

SINGLE TENANT NN

Investment Opportunity



6+ Years Remaining | 40+ Year Operating History | Early Lease Extension | 16% Rental Increase



201 Corsicana Highway

HILLSBORO TEXAS

ACTUAL SITE



PRESENTED BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

OFFERING SUMMARY



OFFERING

| | |
|-----------------------------|-----------|
| Pricing | \$600,000 |
| Net Operating Income | \$36,000 |
| Cap Rate | 6.00% |

PROPERTY SPECIFICATIONS

| | |
|----------------------------------|--|
| Property Address | 201 Corsicana Highway Hillsboro, Texas 76645 |
| Rentable Area | 5,000 SF (Est.) |
| Land Area | 0.43 AC |
| Year Built | 2018 |
| Tenant | Napa Auto Parts |
| Guaranty | Corporate |
| Lease Type | NN |
| Landlord Responsibilities | Roof, Exterior Walls, Structure, Foundation, Utility Lines and Parking Lot |
| Lease Term | 6+ Years |
| Increases | 7.15% Increase in Option 2 |
| Options | 1 (5-Year) |
| Rent Commencement | September 2022 |
| Lease Expiration | September 2032 |
| ROFO/ROFR | No |



[CLICK HERE FOR A FINANCING QUOTE](#)

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DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|----------|----------|----------|
| 2025 Population | 4,944 | 8,647 | 9,485 |
| 2025 Households | 1,612 | 3,157 | 3,472 |
| 2025 Average Household Income | \$72,071 | \$77,548 | \$79,029 |
| 2025 Median Age | 33.1 | 35.7 | 36.7 |
| 2025 Total Businesses | 338 | 584 | 615 |
| 2025 Total Employees | 2,153 | 5,171 | 5,533 |



| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | Options |
|-----------------|-------------|-------------|-----------|--------------|----------|---------|----------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | Annually | |
| NAPA Auto Parts | 5,000 | 9/2022 | 9/2032 | Current | - | \$3,000 | \$36,000 | 1 (5-year) |
| | | | | 9/2027 | 16.67% | \$3,500 | \$42,000 | |
| | | | | Option 1 | 7.15% | \$3,750 | \$45,000 | |

6+ Years Remaining | Scheduled Rental Increases | Well Known & Established Brand | Lease Extension

- Over 6+ years of primary lease term remaining on their initial lease with 1 (5-year) option to extend, demonstrating their commitment to the site
- The tenant exercised their option early and agreed to increase their rent by 16%
- Founded in 1925, Napa Auto Parts, a subsidiary of the Genuine Parts Company, is a leading provider of automotive parts and accessories

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

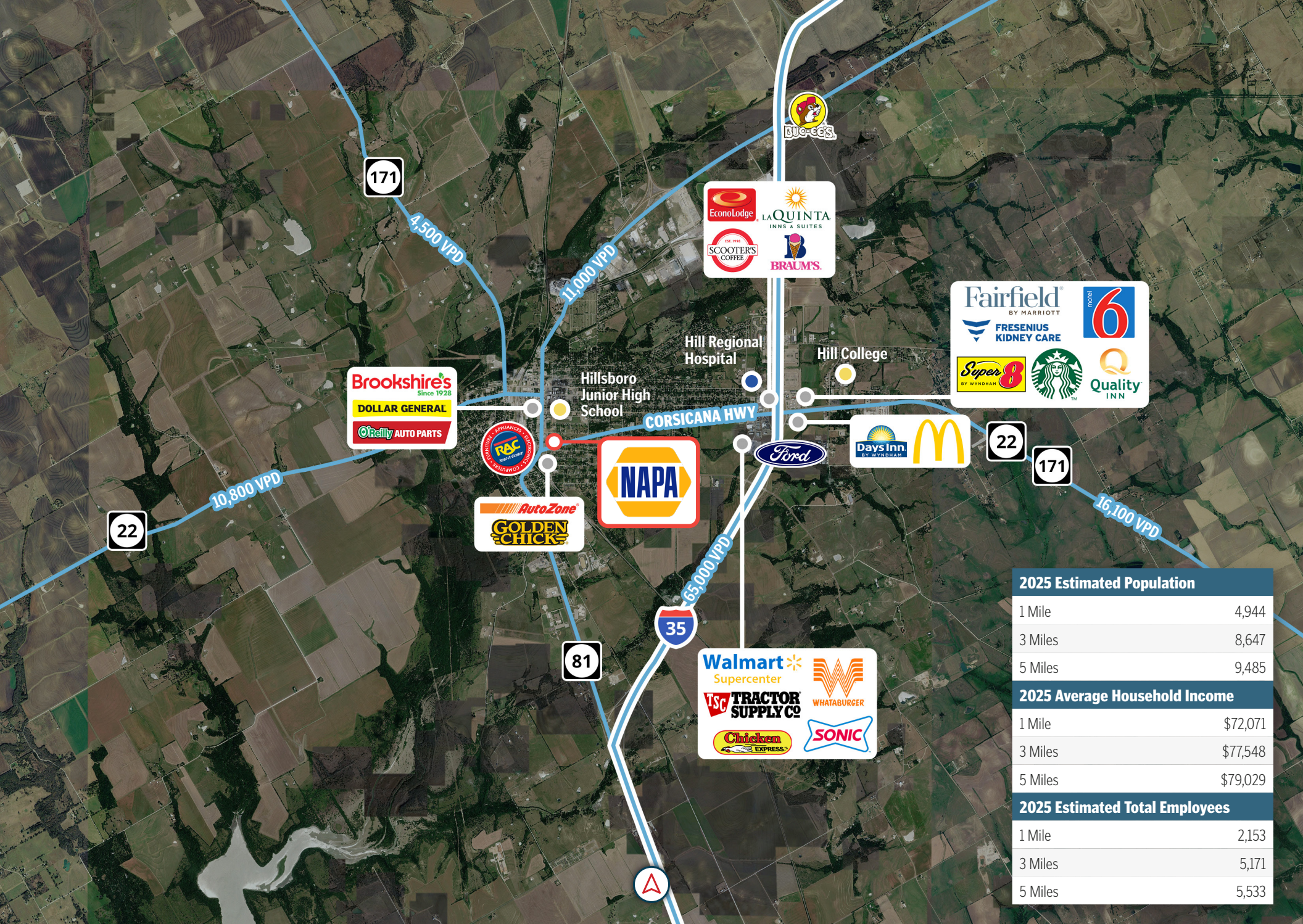
- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to parking lot, foundation, structure, exterior walls, & utility lines
- Ideal, low-management investment for a passive investor

Local Demographics in 5-mile Trade Area

- More than 9,000 residents and 5,000 employees support the trade area
- \$79,029 average household income

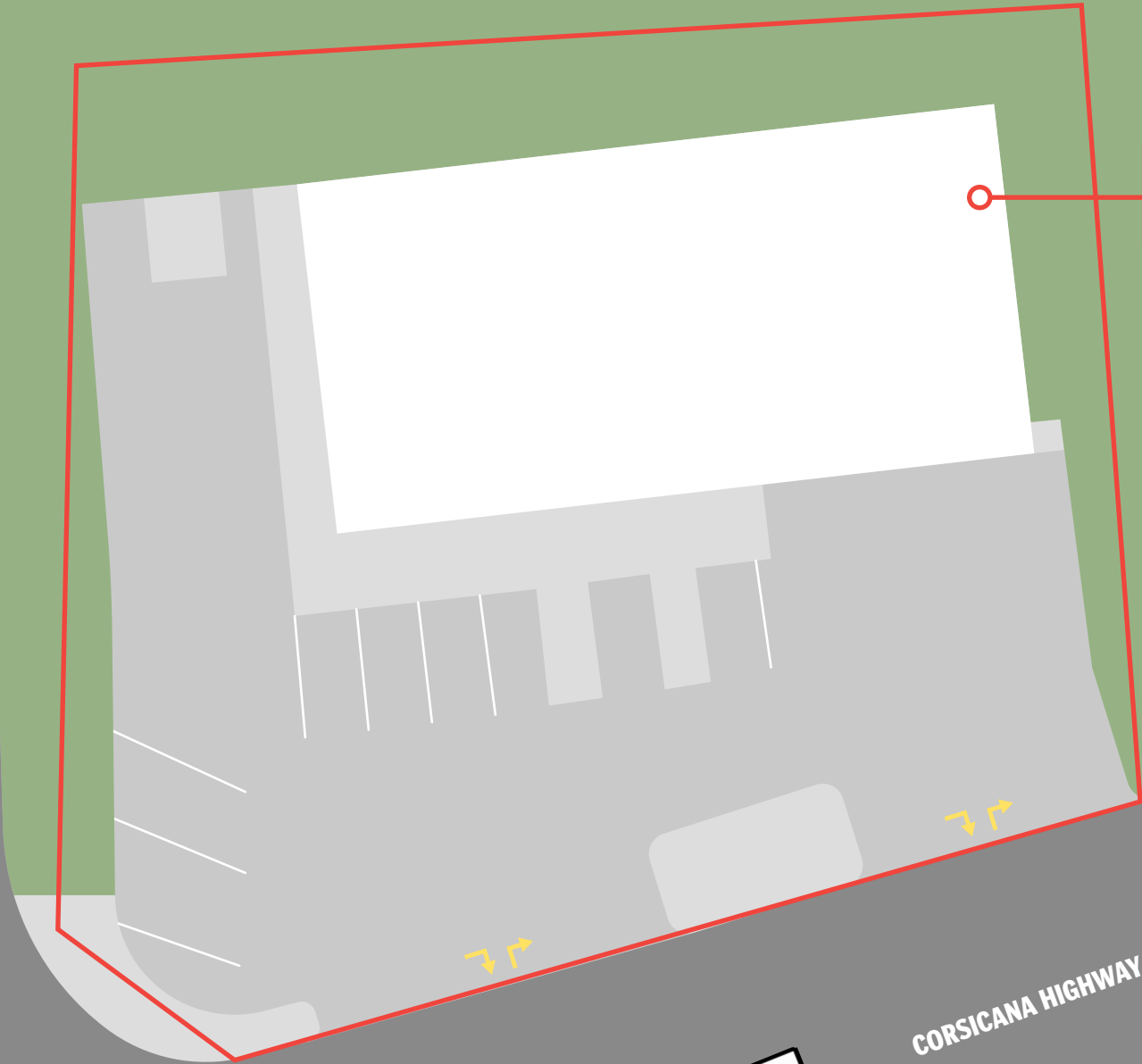
Hard Corner Intersection | Close to Interstate 35 | Strong National/Credit Tenant Presence | Excellent Visibility | Top 50% in US

- Napa is at the hard corner intersection of Corsicana Hwy (16,100 VPD) and S. Church Street
- The site is located near Interstate 35 (65,000 VPD), providing direct on/off ramp access for travelers
- **Top 50% of all stores in the USA**
- **The owner structured the lease to be below market rents; store has history of strong store sales (Contact Agent)**
- The subject property is in close proximity to multiple national/credit tenants including Starbucks, McDonald's, Dollar General, Walmart Supercenter, Tractor Supply Co, Whataburger and many more
- Strong tenant synergy increases consumer draw to the immediate trade and promotes crossover store exposure to the site
- The asset has excellent visibility via street frontage providing ease and convenience for customers



| 2025 Estimated Population | |
|--------------------------------|----------|
| 1 Mile | 4,944 |
| 3 Miles | 8,647 |
| 5 Miles | 9,485 |
| 2025 Average Household Income | |
| 1 Mile | \$72,071 |
| 3 Miles | \$77,548 |
| 5 Miles | \$79,029 |
| 2025 Estimated Total Employees | |
| 1 Mile | 2,153 |
| 3 Miles | 5,171 |
| 5 Miles | 5,533 |

S CHURCH STREET



CORSICANA HIGHWAY 16,100 VPD



BRAND PROFILE



NAPA AUTO PARTS

napaonline.com.

Company Type: Subsidiary

Locations: 18,000+

Parent: Genuine Parts Company

2024 Employees: 63,000

2024 Revenue: \$23.5 Billion

2024 Net Income: \$1.18 Billion

2024 Assets: \$19.28 Billion

2024 Equity: \$4.35 Billion

NAPA Auto Parts Inc., founded in 1941, is a leading retailer of automotive parts, including tires, batteries, brakes, and other vehicle components. The network includes over 6,000 company-owned and independently-owned stores, along with 18,000+ NAPA AutoCare Centers across the U.S. NAPA carries an extensive inventory of hundreds of thousands of automotive and industrial parts. The brand is supported by a national network of 57 distribution centers, ensuring availability of parts where and when customers need them. The parent company, Genuine Parts Company, owns and operates the NAPA brand as part of its Automotive Parts Group.

Source: prnewswire.com, napaonline.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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