

SINGLE TENANT NET LEASE

Investment Opportunity



8 YEARS REMAINING | NEW ROOF & PARKING LOT | SCHEDULED INCREASES | 50+ YEAR OPERATING HISTORY



1503 W. Avenue M

TEMPLE TEXAS

ACTUAL SITE



EXCLUSIVELY MARKETED 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



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Price	\$1,252,000
Net Operating Income	\$72,000
Cap Rate	5.75%
Tenant	NAPA Auto Parts
Lease Type	NN+
Landlord Responsibilities	Building and Parking Lot

PROPERTY SPECIFICATIONS

Rentable Area	8,600 SF
Land Area	0.45 Acres
Property Address	1503 W. Avenue M Temple, Texas 76504
Year Built	1977
Parcel Number	109593
Ownership	Fee Simple (Land & Building Ownership)



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
NAPA Auto Parts	8,600	Jan. 2019	Jan. 2034	Current	-	\$6,000	\$72,000	1 (7-Year)
				Year 9	8%	\$6,500	\$78,000	8% Increase at the Beg. of the Option Period

8 Years Remaining | Scheduled Rental Increases 50+ Year Operating History | New Roof & Parking Lot

- Approximately 8 years of primary lease term remaining
- The lease features an 8% rent increase at the beginning of Year 9
- Founded in 1925, Napa Auto Parts, a subsidiary of the Genuine Parts Company, is a leading provider of automotive parts and accessories
- The building recently had a new roof and parking installed
- There has been a Napa Auto Parts business at this location since 1974, reflecting a strong operating history

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 building and parking lot
- Ideal, low-management investment for a passive investor

Local Demographics in 5-mile Trade Area

- More than 83,000 residents and 39,000 employees support the trade area
- \$89,170 average household income

Hard Corner Intersection | Close to Interstate 35 | Close to Retails Centers & Hospital | Excellent Visibility & Access

- Napa is at the hard corner intersection of W. Ave M (6,100 VPD) and S. 29th Street
- The site is located 1 mile off Interstate 35 (113,600 VPD), providing direct on/off ramp access for travelers
- The property is 1.5 miles from the Temple Mall, a 576,000 regional mall and one of the largest shopping centers in Temple, the mall has anchor tenants: Dillard's, Floor and Decor, Premiere Cinemas, and Planet Fitness
- The property is also close to the Market Place Shopping Center a 279,000 SF center with anchor tenants: H-E-B, Kohl's, Bealls, Party City, and Dollar Tree
- Less than one mile from the subject is the Baylor Scott & White Medical Center, a 636 bed teaching hospital
- The asset has excellent visibility via street frontage providing ease and convenience for customers

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

PROPERTY OVERVIEW



LOCATION



Temple, Texas
Bell County
Killeen-Temple, TX MSA

ACCESS



W. Avenue M: 3 Access Points
S. 29th Street: 1 Access Point

TRAFFIC COUNTS



W. Avenue M: 6,100 VPD
S. 31st St: 30,400 VPD
Interstate 35: 113,600 VPD

IMPROVEMENTS



There is approximately 8,600 SF of existing building area

PARKING



There are approximately 18 parking spaces on the owned parcel.
The parking ratio is approximately 2.16 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 109593
Acres: 0.45
Square Feet: 19,502

CONSTRUCTION



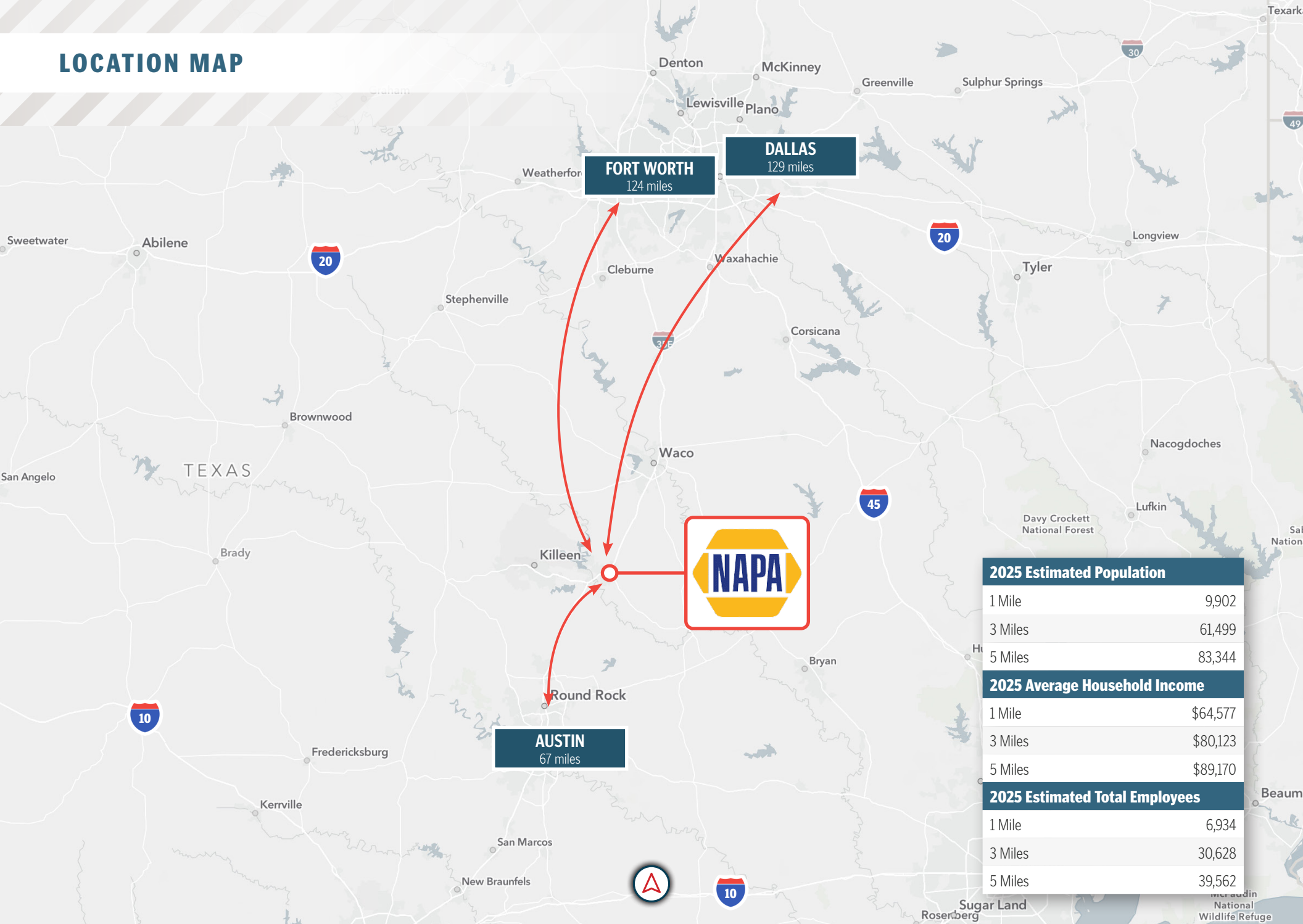
Year Built: 1977

ZONING



T4 - Commercial

LOCATION MAP







WPC YOUR COPIER COMPANY
EST. 1974



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	9,902	61,499	83,344
2030 Projected Population	10,397	64,337	88,178
2025 Median Age	36.5	38.1	37.6
Households & Growth			
2025 Estimated Households	4,359	27,069	34,944
2030 Projected Households	4,684	28,898	37,655
Income			
2025 Estimated Average Household Income	\$64,577	\$80,123	\$89,170
2025 Estimated Median Household Income	\$47,426	\$61,212	\$67,620
Businesses & Employees			
2025 Estimated Total Businesses	563	2,423	2,952
2025 Estimated Total Employees	6,934	30,628	39,562





TEMPLE, TEXAS

Temple is a city in Bell County, Texas, United States. The City of Temple had an estimated population of approximately 103,000 as of 2026, reflecting steady growth since the 2020 Census. Temple is located near the geographic and population center of the State of Texas, approximately 65 miles north of Austin, 130 miles north of San Antonio, 160 miles northwest of Houston, and 120 miles south of the Dallas–Fort Worth Metroplex.

Temple's location near the geographic center of the State of Texas provides a strategic position within the state and has long supported economic development. Temple continues to serve as a regional hub for manufacturing, logistics, distribution, and healthcare in Central Texas. The city's location is enhanced by its position at the intersection of Interstate Highway 35 (a major NAFTA trade corridor linking Mexico and the U.S.) and multiple state highways, including Highways 36, 190, 53, and 95. In addition, major rail lines intersect within Temple's city limits, reinforcing its role as a transportation and distribution center.

Temple is home to numerous regional distribution facilities and serves as headquarters to two large, multinational companies: McLane Company (a Berkshire Hathaway subsidiary and one of the nation's largest supply-chain service providers) and Wilsonart International, a global manufacturer of engineered surfaces. In addition to manufacturing and logistics, Temple has a strong and growing healthcare sector, anchored by Baylor Scott & White Health, one of the largest employers in Central Texas. The city has also seen growth in customer service, back-office, and support operations. Temple is home to the Temple Bottling Company, a historic producer of Dr Pepper. Temple Mall serves as one of the city's primary retail destinations and, together with surrounding shopping centers, provides access to a wide range of national retailers.

Temple and nearby attractions include the Temple Railroad & Heritage Museum, Czech Heritage Museum, Temple Lake Park, Temple Symphony Orchestra, Mother Neff State Park, and the Azalee Marshall Cultural Activities Center. Temple's surroundings feature a mix of open prairie, wooded areas, and rolling terrain that lead to Belton Lake, a major recreational amenity for the region.



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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