUST 22, 2024 (ADVANCE AUTO PARTS)

Advance Auto Parts, Inc. (NYSE: AAP), a leading automotive aftermarket parts provider in North America that serves both professional installer and do-it-yourself customers, announced its financial results for the second quarter ended July 13, 2024.

"We continue to make progress on our decisive actions with an increased focus on the Advance blended box. This morning, we announced the sale of Worldpac for **\$1.5 billion**. This transaction is a critical milestone in our turnaround as it enables us to **strengthen our balance sheet** and streamline our focus. The next chapter of our strategic and operational review will now focus on the remaining Advance business, with the goal of improving our **sales trajectory** and the productivity of all our assets to **deliver stronger returns** for our shareholders."

"Our team delivered positive comparable sales growth while navigating a challenging demand environment during the second quarter. I would like to thank the team for their hard work and dedication to serving our customers," said Shane O'Kelly, president and chief executive officer.

Second quarter 2024 net sales totaled **\$2.7 billion**, which was flat compared with the second quarter of the prior year. Comparable store sales increased 0.4%.

The company's gross profit decreased 2.3% to **\$1.1 billion**. Gross profit margin was 41.5% compared with 42.5% in the second quarter of the prior year. SG&A expenses were **\$1.0 billion, or 38.9%** of net sales compared with 37.8% in the second quarter of 2023. This increase was primarily due to wage investments in frontline team members and an increase in professional fees, including costs associated with the implementation of the company's strategic plan and the remediation of the company's previously-disclosed material weaknesses.

EXPLORE ARTICLE

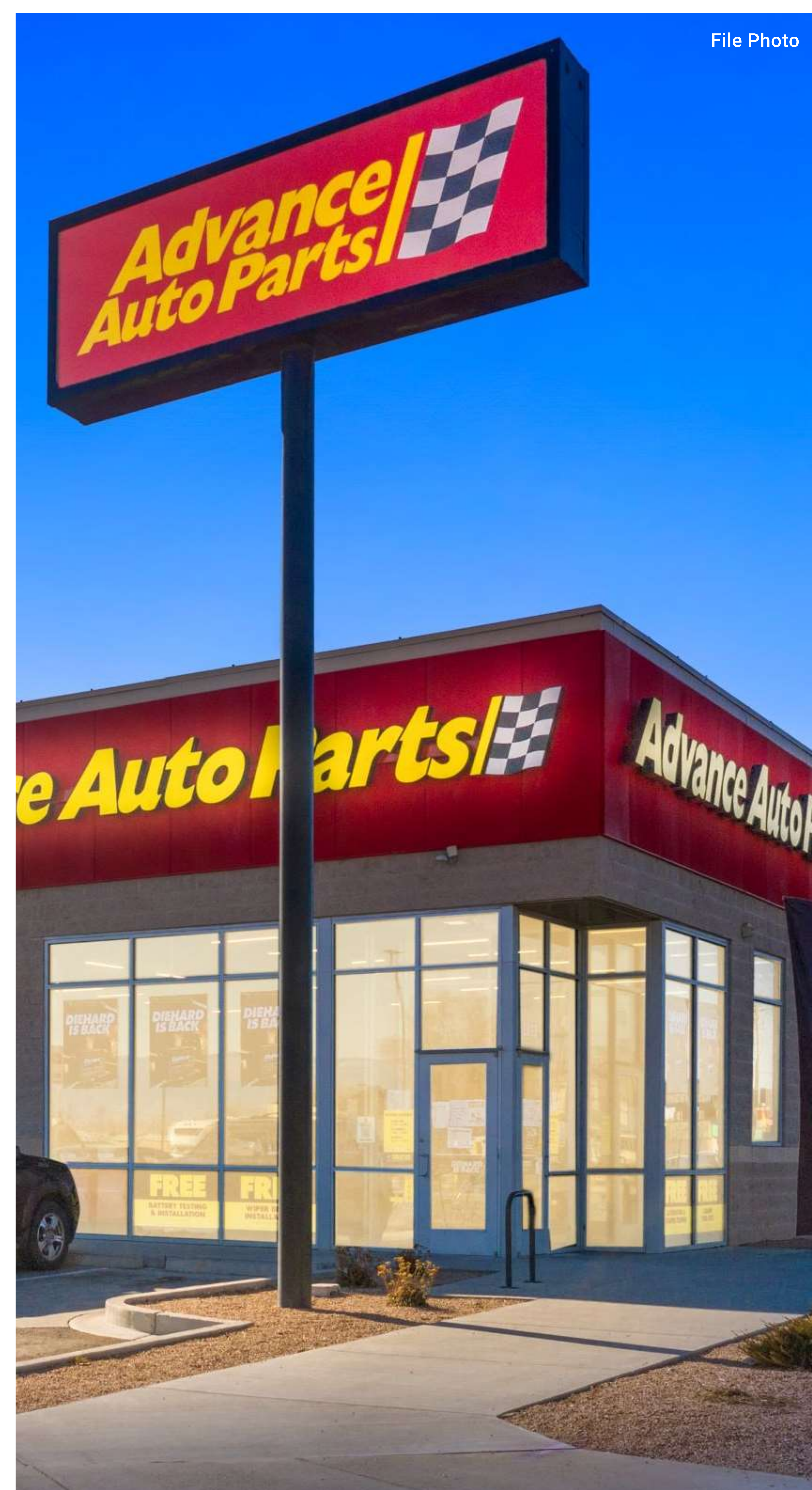


LEASE OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

Initial Lease Term	15 Years Plus (3), 5-Year Options to Renew
Rent Commencement	November 2024
Lease Expiration	November 2039
Lease Type	Modified NNN
Rent Increases	10% Increase in Year 10 of Primary Term 10% Every 5 in Option Periods
Annual Rent YRS 1-10	\$229,933
Annual Rent YRS 11-15	\$252,926
Option 1	\$278,218
Option 2	\$306,039
Option 3	\$336,642

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



STATE HIGHWAY 46 W
±20,847 VPD

46 TEXAS

VERAMENDI
ELEMENTARY SCHOOL
(910 STUDENTS)

OAK RUN PARKWAY
±9,809 VPD

OAK RUN
MIDDLE SCHOOL
(930 STUDENTS)

337 TEXAS

LODGE AT
GUADALUPE
(308 UNITS)

GRUENEWOOD
VILLA APARTMENTS
(80 UNITS)
NEW BRAUNFELS
HIGH SCHOOL
(1,926 STUDENTS)

TORREY PLACE
APARTMENTS
(148 UNITS)

CHRISTUS SANTA
ROSA HOSPITAL

H-E-B
Orangetheory
Great Clips
SUBWAY
DUNKIN'
Jersey Mike's
BR
SMOOTHIE KING
UPS

MISSION HILL
(426 UNITS)

SEELE
ELEMENTARY
SCHOOL
(313 STUDENTS)

LANDA PARK GOLF
COURSE AT COMAL
SPRINGS

SCHLITTERBAHN
WATERPARK & RESORT
NEW BRAUNFELS, TEXAS

PET SUPPLIES PLUS
theVitamin Shoppe
PAPA JOHNS
Starbucks

**Advance
Auto Parts**
SUBJECT PROPERTY
2688 LOOP 337.

Walgreens
DISCOUNT
TIRE

LANDA PARK GOLF
COURSE AT COMAL
SPRINGS

PRINCE
SOLMS PARK

Firestone
COMPLETE AUTO CARE

LAUREL HEIGHTS
APARTMENTS
(72 UNITS)

SHERWIN
WILLIAMS
DQ

LANDA PLACE
APARTMENTS
(100 UNITS)

EZPAWN

DOLLAR GENERAL

CUBESMART
self storage

CHURCH'S

CARL SCHURZ
ELEMENTARY
SCHOOL
(338 STUDENTS)

DQ Jack
in the box

at home
The Home Decor Superstore
Marshalls
DOLLAR TREE
SUPERCUTS
AutoZone

Papa Murphy's
SHIPLEY
DO-NUTS
BR
Cane's
WING STOP

CRAIG'S AUTO PARTS

H-E-B
GameStop
Chick-fil-A
Starbucks
PAPA JOHN'S

LOOP 337
±15,100 VPD

WINDY

THE SAGE
APARTMENTS
(160 UNITS)

LOWE'S
JOANN
PET SMART
MATTRESS FIRM
planet fitness
Aaron's
Batteries + Bulbs
SPEC'S

INTERSTATE
TEXAS
35

Schlottsky's
IT'S A MOUTHFUL
SUBWAY
Chick-fil-A
goodwill
McDonald's

Walmart
Supercenter
TACO BELL
Arby's
POPEYES

BIG LOTS!
HARBOR FREIGHT TOOLS
DOLLAR TREE
jiffy lube
cicis pizza
dd's DISCOUNTS
WINGSTOP
REBEL

QT
QuikTrip

ABC
Supply Co. Inc.

MONARCH HIGHWAY
±41,500 VPD



Schlottzsky's
IT'S A MOUTHFUL.

Bank of America

CHASE

WHATABURGER

McALISTER'S
DELI

THE DEVEREAUX
(240 UNITS)

WELLS FARGO

Walgreens

DOWNTOWN
NEW BRAUNFELS
2 MILES

LANDA PARK
GOLF COURSE
SCHLITTERBAHN
WATERPARK & RESORT
NEW BRAUNFELS, TEXAS

McDonald's

verizon

46
TEXAS

Chick-fil-A

STATE HIGHWAY 46W
(20,847 VPD)

ANYTIME
FITNESS

Orangetheory
FITNESS
Jersey Mike's
SUBS

DUNKIN'
BR
bakery
robbin's

H-E-B
SUBWAY
Great Clips
IT'S GONNA BE GREAT
SMOOTHIE KING
ups

DISCOUNT
TIRE

BRAKE CHECK
WE DO IT RIGHT
EST. 1968

NEW BRAUNFELS
HIGH SCHOOL
(1,926 STUDENTS)

TACARA WESTPOINTE
VILLAGE
(239 UNITS)

Advance
Auto Parts

PANDA EXPRESS
CHINESE KITCHEN

337
TEXAS

H-E-B

LOOP 337
(13,100 VPD)

OAK RUN PARKWAY
(9,809 VPD)

DOWNTOWN
NEW BRAUNFELS
2 MILES

ABC
Supply Co. Inc.

MCCOY'S
BUILDING SUPPLY

LANDA PARK
GOLF COURSE
SCHLITTERBAHN
WATERPARK & RESORT
NEW BRAUNFELS, TEXAS

PET SUPPLIES PLUS
Minus the hassle.
theVitamin Shoppe.

T-Mobile
STRETCH LAB
PIZZA PAPA JOHN'S
Starbucks

PANDA EXPRESS
CHINESE KITCHEN

OAK RUN PARKWAY
(9,809 VPD)

TACARA WESTPOINTE VILLAGE
(239 UNITS)

LOOP 337
(13,100 VPD)

337
TEXAS



Advance
Auto Parts



BRAKE CHECK
EST. 1968

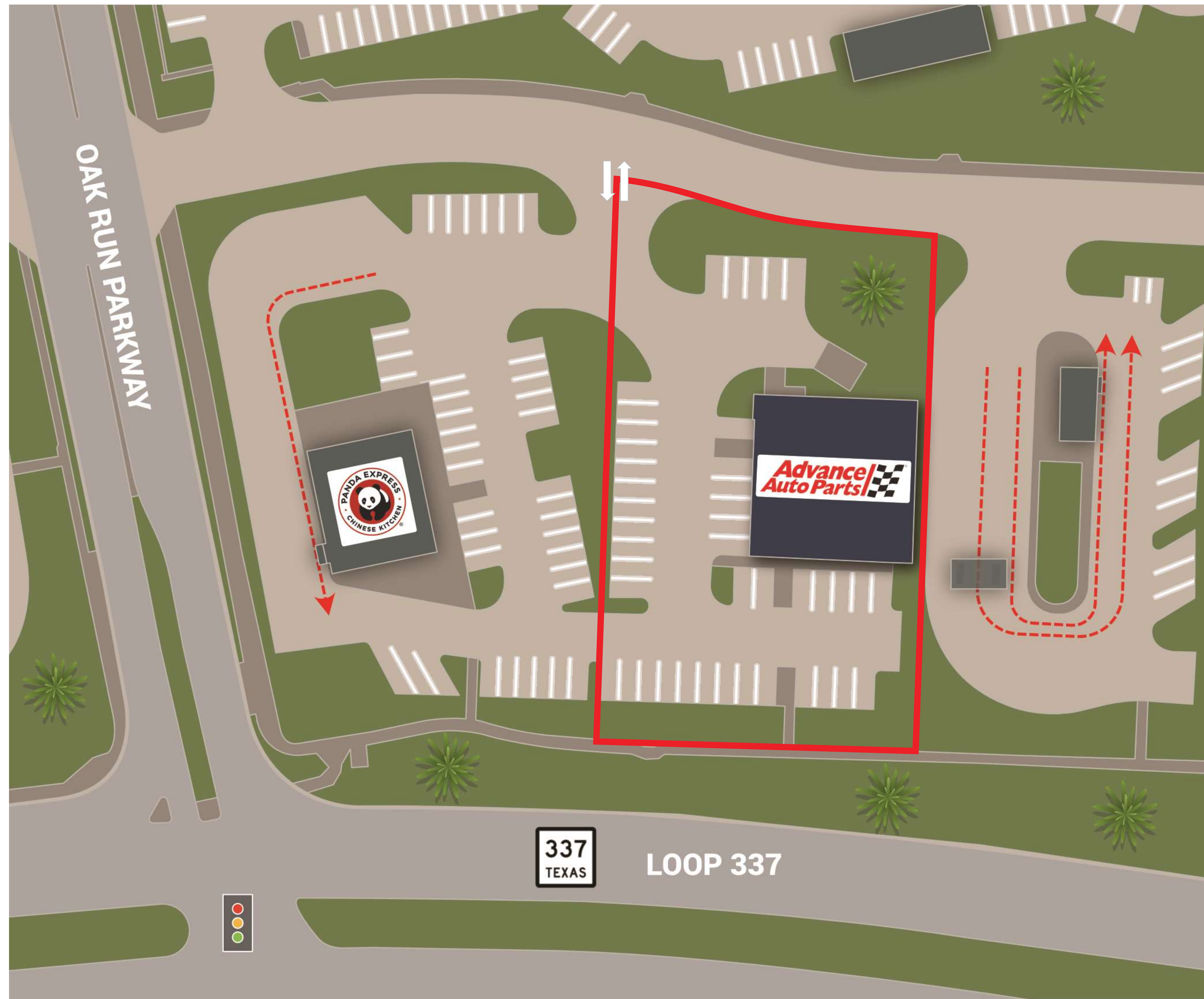
DISCOUNT
TIRE

H-E-B

SITE OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX
(SAN ANTONIO)

	Year Built		2024
	Building Area		±6,889 SF
	Land Area		±1.00 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Lowe's
- JOANN
- Planet Fitness
- Big Lots!
- Marshalls
- Orangetheory Fitness
- Pet Supplies Plus
- At Home



File Photo

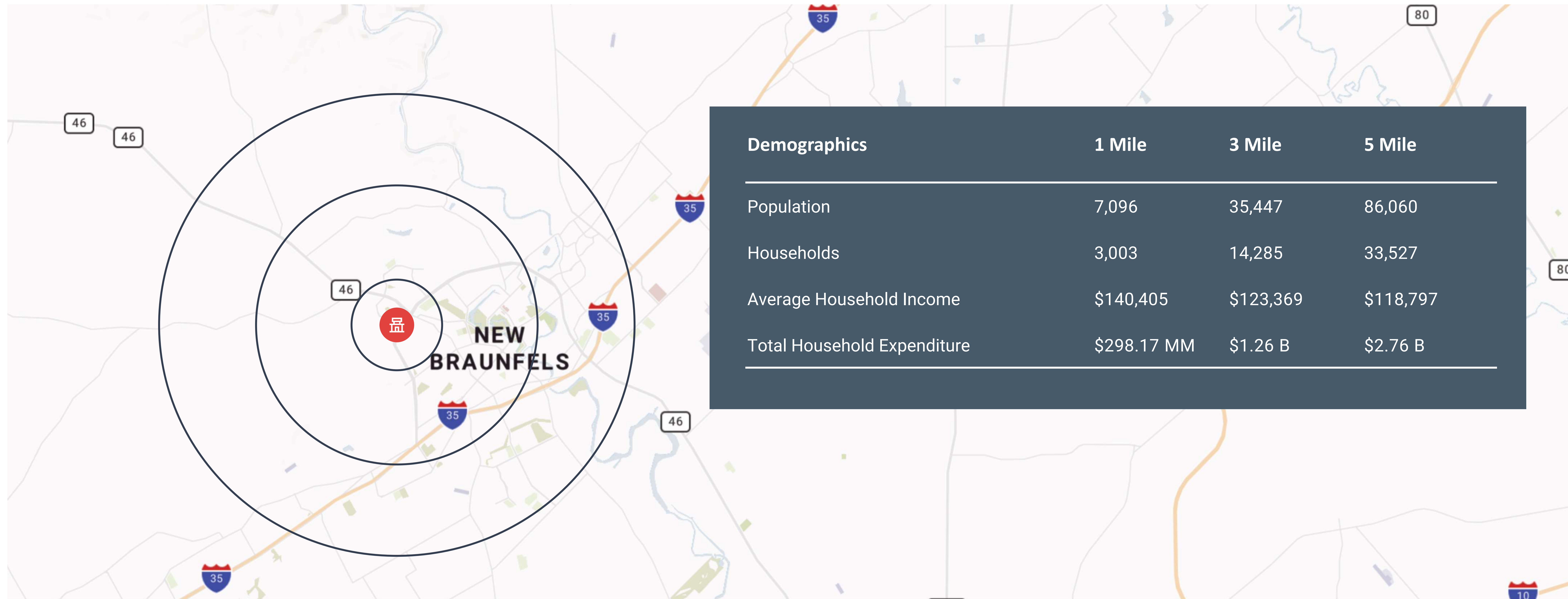
CONSTRUCTION PROGRESS AS OF 10/7/24

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)



LOCATION OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Comal ISD (3,550)
2. Schlitterbahn Water Park (3,000)
3. New Braunfels ISD (1,302)
4. Wal-Mart Distribution Center (1,200)
5. Hunter Industries (873)
6. Comal County (805)
7. City of New Braunfels (800)
8. TaskUs (620)
9. Christus Santa Rosa Hospital (585)
10. Rush Enterprises (528)

LOCATION OVERVIEW

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

New Braunfels

Texas

 106,000+
Population

 \$90,559
Median Household Income



New Braunfels

30 Miles NE of San Antonio & 45 Miles SW of Austin

CLOSE TO MAJOR TEXAS CITIES

New Braunfels was the 3rd Fastest Growing Large City from 2010-2020

#3

New Braunfels is located on IH-35 only 30 minutes north of downtown San Antonio, 19 miles south of San Marcos, and 45 minutes south of Austin.

I-10 is only minutes east and State Highway 46 bisects the city.

New Braunfels, Texas is home to the original water park and #1 waterpark in the world for 23 years, Schlitterbahn Waterpark Resort, and the world's largest gas station, Buc-ee's.

The population of New Braunfels is over 100,000, growing 100% since 2003, and was the third fastest growing city in the United States from 2010-2020. This strategic location is home to Sysco, Hunter Industries, Rush Enterprises

, Walmart Distribution Center, McCoys, TaskUs, and only a three hour drive to trade gateways into Mexico, and Central and South America. The average growth rate per year is 6% and population is projected to reach 115,000 in 2025. The Comal and Guadalupe Rivers, proximity to area lakes, Schlitterbahn Water Park and Gruene Hall, the most famous and oldest dance hall in Texas, drive over 3.6 million visitors to the area annually. Exclusive of government, the City's three largest industries in terms of the value of goods and services provided are manufacturing, health care and social assistance, and retail trade. The government (school district, local, state, and federal), retail trade, accommodation and food services, health care and social assistance, construction, administrative and support, waste management and remediation services, respectively, provide the greatest number of jobs in the community. New Braunfels is officially part of Greater San Antonio, designated San Antonio-New Braunfels, an eight-county metropolitan area on the southwestern corner of the Texas Triangle. It is the 24th largest metropolitan area in the United States. Total GDP for San Antonio-New Braunfels, TX (MSA) is over \$163,060.744 million according to the United States Federal Reserve in 2023.

IN THE NEWS

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

San Antonio-New Braunfels region leads Texas job growth, fuels national economy

MARIZA MENDOZA, FEBRUARY 13, 2024 (NEWS4SA)

I was fortunate enough to get a job in the oil and gas industry when oil was negative \$37 a barrel we snatched that right up and was incredibly blessed with that opportunity, says San Antonio resident Jaime Fields.

3 years ago, that opportunity to move here paid off big for them, compared to their peers in other cities.

Coming out of college a lot of our peers went to Houston, Dallas, a lot in Austin, says San Antonio resident Andrew Fields.

And because they're able to get more for their money here, it led them down a road toward financial freedom.

"We've found that San Antonio has allowed us to make a lot more aggressive financial strides," says Fields.

The couple is part of the San Antonio job growth that's been happening in recent years. The Governor's office says Texas added more jobs last year than any other state in the nation. And the San Antonio area was at the heart of that growth.

"We're currently seeing the largest boom in life sciences, cybersecurity, and professional services," says Ashley Gossen from Greater: SATX.

Gossen, Senior Vice President of Global Corporate Recruitment at Greater: SATX says local workforce development and industry diversification are top priorities for continued growth for our region.

"We're working towards building a pipeline of companies that's going to help us to create those quality primary jobs," says Gossen.

EXPLORE ARTICLE



Census: Comal County again among fastest-growing areas in the nation

THERESA DAVIS, MARCH 18, 2024 (THE HERALD-ZEITUNG)

Domestic migration patterns are changing, and the impact on counties is especially evident," said Lauren Bowers, chief of the Census Bureau's Population Estimates Branch.

Areas which experienced high levels of domestic out-migration during the pandemic, such as in the Midwest and Northeast, are now seeing more counties with population growth. Meanwhile, county population growth is slowing down out west, such as in Arizona and Idaho. Comal County grew from 184,749 residents in July 2022 to 193,928 residents in July 2023.

From July 2022 to July 2023, Comal County ranked No. 7 on the bureau's list of top 10 counties in annual percent growth with a resident population of 20,000 or more.

The San Antonio-New Braunfels metropolitan area ranked No. 9 on the list of fastest growing metro areas.

The area grew by more than 48,000 residents from July 2022 to July 2023, and is now home to more than 2.7 million people.

In a 2023 event hosted by the Texas Tribune, a panel of regional leaders discussed the benefits and challenges of a fast-growing population.

Jonathan Packer, president and CEO of the New Braunfels Chamber of Commerce, said the city and county are working to attract good jobs and responsible development.

"New Braunfels is a city that I think every Texan feels strongly is an important part of the state," Packer said. "It's a community with a lot of heritage based in natural beauty."

EXPLORE ARTICLE



IN THE NEWS

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

\$4.5M incentive for redevelopment in downtown New Braunfels moves forward

SEPTEMBER 16, 2024 (COMMUNITY IMPACT)

The New Braunfels Economic Development Corporation approved a \$4.5 million incentive for the redevelopment of the Producers Co-Op site in downtown New Braunfels.

This move aims to establish a new urban park and public marketplace, addressing the community need for more public space in the area, said Jeff Jewell, director of economic and community development for the city.

Jewell said a new urban park will include amenities such as a splash pad, seating areas and spaces for performances. The design of the Producers Co-op area is intended to be similar to The Pearl in San Antonio, which Jewell mentioned as an inspirational model. The redevelopment also includes transforming the Producers Co-op site into a public marketplace.



This venue will support local businesses and host community events, serving as a modern counterpart to the historical marketplace traditions, Jewell said, which aims to act as a small business incubator and stimulate local economic activity.

The total estimated cost of the project exceeds \$19 million, with \$4 million specifically allocated for the park, Jewell said.

The EDC's \$4.5 million incentive includes \$2 million in reimbursement for public improvements and a \$250,000 annual payment for 10 years, contingent on the market's operation and park maintenance, Jewell said.

"In our comprehensive plan, collaborating with the public and private sectors to develop innovative parks and open spaces to achieve community needs was also something that was identified," Jewell said.

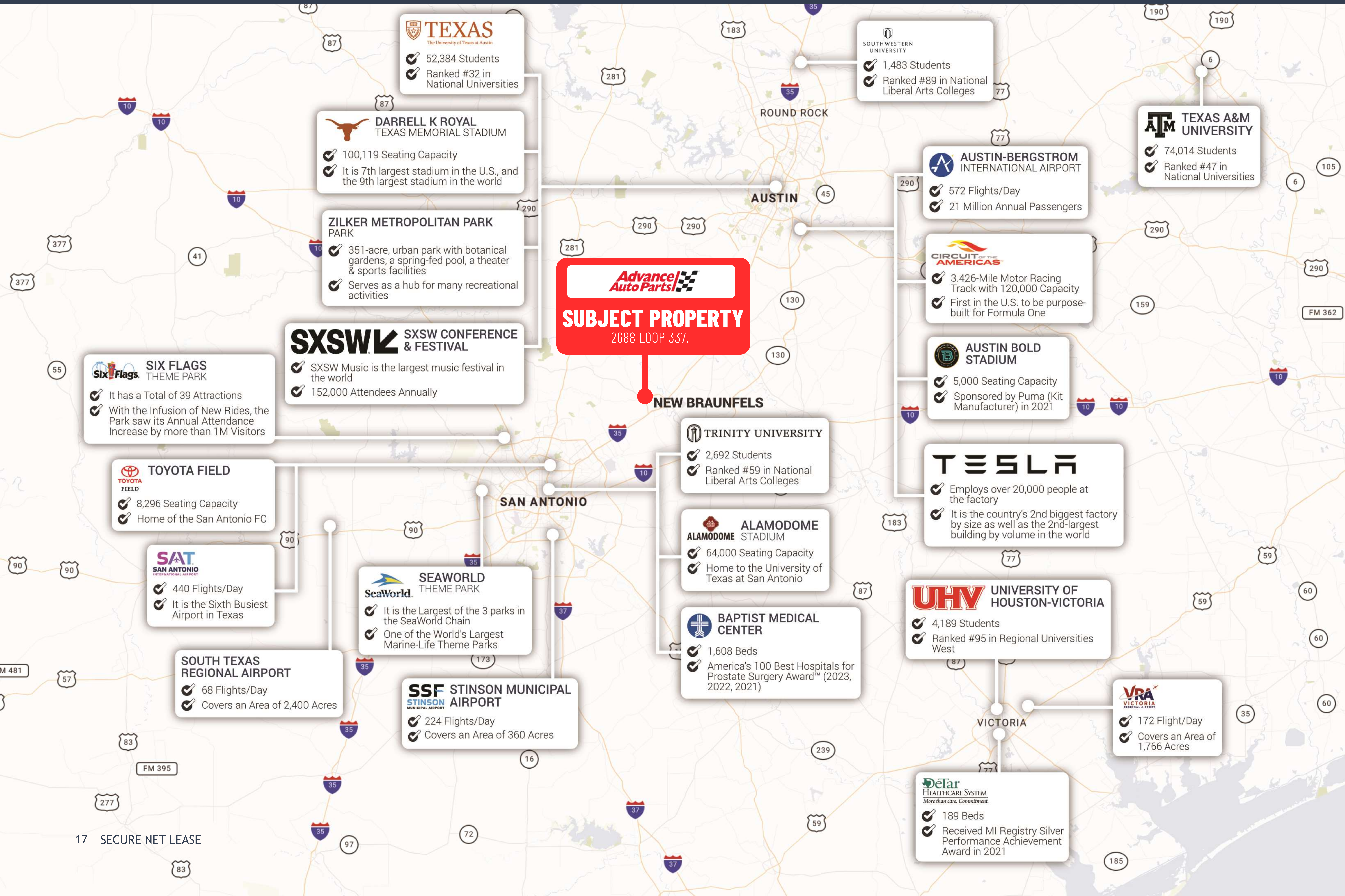
Additionally, the project will help address parking issues by adding new parking facilities, coinciding with the relocation of Old City Hall, 202 N. Seguin Ave., which will free up over 110 parking spaces, Jewell said.

EXPLORE ARTICLE



AUSTIN

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)



TEXAS
The University of Texas at Austin

- ✓ 52,384 Students
- ✓ Ranked #32 in National Universities

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ It is 7th largest stadium in the U.S., and the 9th largest stadium in the world

ZILKER METROPOLITAN PARK

- ✓ 351-acre, urban park with botanical gardens, a spring-fed pool, a theater & sports facilities
- ✓ Serves as a hub for many recreational activities

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ SXSW Music is the largest music festival in the world
- ✓ 152,000 Attendees Annually

SIX FLAGS THEME PARK

- ✓ It has a Total of 39 Attractions
- ✓ With the Infusion of New Rides, the Park saw its Annual Attendance Increase by more than 1M Visitors

TOYOTA FIELD

- ✓ 8,296 Seating Capacity
- ✓ Home of the San Antonio FC

SAN ANTONIO INTERNATIONAL AIRPORT

- ✓ 440 Flights/Day
- ✓ It is the Sixth Busiest Airport in Texas

SOUTH TEXAS REGIONAL AIRPORT

- ✓ 68 Flights/Day
- ✓ Covers an Area of 2,400 Acres

SEAWORLD THEME PARK

- ✓ It is the Largest of the 3 parks in the SeaWorld Chain
- ✓ One of the World's Largest Marine-Life Theme Parks

SSF STINSON MUNICIPAL AIRPORT

- ✓ 224 Flights/Day
- ✓ Covers an Area of 360 Acres

SOUTHWESTERN UNIVERSITY

- ✓ 1,483 Students
- ✓ Ranked #89 in National Liberal Arts Colleges

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ 572 Flights/Day
- ✓ 21 Million Annual Passengers

CIRCUIT OF THE AMERICAS

- ✓ 3,426-Mile Motor Racing Track with 120,000 Capacity
- ✓ First in the U.S. to be purpose-built for Formula One

AUSTIN BOLD STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Sponsored by Puma (Kit Manufacturer) in 2021

TESLA

- ✓ Employs over 20,000 people at the factory
- ✓ It is the country's 2nd biggest factory by size as well as the 2nd-largest building by volume in the world

UHV UNIVERSITY OF HOUSTON-VICTORIA

- ✓ 4,189 Students
- ✓ Ranked #95 in Regional Universities West

VRA VICTORIA REGIONAL AIRPORT

- ✓ 172 Flight/Day
- ✓ Covers an Area of 1,766 Acres

DeTar HEALTHCARE SYSTEM
More than care. Commitment.

- ✓ 189 Beds
- ✓ Received MI Registry Silver Performance Achievement Award in 2021

TRINITY UNIVERSITY

- ✓ 2,692 Students
- ✓ Ranked #59 in National Liberal Arts Colleges

ALAMODOME STADIUM

- ✓ 64,000 Seating Capacity
- ✓ Home to the University of Texas at San Antonio

BAPTIST MEDICAL CENTER

- ✓ 1,608 Beds
- ✓ America's 100 Best Hospitals for Prostate Surgery Award™ (2023, 2022, 2021)

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

ADVANCE AUTO PARTS NEW BRAUNFELS, TX (SAN ANTONIO)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.