

# SINGLE TENANT NN

Investment Opportunity



8.5+ YEARS REMAINING | OPTIONS TO EXTEND | ANNUAL RENTAL INCREASES



19511 Plank Road

**ZACHARY** LOUISIANA

ACTUAL SITE





EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker of Record: Sabrina Kortlandt, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT



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**INVESTMENT SUMMARY**

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Rent Roll  
Pricing Summary  
Brand Profile



**PROPERTY PHOTO**







SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, Joe Hudson's Collision Center investment property located in Zachary, Louisiana. The tenant, JHCC Holdings LLC has 8.5+ years remaining on a 10 year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 2% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is NN with limited landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor. Joe Hudson's Collision Center operates over 200 locations across 16 states.

The Joe Hudson's Collision Center is located near the signalized, hard corner intersection of Plank Rd and State Highway 64, combining to average over 32,900 vehicles passing by daily. St Hwy 64 is a major retail thoroughfare serving the city of Zachary. Additionally, the asset is close to other major thoroughfares including State Highway 19 (18,000 VPD). The property is located 2 miles southeast of downtown Zachary, with tenants including Walmart, Home Depot, TJ Maxx, Winn Dixie, and more. Joe Hudson's Collision Center is located in the Baton Rouge MSA (219,000 population). The property is in the center of a primary retail corridor with other nearby national/credit tenants including McDonald's, Raising Cane's, Take 5 Oil Change, and several hotels and schools. The 5-mile trade area is supported by a population of over 33,200 with an average household income of \$96,057.



## PROPERTY PHOTOS







## OFFERING

<b>Price</b>	\$1,897,000
<b>Net Operating Income</b>	\$161,262
<b>Cap Rate</b>	8.50%
<b>Tenant</b>	JHCC Holdings LLC
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Structure

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	21,000 SF
<b>Land Area</b>	2.25 Acres
<b>Property Address</b>	19511 Plank Road Zachary, Louisiana 70791
<b>Parcel Number</b>	3037037
<b>Ownership</b>	Fee Simple (Land & Building Ownership)



## Joe Hudson's Collision Center

- Joe Hudson's Collision Center operates cutting-edge collision repair facilities throughout the Southeastern region of the United States since 1989
- The private company has over 200 locations across 16 states
- The 4th largest collision center operator in the country
- In 2019, JHCC sold its majority stake to TSG Consumer Partners, a leading private equity firm

## Approximately 9 Years Remaining | Annual Increases | Recent Roof Replacement

- JHCC Holdings LLC has 8.5+ years remaining on a 10 year lease with 4 (5-year) options to extend, demonstrating commitment to the site
- The lease features 2% annual increases throughout the initial term and the option periods, steadily growing NOI and hedging against inflation
- The property recently (2023) underwent a roof replacement on an 11,000 square foot portion of the building

## Signalized, Hard-Corner Intersection (32,900 VPD) | Dense Retail Corridor | Baton Rouge MSA | Excellent Visibility

- Located near the signalized, hard-corner intersection of Plank Rd and State Highway 64, combining to average over 32,900 vehicles passing by daily
- Site is located in a dense retail corridor, with nearby tenants including Walmart Supercenter, Home Depot, TJ Maxx, Winn Dixie, and more
- The property is located approximately 16 miles from the state capital, Baton Rouge
- Strong tenant synergy increases draw to the immediate trade area and promotes crossover store exposure to the site





## LOCATION



Zachary, Louisiana  
East Baton Rouge County  
Baton Rouge MSA

## ACCESS



Plank Road/State Highway 67: 2 Access Points

## TRAFFIC COUNTS



Plank Road/State Highway 67: 15,700 VPD  
Main Street/State Highway 64: 17,200 VPD

## IMPROVEMENTS



There is approximately 21,000 of existing building area

## PARKING



There are approximately 46 parking spaces on the owned parcel.  
The parking ratio is approximately 2.19 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 3037037  
Acres: 2.25  
Square Feet: 90,019 SF

## CONSTRUCTION



Year Built: 1987

## ZONING



I - Industrial



15,700  
VEHICLES PER DAY

PLANK RD/STATE HIGHWAY 67

JOE HUDSON'S  
COLLISION CENTER







**JOE HUDSON'S  
COLLISION CENTER**

**17,200**  
VEHICLES PER DAY

**TSC TRACTOR  
SUPPLY CO.**

**STATE  
HIGHWAY 64**

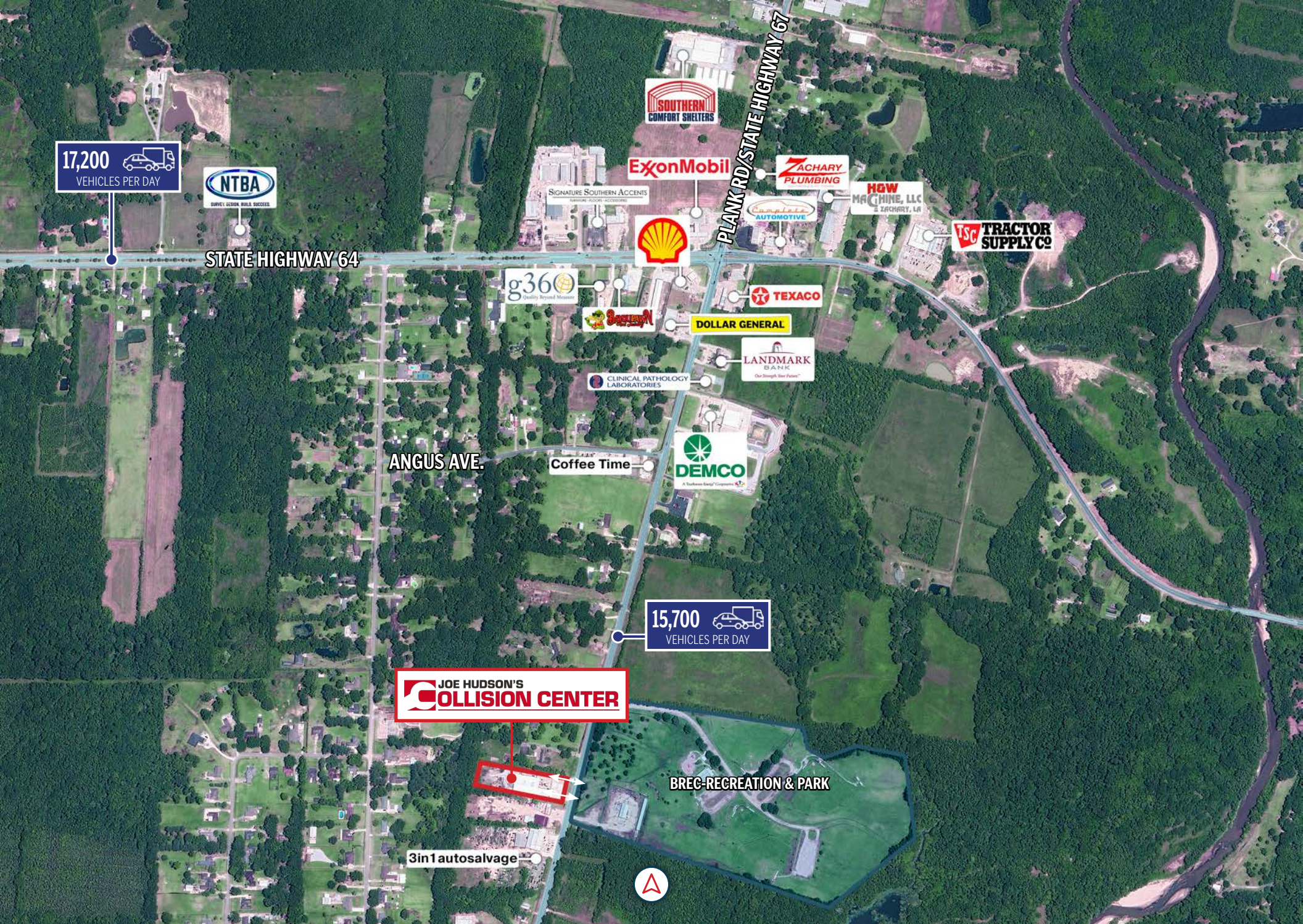
**ANGUS AVE.**

**PLANK RD/STATE HIGHWAY 64**

**15,700**  
VEHICLES PER DAY







17,200  
VEHICLES PER DAY



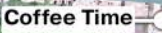
STATE HIGHWAY 64



SIGNATURE SOUTHERN ACCENTS  
FURNITURE FLOORING ACCESSORIES



ANGUS AVE.



15,700  
VEHICLES PER DAY

JOE HUDSON'S  
**COLLISION CENTER**

3in1 autosalvage

BREC RECREATION & PARK





18,000  
VEHICLES PER DAY

STATE HIGHWAY 19

PLANK RD/STATE HIGHWAY 67

Walmart Supercenter

Little Caesars

WINGS TOP

17,200  
VEHICLES PER DAY

STATE HIGHWAY 64

FAMILY DOLLAR

Winn/Dixie

cricket

DOLLAR TREE

AutoZone

W

REALLY AUTO PARTS

Ford

goodwill

ups

verizon

BW Best Western Hotels & Resorts

bealls

TJ-maxx

HARBOR FREIGHT

DOLLAR GENERAL

HIBBETT

CAFO

USPS.COM

FRESENIUS MEDICAL CARE

SOUTHEAST COMMUNITY Health Systems

LANE REGIONAL MEDICAL CENTER

THE HOME DEPOT

JOE HUDSON'S COLLISION CENTER

SOUTHERN COMFORT SHELTERS

ExxonMobil

ZACHARY PLUMBING

H&W MACHINE, LLC

SIGNATURE SOUTHERN ACCENTS

Shell

TEXACO

TRACTOR SUPPLY CO.

DOLLAR GENERAL

LANDMARK BANK

DEMCO

BREC-RECREATION & PARK

3in1 autosalvage

Auto Aquatix Car Wash

15,700  
VEHICLES PER DAY







**JOE HUDSON'S  
COLLISION CENTER**

**15,700**  
VEHICLES PER DAY

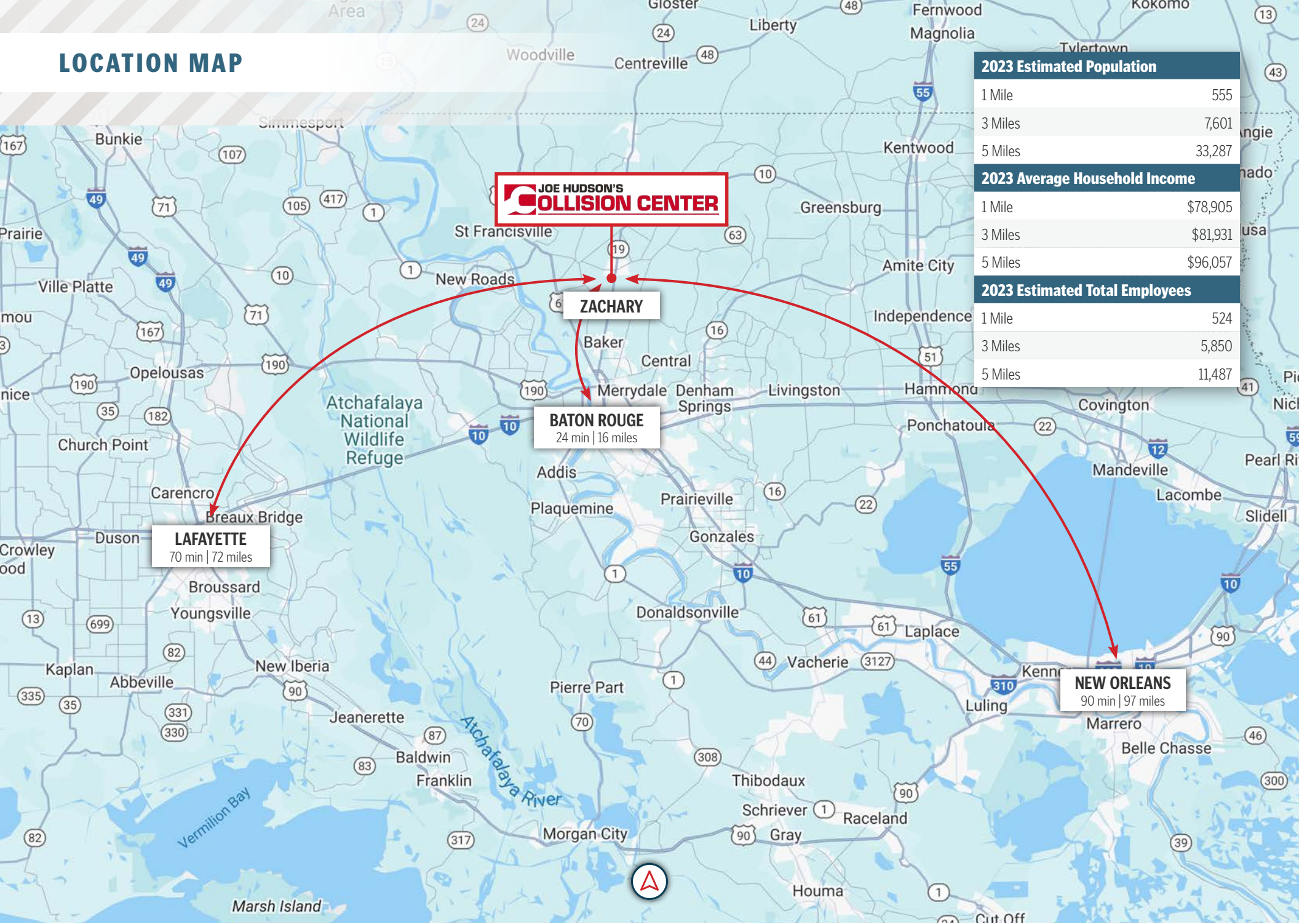
PYLON SIGN

PLANK RD.  
67





# LOCATION MAP



**ZACHARY**

**BATON ROUGE**  
24 min | 16 miles

**LAFAYETTE**  
70 min | 72 miles

**NEW ORLEANS**  
90 min | 97 miles

2023 Estimated Population	
1 Mile	555
3 Miles	7,601
5 Miles	33,287
2023 Average Household Income	
1 Mile	\$78,905
3 Miles	\$81,931
5 Miles	\$96,057
2023 Estimated Total Employees	
1 Mile	524
3 Miles	5,850
5 Miles	11,487





## ZACHARY, LOUISIANA

Zachary, Louisiana is 14 miles N of Baton Rouge, Louisiana and 79 miles NW of New Orleans, Louisiana. It is in East Baton Rouge county. The city is part of the Baton Rouge metro area. The City of Zachary had a population of 19,956 as of July 1, 2023.

Zachary, Louisiana, is a small city located in East Baton Rouge Parish. The economy of Zachary is characterized by several key features and sectors: Zachary is known for its high-quality education system, which attracts families to the area. The Zachary Community School District is often a significant employer and economic driver. Healthcare facilities and services contribute to the local economy. The Lane Regional Medical Center is a major healthcare provider in the area, offering a range of medical services and employment opportunities. Agriculture plays a role in the local economy, with various farms and agricultural businesses operating in and around Zachary. This includes the cultivation of crops and livestock farming. The city has a variety of retail stores, restaurants, and small businesses that serve the local community. These businesses contribute to the local economy by providing goods, services, and employment.

Zachary and nearby Attractions are Lion Park, Beaver Creek Golf Course, Baton Rouge Zoo, Louisiana Art & Science Museum. Residents of Zachary love to visit the Lion Park, which comes with a number of recreational facilities. The Beaver Creek Golf Course is popular among local golfers. Tourists can also visit the Louisiana Art and Science Museum as well as the Baton Rouge Zoo. The city also organizes the Z-Fest every May.

Institutes offering higher education to the residents of Zachary include Southern University and A&M College, Southeastern Louisiana University, the University of Louisiana at Lafayette and Nicholls State University. Louis Armstrong New Orleans International is the nearest major airport.





# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	555	7,601	33,287
2028 Projected Population	583	7,701	33,228
2010 Census Population	650	6,979	30,933
<b>Households &amp; Growth</b>			
2023 Estimated Households	212	2,850	12,206
2028 Projected Households	225	2,921	12,293
2010 Census Households	229	2,537	10,974
Projected Annual Growth 2023 to 2028	1.20%	0.49%	0.14%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	42.96%	45.34%	41.33%
2023 Estimated Black or African American	50.63%	48.78%	52.85%
2023 Estimated Asian or Pacific Islander	0.72%	0.74%	0.82%
2023 Estimated American Indian or Native Alaskan	0.18%	0.30%	0.20%
2023 Estimated Other Races	0.54%	0.68%	1.26%
2023 Estimated Hispanic	2.70%	2.79%	3.04%
<b>Income</b>			
2023 Estimated Average Household Income	\$78,905	\$81,931	\$96,057
2023 Estimated Median Household Income	\$57,061	\$54,687	\$64,728
2023 Estimated Per Capita Income	\$32,406	\$31,071	\$35,263
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	31	490	1,111
2023 Estimated Total Employees	524	5,850	11,487





Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
JHCC Holdings LLC	21,000	3/17/2023	3/31/2033	Current	-	\$13,175	\$0.63	\$158,100	\$7.53	NN	4 (5-Year)
(Corporate Signature)				Year 3	2%	\$13,439	\$0.64	\$161,262	\$7.68		
				Year 4	2%	\$13,707	\$0.65	\$164,487	\$7.83		
2% Annual Increases Thereafter Throughout Initial Term & Options											

- 1) Tenant has 14-day Right of First Refusal (ROFR)
- 2) Pricing based on rental increase in April 2025

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## JOE HUDSON'S COLLISION CENTER

**jhcc.com**

**Company Type:** Private

**Locations:** 200+

Established in 1989 and headquartered in Montgomery, Alabama, Joe Hudson's Collision Center operates cutting-edge collision repair facilities throughout the Southeastern region of the United States. With a dedicated team of highly skilled professionals, Joe Hudson's is committed to delivering exceptional customer service and premium repairs. The company's expansion has been fueled by a combination of strategic acquisitions and greenfield developments, capitalizing on strong partnerships with insurance carriers and industry-leading operational standards to drive forward its growth initiatives. With 200+ shops in 16 states, one don't have to travel far to get their vehicle to one of local collision centers. Many of their customers are located within 5-10 miles of a Joe Hudson's Collision Center.

Source: [jhcc.com](http://jhcc.com)







## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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