

[CLICK HERE TO SEE
ADJACENT MCDONALD'S](#)



AUTOZONE

NEW 20 YEAR GROUND LEASE - \$140,000 INCOMES WITHIN 1-MILE RADIUS

HOUSTON, TX



CAPITAL PACIFIC



REPRESENTATIVE PHOTO

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

AUTOZONE

12689 W LAKE HOUSTON PKWY, HOUSTON, TX 77044 

\$1,647,000
PRICE

4.25%
CAP

LEASABLE AREA
38,332 SF

BUILDING AREA
6,816 SF

LEASE TYPE
Ground

LEASE EXPIRATION
8/31/2039

NOI
\$70,000

PARKING
30 Spaces

Brand new 20-year ground lease with rent escalations every 5 years in base term and each of the four 5-year option periods

Investment grade recession resistant tenant

Affluent community - incomes over \$140,000 within 1-mile radius

Located within Summerwood Village (HEB and Home Depot anchored)

Fronts major east-west arterial off of Beltway 8 (95,000 VPD)

Positioned within Houston's highly affluent Summerwood Community

500,000+ residents within a ten mile radius

Investment Highlights

THE OFFERING is a rare new 20 year absolute net ground lease to AutoZone, located just off of Beltway 8 (95,000 VPD), a high traffic location in the Summerwood neighborhood of Houston. The site is located within Summerwood Village, a HEB and The Home Depot anchored shopping center totaling over 200,000 square feet. The AutoZone site offers excellent access with great ingress and egress. The lease has zero landlord expense responsibilities and 8% rental increases every 5 years.

LOCATED OFF of West Lake Houston Parkway northeast of downtown Houston, Summerwood is a vibrant part of Houston's expanding northeast corridor and with average household incomes in excess of \$140,000 within a one mile radius, it is one of the more affluent sectors within Houston. Summerwood encompasses 1,500 acres enhanced by a community center with a pool and tennis courts, a picturesque lake, walking trails, and a park and playground. Fine shopping and dining are an integral part of Summerwood along with recognized Humble ISD schools.

REPRESENTATIVE PHOTO



AUTOZONE HAS MORE THAN 6,200 STORES IN THE U.S., PUERTO RICO, MEXICO, AND BRAZIL

Contact the team

RICK SANNER

rsanner@capitalpacific.com

PH: 415.274.2709

CA DRE# 01792433

**IN CONJUNCTION WITH
TX LICENSED BROKER:**

Peter Ellis

PH: 210.325.7578

peter.e@sbcglobal.net

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



HCA HOUSTON HEALTHCARE NORTHWEST HOSPITAL

KINDRED HOSPITAL

PROVIDENCE HOSPITAL

LONE STAR COLLEGE NORTH HARRIS

GEORGE BUSH INTERCONTINENTAL AIRPORT

MEMORIAL HERMANN NORTHEAST HOSPITAL

HARRIS COUNTY

SPORTS COMPLEX

MIDDLE SCHOOL

ELEMENTARY SCHOOL

HIGH SCHOOL

MEMORIAL HERMANN CONVENIENT CARE HOSPITAL

HOUSTON CITY CENTER

179,719 VPD

58,708 VPD

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

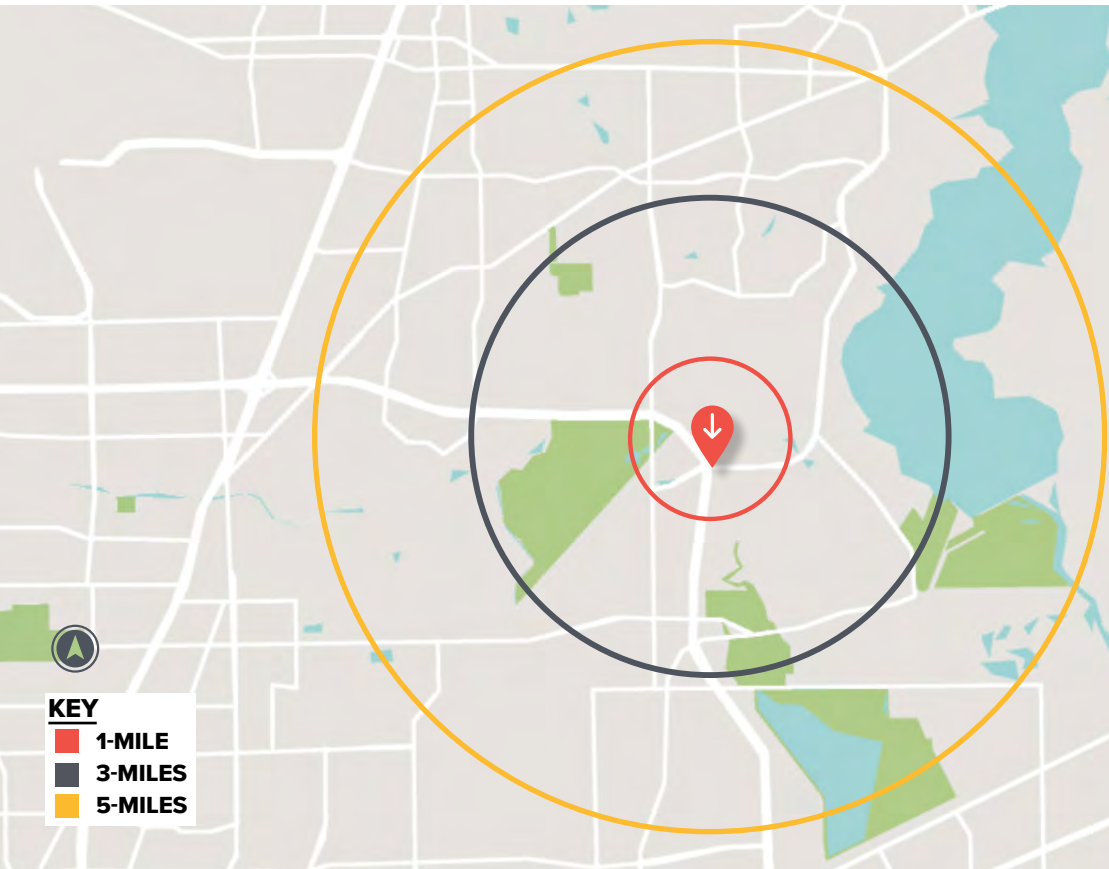
Ross Dress for Less
Burlington
Marshalls
Ulta Beauty
Five Below
Michaels
Five Guys

MOD Pizza
Chick-Fil-A
Taco Bell
Wendy's
The Home Depot
H-E-B
Kroger

Pizza Hut
Starbucks
CVS
Schlotzsky's
Whataburger
Chevron
AutoZone

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

REPRESENTATIVE PHOTO



KEY
■ 1-MILE
■ 3-MILES
■ 5-MILES

BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Residential Population	118	507	1,739
Businesses	1,464	5,556	18,414
Employees	4,859	52,591	126,121

Income & Expense

PRICE	\$1,647,000	
Capitalization Rate:	4.25%	
Total Rentable Area (SF) ¹	38,332	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$1.83	\$70,000
Effective Gross Income	\$1.83	\$70,000
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$70,000	

1 - The building within the premises is approximately 6,816 square feet.



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
AutoZone	38,332	09/01/19	08/31/24	\$70,000	\$5,833	\$70,000	\$0.15	\$1.83	
		09/01/24	08/31/29		\$6,300	\$75,600	\$0.16	\$1.97	
		09/01/29	08/31/34		\$6,804	\$81,648	\$0.18	\$2.13	
		09/01/34	08/31/39		\$7,348	\$88,180	\$0.19	\$2.30	
		Option 1	09/01/39	08/31/44		\$7,936	\$95,234	\$0.21	\$2.48
		Option 2	09/01/44	08/31/49		\$8,571	\$102,853	\$0.22	\$2.68
		Option 3	09/01/49	08/31/54		\$9,257	\$111,081	\$0.24	\$2.90
		Option 4	09/01/54	08/31/59		\$9,997	\$119,968	\$0.26	\$3.13
TOTALS:	38,332			\$70,000	\$5,833	\$70,000	\$0.15	\$1.83	

1 - The building within the premises is approximately 6,816 square feet.

Surrounding Retail Site Plan



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



REPRESENTATIVE PHOTO

This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

AutoZone[®]

ABOUT AUTOZONE

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 6,200 stores in the U.S., Puerto Rico, Mexico, and Brazil. Since opening its first store in Forrest City, AK in 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot on the Fortune 500 List.

Each store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and re-manufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts.

6,200+

**LOCATIONS IN THE
U.S., PUERTO RICO,
MEXICO, AND BRAZIL**


**Moody's
Baa1**

**INVESTMENT
GRADE**




Demographics

POPULATION

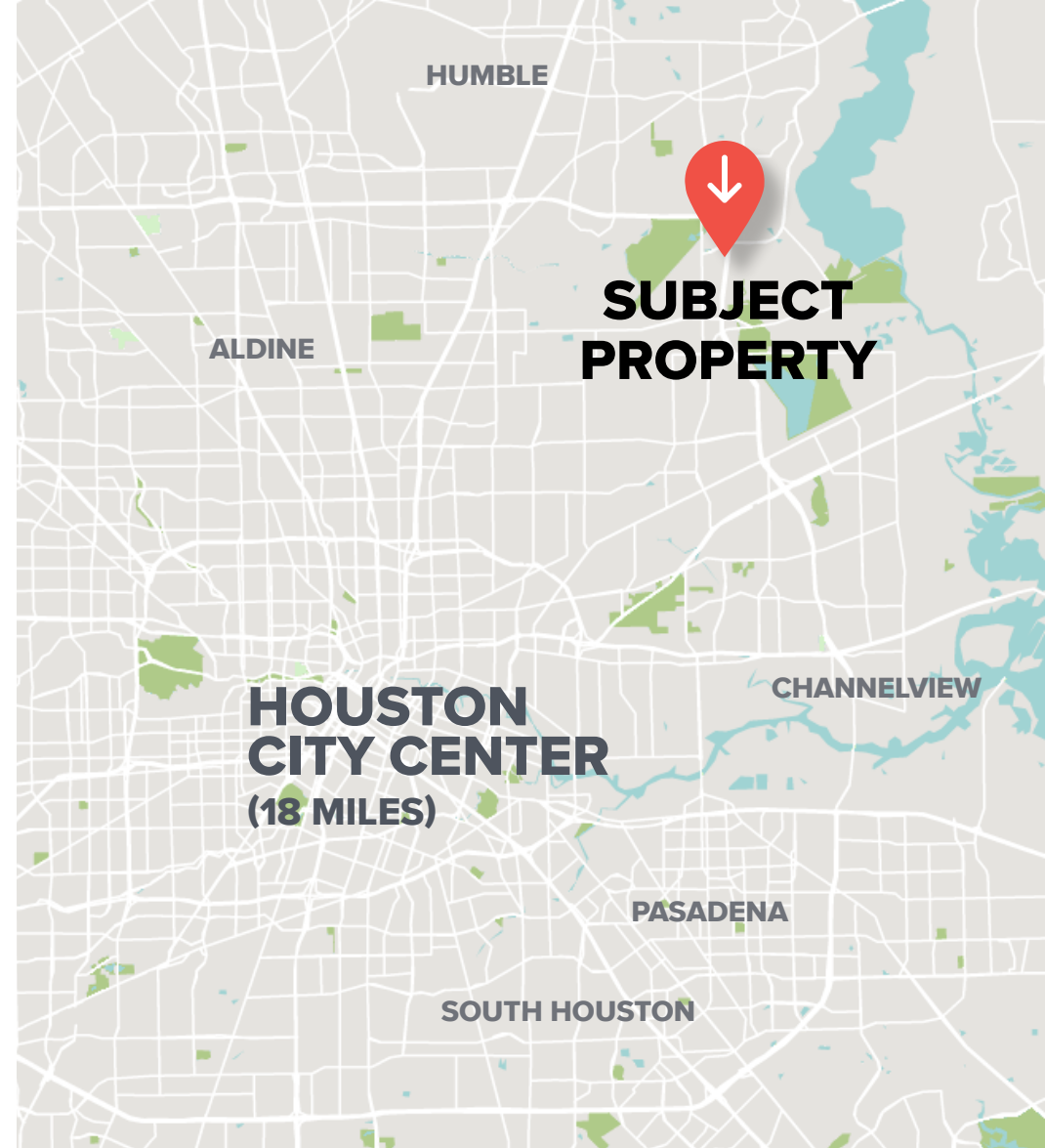
	1-MILE	3-MILES	5-MILES
2010	2,333	33,500	88,845
2018	4,859	52,591	126,121
2023	6,269	62,371	145,760

2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$140,148	\$120,084	\$106,661
Median	\$117,625	\$97,840	\$83,524

TOP EMPLOYERS IN HOUSTON

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
University of Texas	21,086
Houston Methodist	20,000



**SUBJECT
PROPERTY**

**HOUSTON
CITY CENTER
(18 MILES)**

**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 1-MILE RADIUS
IS OVER \$140K**

HOUSTON, TEXAS



DOWNTOWN HOUSTON

HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a population of 2.303 million within a land area of 599.59 square miles. Located in Southeast Texas near the Gulf of Mexico, the Greater Houston metro area is the fifth-most populated MSA in the United States.

Houston boasts more than 14 colleges and universities with more than 315,000 students enrolled in over 500 degree and certification programs in the city. Four distinct state universities are located in Houston. The University of Houston is a nationally recognized Tier One research university, and is the flagship institution of the University of Houston System. The third-largest university in Texas, the University of Houston has nearly 44,000 students on its 667-acre campus in southeast Houston.

ECONOMY **HOUSTON** is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Leading in health care sectors and building oilfield equipment, outside New York City, Houston has more Fortune 500 headquarters than any other U.S. municipality within its city limits. Nicknamed the “Space City”, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research.

6.77 MILLION



**HOUSTON MSA
POPULATION
(ESTIMATED)**

Houston MSA



GENERAL STATS

1ST LARGEST CITY IN TEXAS

5TH LARGEST MSA IN THE U.S..

#7 U.S. NEWS & WORLD REPORT BEST PLACES TO LIVE

#1 BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY MAGAZINE

20 FORTUNE 500 HEADQUARTERS RANKING 4TH AMONG METRO AREAS

3.21 MILLION JOBS IN THE METRO

1ST LARGEST MEDICAL COMPLEX IN THE WORLD

HOUSTON MSA

HOUSTON is home to two major airports, George Bush International Airport, **one of the country's busiest airports** and international hubs, and William P. Hobby Airport. **The Port of Houston is a 25-mile-long complex of nearly 200 private and public industrial terminals** along the 52-mile-long Houston Ship Channel. The port is consistently ranked 1st in the United States in foreign waterborne tonnage; 1st in U.S. imports; 1st in U.S. export tonnage and 2nd in the U.S. in total tonnage.

The Texas Medical Center, located in Houston, is **the largest medical complex in the world**, serving more than 10 million patients per year.

The city has major profession league teams in almost every sport including: MLB - the Houston Astros, NBA - the Houston Rockets, NFL – the Houston Texans, MLS - the Houston Dynamo, and MLR - the Houston Sabercats.



HOUSTON

We'd love to hear from you.

RICK SANNER

rsanner@capitalpacific.com

PH: 415.274.2709

CA DRE# 01792433

IN CONJUNCTION WITH TX LICENSED BROKER:

Peter Ellis

PH: 210.325.7578

peter.e@sbcglobal.net

CAPITAL PACIFIC COLLABORATES.
CLICK [HERE](#) TO MEET OUR
SAN FRANCISCO TEAM:

ZEB RIPPLE

CHRIS KOSTANECKI

CHRIS PETERS

JOHN ANDREINI

JOE CACCAMO

DAVE LUCAS

ZANDY SMITH

RICK SANNER

JACK NAVARRA

JUSTIN SHARP

JUSTIN STARK

Copyright © 2019 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

CAPITALPACIFIC.COM



CAPITAL PACIFIC
TOGETHER | OUTPERFORMING



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date