

AUTOZONE SHOPPING CENTER FOR LEASE

2843 E LEDBETTER DR
DALLAS, TX 75216



DOWNTOWN
DALLAS 8.2 Miles

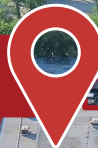
DOLLAR GENERAL

Sunnyvale St

Drive-Thru
Build to Suit Opportunity
1,000 - 2,500 SF



SUBJECT PROPERTY



WILLIAMS
CHICKEN.



E Ledbetter Dr



39,000+
Vehicles Per Day

WELLS
FARGO

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LEASING HIGHLIGHTS

- ✓ **Dense Retail Corridor**
Surrounded by National Retailers, such as 7-Eleven, Dollar General, KFC/Taco Bell, Wells Fargo, CVS, Burger King, Chase, BofA, etc
- ✓ **Proximal to Downtown Dallas**
Close Proximity to Downtown Dallas, surrounded by strong residential neighborhood anchored with national retailers.
- ✓ **High Traffic Corner**
Ideal Frontage with Superior Shopping Center Presence, with Pylon Signage Seen by 39,000+ Cars Daily
- ✓ **Built-In Customer Base**
Located in a Dense Residential Area Surrounded by Schools, Places of Worship, and Community Centers
- ✓ **Dynamic Consumer Spending**
Located in Strong Economic Activity Area with \$9.5bn+ In Annual Consumer Spending within 5-Miles
- ✓ **Multiple Uses**
9,500 SF Unit with AutoZone Cotenant or Opportunity for BTS Drive-Thru (Subject to City Approval)

FINANCIAL SNAPSHOT

ADDRESS:	2843 E Ledbetter Dr Dallas, TX 75216
RENTAL RATE:	BTS: Negotiable FD: \$14 PSF + NNN
SPACE AVAILABLE:	BTS: 1,000 - 2,500 SF FD: 9,539 SF
DAILY VEHICLE COUNT:	39,000+

DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION	11,929	75,821	202,732
DAYTIME EMPLOYMENT	10,035	60,989	168,785
MEDIAN HH INCOME	\$23,512	\$33,711	\$39,809
MEDIAN AGE	35.2	35.2	34.9
HOUSEHOLDS	3,956	24,875	66,413



PROPERTY DESCRIPTION

PROPERTY:	Family Dollar/AutoZone Center
ADDRESS:	2843 E Ledbetter Dr, Dallas, TX 75216
CROSS STREETS:	E Ledbetter Drive & Sunnyvale St
TRAFFIC COUNTS:	39,000+
SQUARE FOOTAGE (GLA):	18,540 SF
LAND AREA:	1.98 Acres
YEAR BUILT:	1970
ZONING:	CR
PARKING SPACES:	77
PARKING RATIO:	4.15/1000
APN:	00000448595000000



NEARBY MAJOR RETAILERS



TRAFFIC COUNTS

 12,540

SUNNYVALE ST

SUBJECT PROPERTY

 26,648

E LEDBETTER DR

 12,540



TRAFFIC COUNTS
39,000+ CARS DAILY

NEARBY RETAILERS



WHITNEY M YOUNG JR
ELEMENTARY SCHOOL

DOLLAR GENERAL

SUBJECT PROPERTY

HARRY STONE
MONTESSORI

DR FREDERICK DOUGLASS
TODD SR. MIDDLE SCHOOL

WILLIAMS
CHICKEN.

WELLS
FARGO

VALERO

BARACK OBAMA MALE
LEADERSHIP ACADEMY

VA
NORTH TEXAS
HEALTH CARE SYSTEM

TAQUERIA
TAXCO

CVS

BURGER
KING

O'Reilly
AUTO PARTS

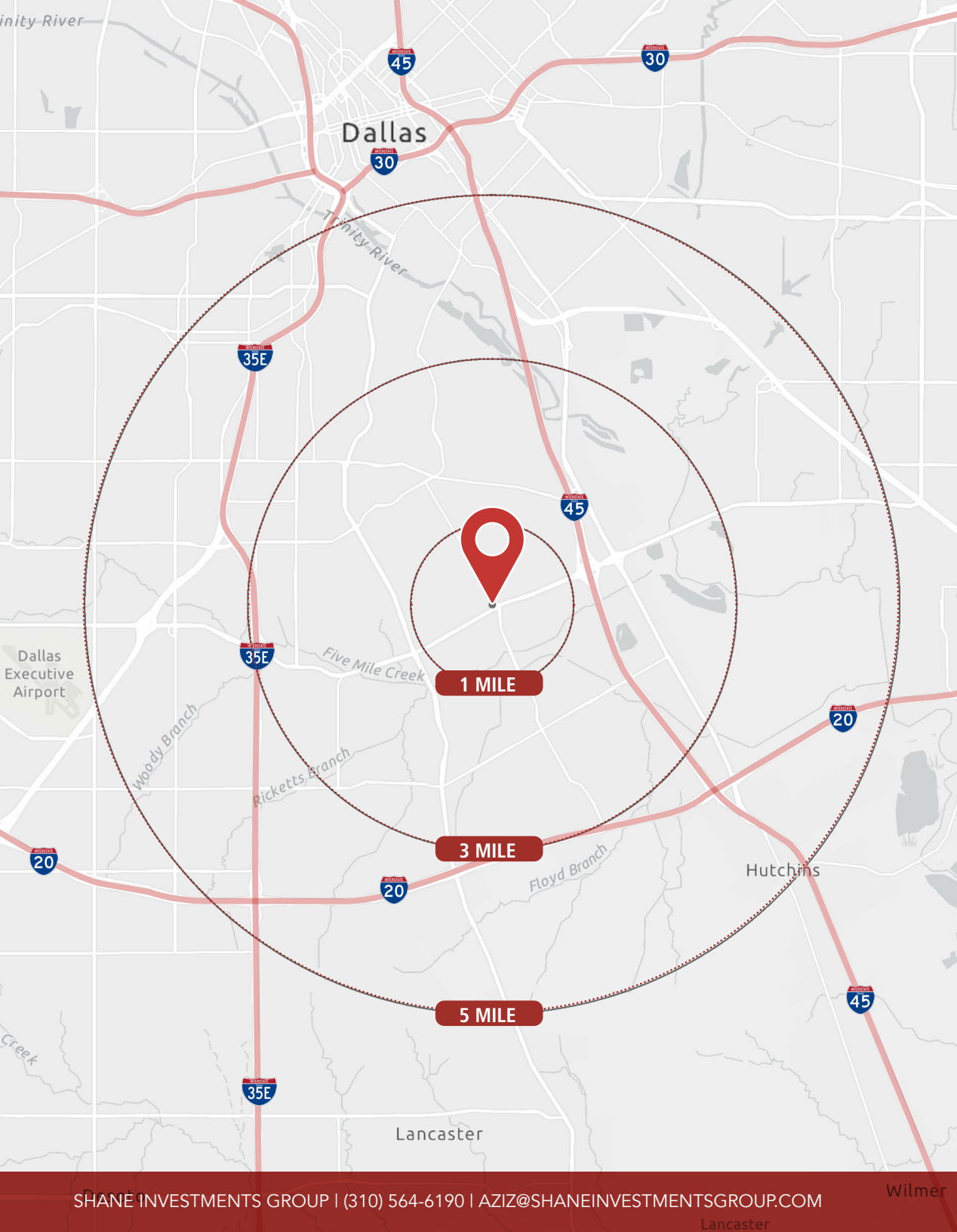
Louisiana
PIZZA

KFC
TACO
BELL

Sweet
Georgia Brown

ExxonMobil
7-Eleven
Domino's
Pizza

TEXACO



DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION	11,929	75,821	202,732
DAYTIME EMPLOYMENT	10,035	60,989	168,785
MEDIAN HH INCOME	\$23,512	\$33,711	\$39,809
AVG HH INCOME	\$39,802	\$51,200	\$59,931
MEDIAN AGE	35.2	35.2	34.9
HOUSEHOLDS	3,956	24,875	66,413
AVG HH SIZE	3.01	3.02	3.00
FAMILIES	2,651	16,955	45,032



4,529

TOTAL BUSINESSES



168,785

DAYTIME EMPLOYMENT



\$9.5+ BN

CONSUMER SPENDING



\$39,809

MEDIAN HH INCOME

NATIONAL TENANT ANCHOR



Opened in 1979 as Auto Shack by J.R. "Pitt" Hyde III, AutoZone was created with the belief that we can offer ordinary customers clean, well-organized auto parts stores and excellent customer service.

Since then, AutoZone has revolutionized the industry while maintaining a customer-first, innovative mindset. AutoZone has grown to be the leading retailer and a leading distributor of automotive replacement parts and accessories. Auto and truck parts, chemicals and accessories are available through AutoZone stores in 50 U.S. states plus the District of Columbia, Puerto Rico, Mexico, and Brazil. AutoZone offers thousands of parts, products and accessories through our Retail stores, Commercial programs, website, and mobile app, but the best product we offer is our Trustworthy Advice. We have created the AutoZone shopping experience with the customer in mind. Our stores have friendly, knowledgeable AutoZoners who are glad to help you find the best merchandise at the right price.

- AutoZone is the Leading Retailer and Distributor of Automotive Replacement Parts and Accessories in the U.S.
- AutoZone Serves Customers in 48 States & Employees More Than 65,000
- Founded in 1979
- AutoZone has over 6,052 Locations Throughout the United States, Mexico, and Brazil
- The Company has Been in Operation for Over 40 Years and is Headquartered in Memphis, TN
- AutoZone is Fortune 500 Company With More Than \$12 Billion in Annual Sales



ADDITIONAL IMAGES



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shane Investments Group and High Castle Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Shane Investments Group and High Castle Real Estate has not verified, and will not verify, any of the information contained herein, nor has Shane Investments Group and High Castle Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group and High Castle Real Estate is not offering any real estate services.

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Like all real estate investments, this investment carries significant risks. Buyer and/or Lessee's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newlyacquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer and/or Lessee is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer and/or Lessee may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer and/or Lessee's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and High Castle Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase or lease of this net leased property. Shane Investments Group and High Castle Real Estate is not offering any real estate services.

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