



REPRESENTATIVE PHOTO

FIRESTONE COMPLETE AUTO CARE

HWY 114 & CHAMPIONSHIP PKWY | FORT WORTH, TX 76177

CBRE

EXCLUSIVE MARKETING ADVISORS

JARED AUBREY

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

MICHAEL AUSTRY

First Vice President

+1 214 252 1115

michael.austry@cbre.com



OFFERING SUMMARY

PRICE: \$1,777,770
CAP RATE: 4.50%

NET OPERATING INCOME	\$80,000
YEAR BUILT	2020
GROSS LEASEABLE AREA	6,116 SF
LOT SIZE	0.90 ACRES
LEASE TERM	20 YEARS
LEASE COMMENCEMENT	OCTOBER 2020*
LEASE EXPIRATION	SEPTEMBER 2040*
REMAINING TERM	20 YEARS
LEASE TYPE	GROUND
ROOF & STRUCTURE	TENANT
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS	5 X 5 YEARS
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE

* ESTIMATED DATES

HWY 114 & CHAMPIONSHIP PKWY
FORT WORTH, TX

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INVESTMENT HIGHLIGHTS

Absolute NNN Corporate 20 Year Ground Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Brand New 2020 High Quality Construction

Firestone Has Been Designated an “Essential Business” and Locations Across the Country Have Remained Open Throughout the Pandemic

Strong Corporate, “A” Rated Investments Grade Tenant – Bridgestone/Firestone has an investment grade credit rating of “A” by S&P, giving it the highest credit rating in the auto-service sector

- Founded in 1900 Firestone is a wholly-owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide
- In 2018, Bridgestone (NYSE: BRDCY) had revenue in excess of \$33.1 billion and ranked #365 on the Fortune 500 list

Adjacent to Tanger Outlet Mall Featuring More Than 70 stores – Gap Factory Store, Banana Republic Factory, Kate Spade New York, Cole Haan Outlet, Vineyard Vines, LOFT Outlet, The Children’s Place, and more

Close Proximity to Brand New Iconic Buc-ee’s Travel Stop – 104 gas pumps, opened May 2016, estimated annual sales of \$60M per year

Directly across from Texas Motor Speedway - Average fall/spring events attract 150,000 fans

Easy Access to and from Hwy 114 and I-35 W

Positioned Along Area’s Major Retail & Traffic Corridor – Features easy access & excellent visibility - over 57,400 vehicles per day on I-35W

Densely Populated Submarket within North Texas – Over 129,000 residents within a 7-mile radius of the property with an average household income exceeding \$120,000

Dynamic Population Growth – The population within a 15 minute drive has increased over 31% in the last 10 years & is projected to increase an additional 24% over the next 4 years

Texas has NO State Income Tax

TENANT OVERVIEW

FIRESTONE COMPLETE AUTO CARE

TYPE: Automotive & Manufacturing

YEARS IN BUSINESS: 120+

NO. OF LOCATIONS: 2,200+

HEADQUARTERS: Nashville, TN

WEBSITE: www.firestone.com

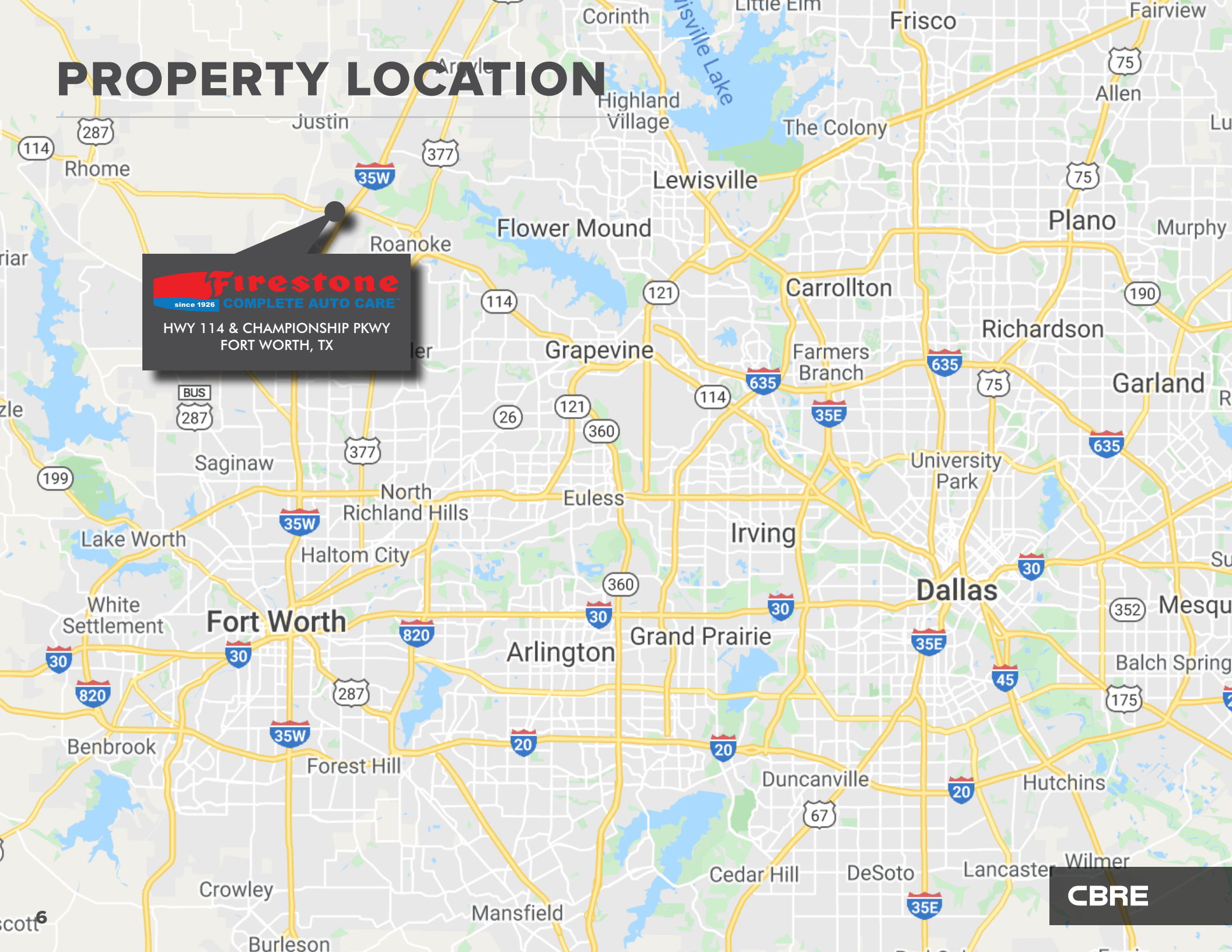
Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation. Since the company was founded, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown and changed, so has Firestone. Firestone is the leading provider of maintenance, repairs and tires for a reason. The company believes in offering a total auto care experience that perfectly meets its customer's needs. Firestone's auto care advisors and service technicians take pride in understanding their client's vehicle from bumper to bumper. Firestone backs its services and repairs with a nationwide warranty that's good at every one of its convenient store locations.



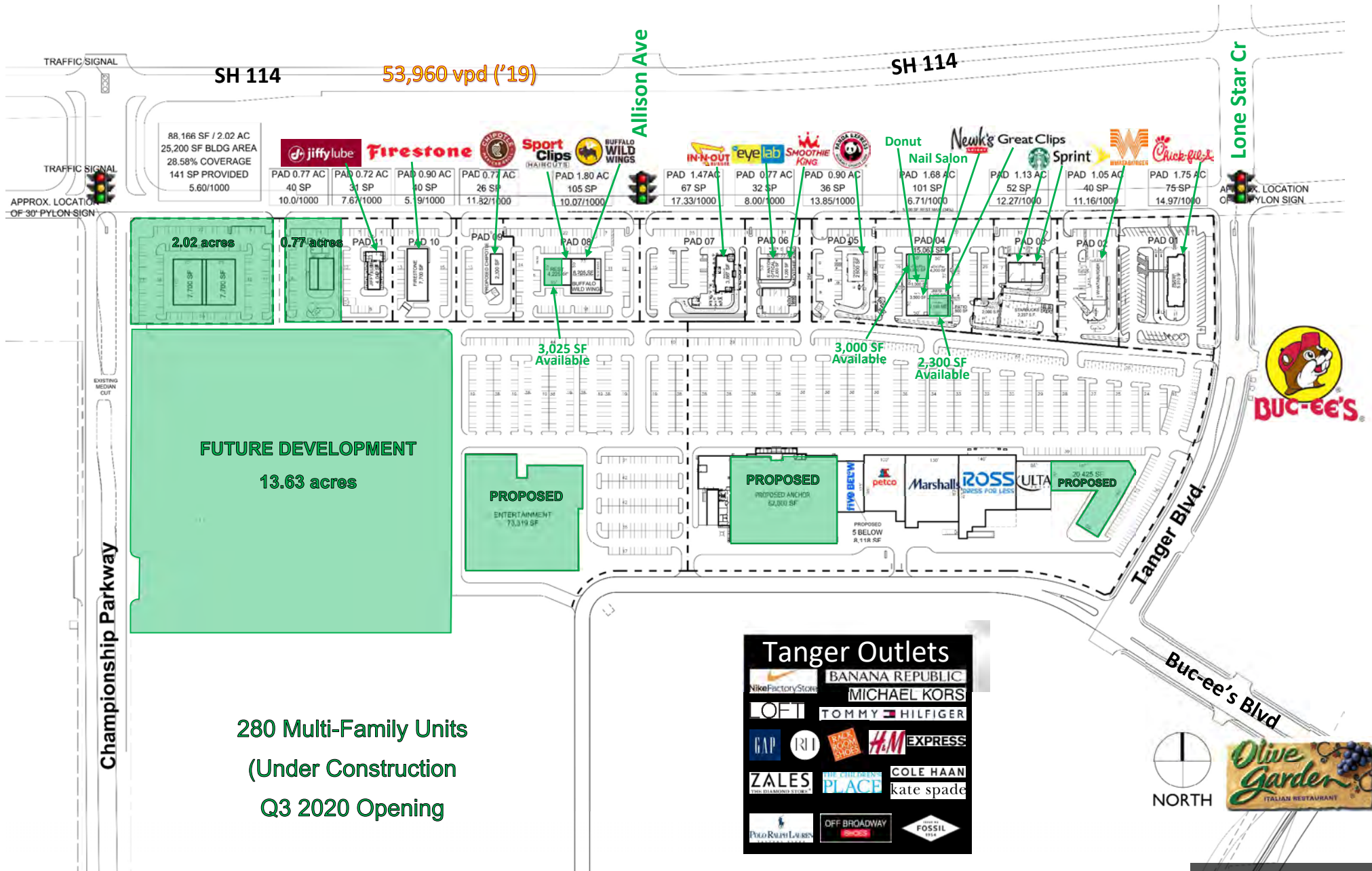
PROPERTY LOCATION



HWY 114 & CHAMPIONSHIP PKWY
FORT WORTH, TX



SITE PLAN



Sam Reynolds Rd

PROPERTY AERIAL

TEXAS
MOTOR SPEEDWAY
Seats: 181,655

Dale Earnhardt Way

U-HAUL

NHS Stadium
Seats: 9,500

Petty Pl

SITE
Firestone

SMOOTHIE KING
eye lab
Starbucks **Sprint**

IHOP
Rosa-Cafe
BURGER
VALERO

Sam Lee Ln

Northwest HS
Students: 2,793

BUFFALO WILD WINGS
IN-N-OUT BURGER
TANDY EXPRESS
WENDY'S

BUG-E'S

SONIC
Holiday Inn Express

TANGER OUTLETS

Nike **BANANA REPUBLIC**
NikeFactoryStore **MICHAEL KORS**
LOFT **TOMMY HILFINGER**
GAP **RH** **RACK ROOM SHOES** **H&M** **EXPRESS**
ZALES **Columbia** **COLE HAAN**
THE DIAMOND STORE **FACTORY STORE** **THE CHILDREN'S PLACE** **kate spade**
POLO RALPH LAUREN **OFF BROADWAY** **FOSSIL**

Golf Club at
Champions Circle

QT
QuikTrip

ROSE BAKERY
6

HOME2
SUITES BY HILTON

Litsey Rd

LAQUINTA
INNS & SUITES

Fort Worth
Alliance Airport

Eagle Pkwy

Heritage Pkwy

Cemetery Rd

2 MILES

CBRE *ay Pkwy*

PROPERTY AERIAL

TEXAS MOTOR SPEEDWAY
Seats: 181,655

SITE
Firestone

TANGER OUTLETS

- BANANA REPUBLIC
- NIKE FACTORY STORE
- LOFT
- GAP
- RH
- RAK ROOM SHOES
- H&M
- EXPRESS
- COLE HAAN
- THE CHILDREN'S PLACE
- THE DIAMOND STORE
- POLO RALPH LAUREN
- OFF BROADWAY
- ISSUE NO 1954 FOSSIL

MARRIOTT

381663

eye lab **Starbucks** **Sprint**

SMOOTHIE KING **BUCCA'S**

BUFFALO WILD WINGS **IN-N-OUT BURGER** **PANDA EXPRESS** **Wendy's**

Speedway Lake

57,000 VPD-18

44,333 VPD-18

SONIC **BURGER KING** **IHOPE** **VALERO** **Rosa-Cafe**

114 **35W**

Labonte Ln **Victory Cir** **Lone Star Cir** **Raceway Dr**

Newk's Great Clips **WHATABURGER** **QT QuikTrip** **LAQUINTA INNS & SUITES** **HOME2 SUITES BY HILTON**

LOUISIANA KITCHEN **6**

5 MILE

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DEMOGRAPHICS

POPULATION (2019)

1 MILE	1,492
3 MILES	16,102
5 MILES	56,786
7 MILES	129,180

HOUSEHOLDS (2019)

1 MILE	517
3 MILES	5,637
5 MILES	19,346
7 MILES	43,700

AVG HH INCOME (2019)

1 MILE	\$125,109
3 MILES	\$100,484
5 MILES	\$111,998
7 MILES	\$123,068

ANNUAL POPULATION GROWTH RATE (1 MILE)

2010 - 2019	12.28%
2019 - 2024	5.33%

TRAFFIC COUNTS (VPD)

I-35W	57,440
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WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

DFW HAS THE MOST DIVERSE ECONOMY IN TEXAS

4TH BUSIEST AIRPORT IN THE U.S. (DFW INTERNATIONAL)

ONE OF THREE HIGH-TECH JOBS IN TEXAS ARE LOCATED IN DFW

90 MEMBER HOSPITALS IN THE DFW HOSPITAL COUNCIL, 20,000+ HOSPITAL BEDS

DFW COST OF LIVING IS 22.5% BELOW THE LARGE U.S. METRO AVERAGE

15 MAJOR UNIVERSITIES, 380,880 STUDENTS ENROLLED

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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