

AUTOZONE GROUND LEASE INVESTMENT – SPRING BRANCH

8090 Long Point Rd,
Houston, TX 77055



SOLED



SOLD



SOLD



50,000 SF
Land



13,141 SF Bldg
GLA

MARTIN TURNER

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AUTOZONE GROUND LEASE INVESTMENT – SPRING BRANCH

- AutoZone corporate NNN ground lease with very low rent & no landlord responsibilities
- Located in Spring Branch neighborhood with excellent future value-add potential
- Low cost PSF with a 13,141 SF building on 50,000 SF of land is priced under tax assessment value
- Significant long-term value with rapid urban redevelopment surrounding site
- Great covered land play in booming market
- [Click here](#) for aerial video of region

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



LEASE TYPE:
Absolute NNN Lease



PRICE:
SOLD



CAP RATE:
0%

INVESTMENT SUMMARY

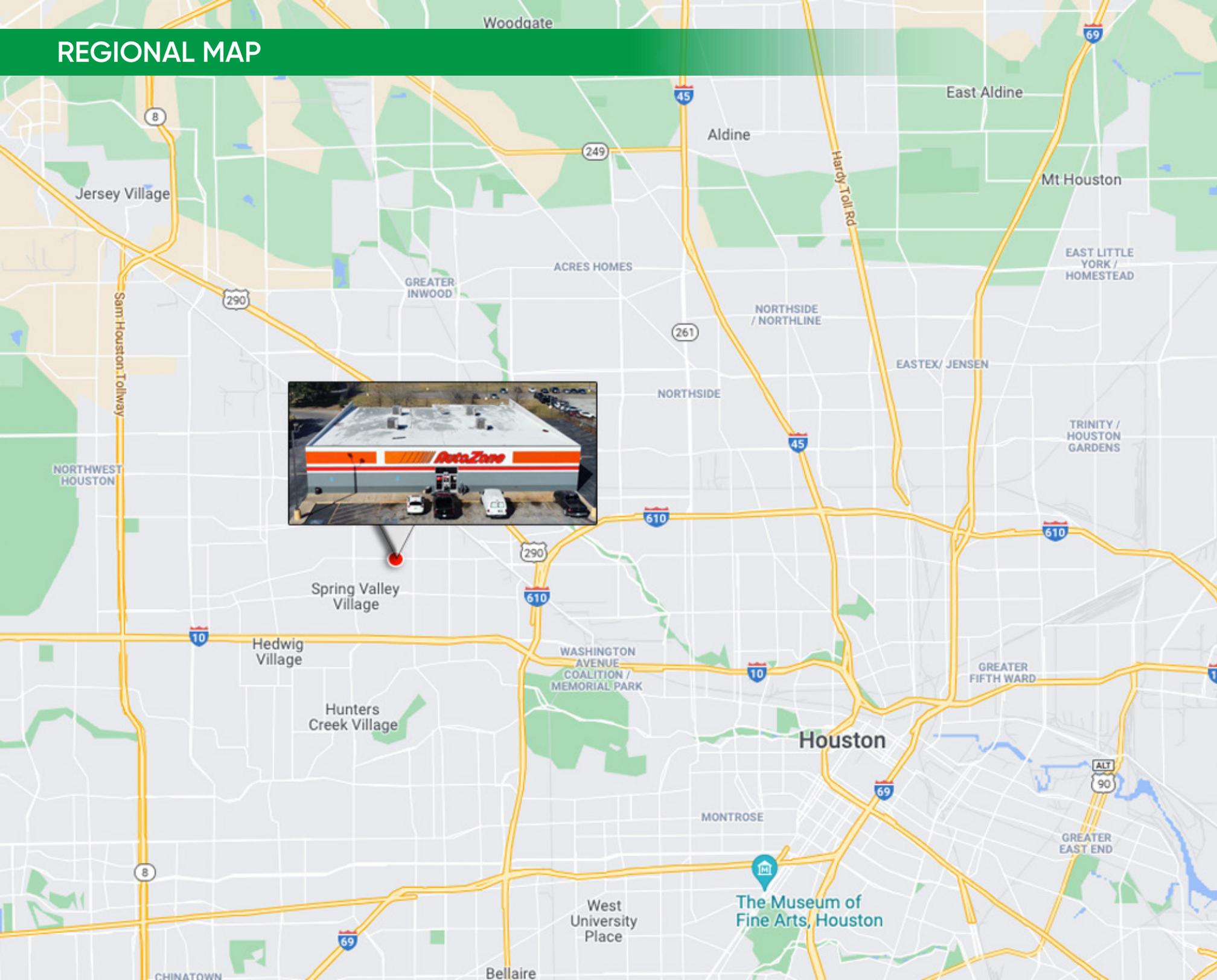
Tenant	AutoZone Parts, Inc.
Address	8090 Long Point Rd, Houston, TX 77055
Year Built	1995
Approx. SF	13,141 SF
Total Land Area	1.14 Acres
Term Remaining	Approx. 4 years
Lease Expiration	December 31, 2025
Options	Three (3) Five (5) year option

GROUND LEASE RENT:

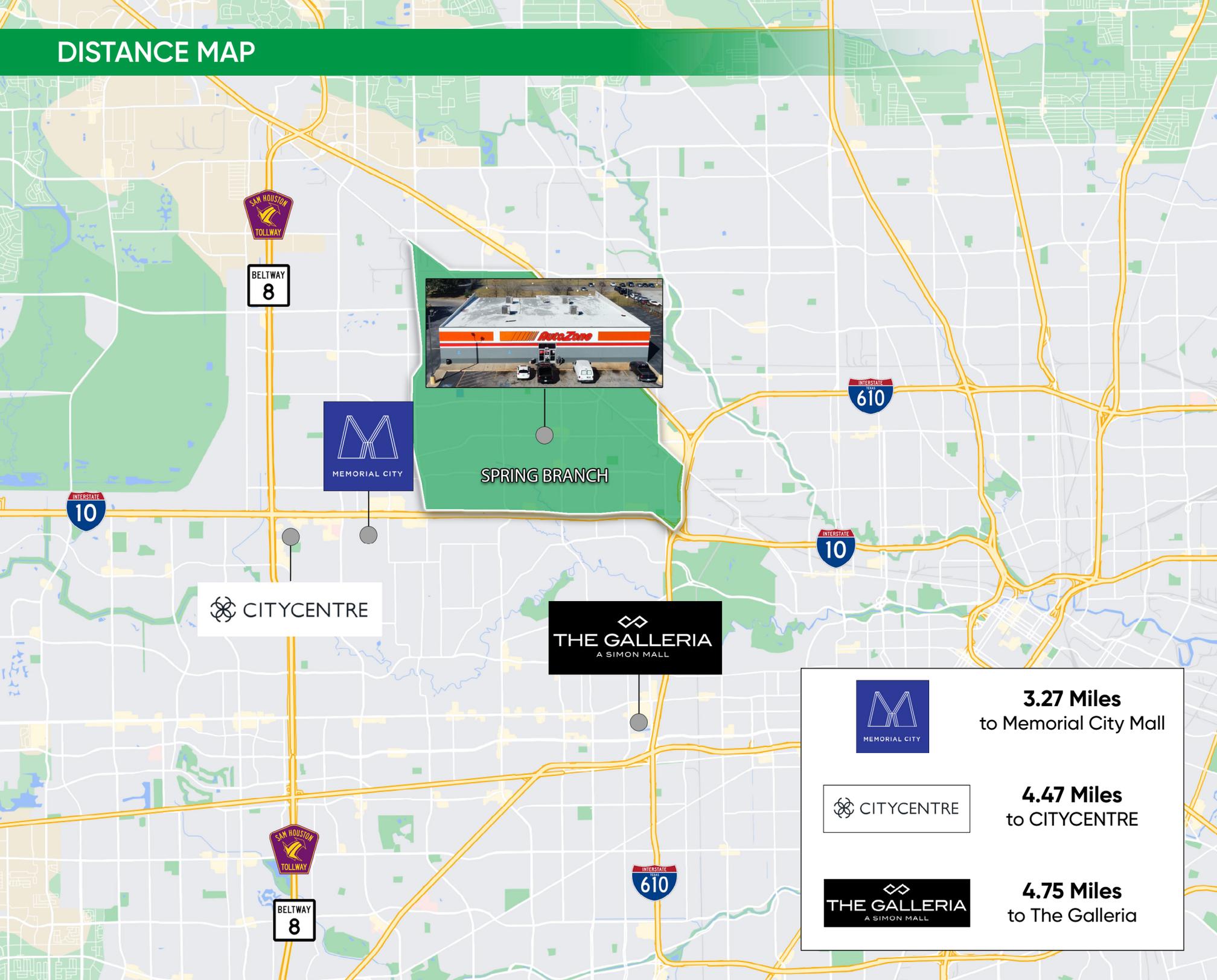
Present Term: Jan 1, 2020 – Dec 31, 2025	\$56,268.00
Option 1: Jan 1, 2026 – Dec 31, 2030	\$61,894.80
Option 2: Jan 1, 2031 – Dec 31, 2035	\$67,200.00
Option 3: Jan 1, 2036 – Dec 31, 2040	\$73,800.00



REGIONAL MAP



DISTANCE MAP



SPRING BRANCH



3.27 Miles
to Memorial City Mall



4.47 Miles
to CITYCENTRE



4.75 Miles
to The Galleria



ABOUT US

Since our founding AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. We have a rich culture and history of going the Extra Mile for our customers and our community. Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

THE AUTOZONE STORY

AutoZone's history starts with a wholesale food company called Malone & Hyde, Inc. The CEO and grandson of the company's founder, J.R. "Pitt" Hyde III, initiated and developed Malone & Hyde's specialty retailing division, beginning with drug stores and expanding to include sporting goods stores and supermarkets.

AutoZone continues to fuel growth by exploring new opportunities and entering new markets. In 1996, AutoZone launched a Commercial program offering credit and delivery to professional installers. Later that year AutoZone purchased ALLDATA, the nation's leading provider of electronic automotive diagnostic and repair software. In 1998, AutoZone expanded its presence outside the U.S. borders to Mexico, opening the first AutoZone de Mexico store. In 2012, the company opened its first AutoZone do Brazil store in the city of Sorocaba, west of Sao Paulo.

Yes, AutoZone has come a long way with a commitment to providing WOW! Customer Service, in our stores, which are, located in all 50 states, the District of Columbia and Puerto Rico, Mexico and Brazil, to our Commercial customers, online customers and to our ALLDATA customers.



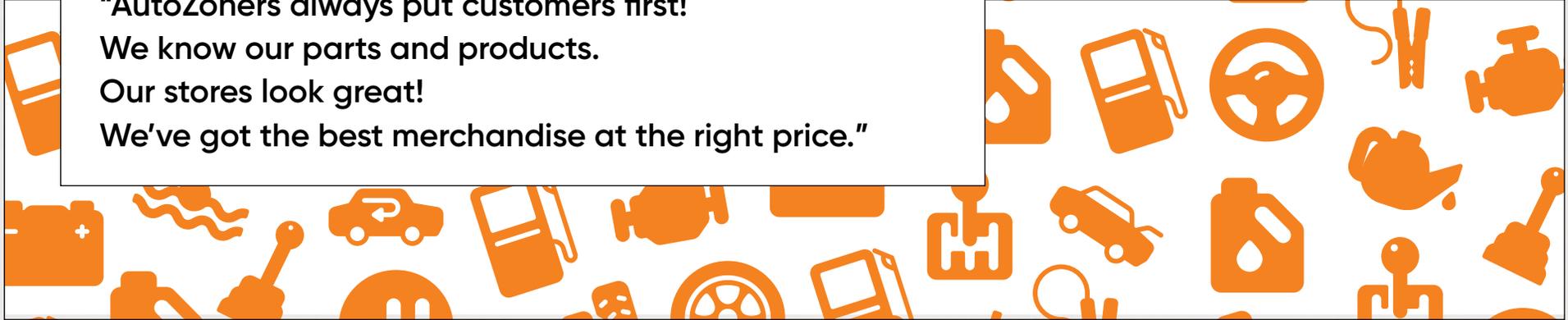
ESTABLISHED 1979



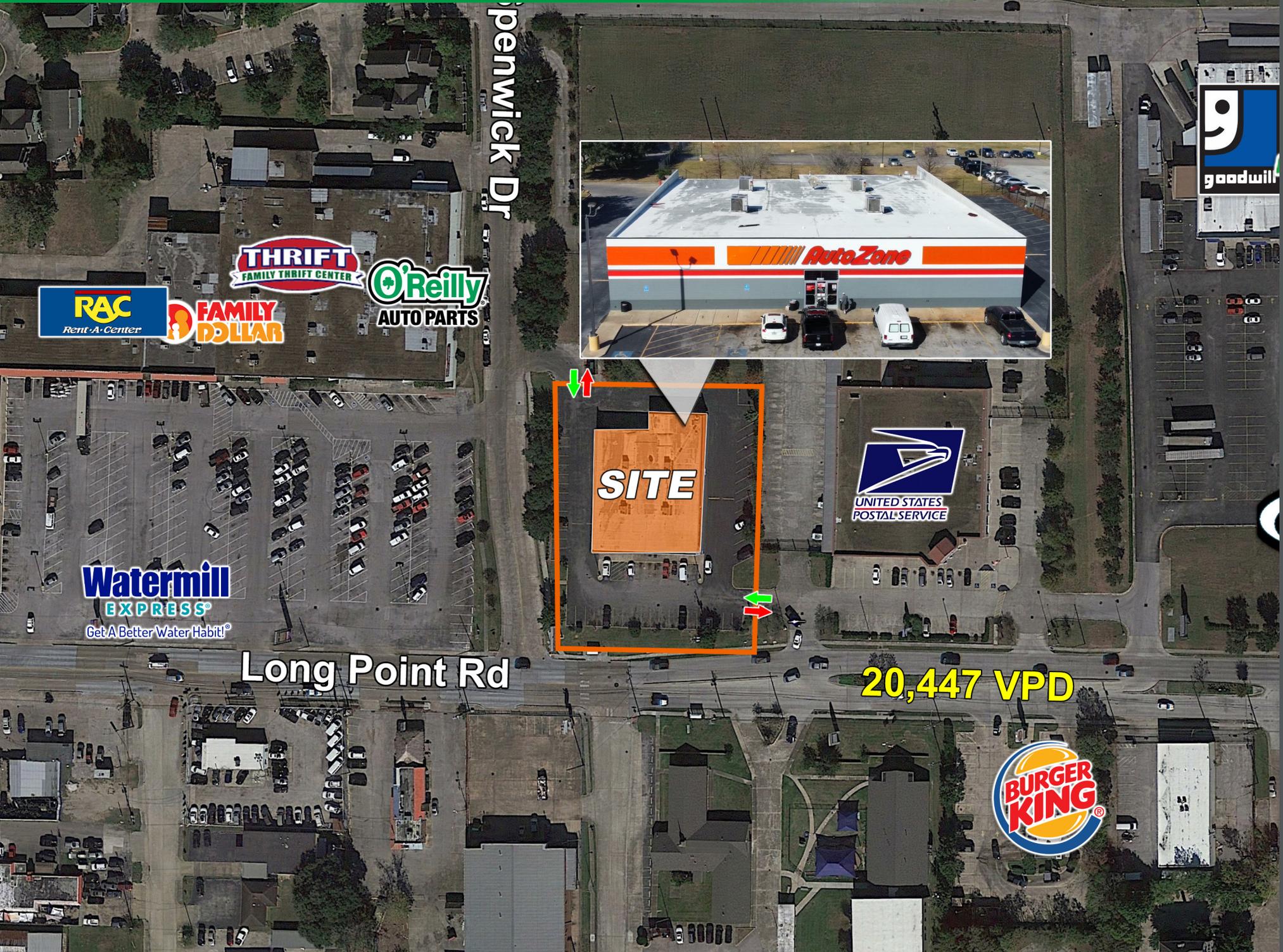
MORE THAN 6,400 LOCATIONS
ACROSS THE UNITED STATES,
MEXICO, PUERTO RICO, BRAZIL
AND THE US VIRGIN ISLANDS

THE AUTOZONE PLEDGE

"AutoZoners always put customers first!
We know our parts and products.
Our stores look great!
We've got the best merchandise at the right price."



SITE PLAN MAP



Openwick Dr

THRIFT
FAMILY THRIFT CENTER

O'Reilly
AUTO PARTS

RAC
Rent-A-Center

FAMILY DOLLAR

Watermill
EXPRESS®
Get A Better Water Habit!®

SITE

UNITED STATES
POSTAL SERVICE

20,447 VPD

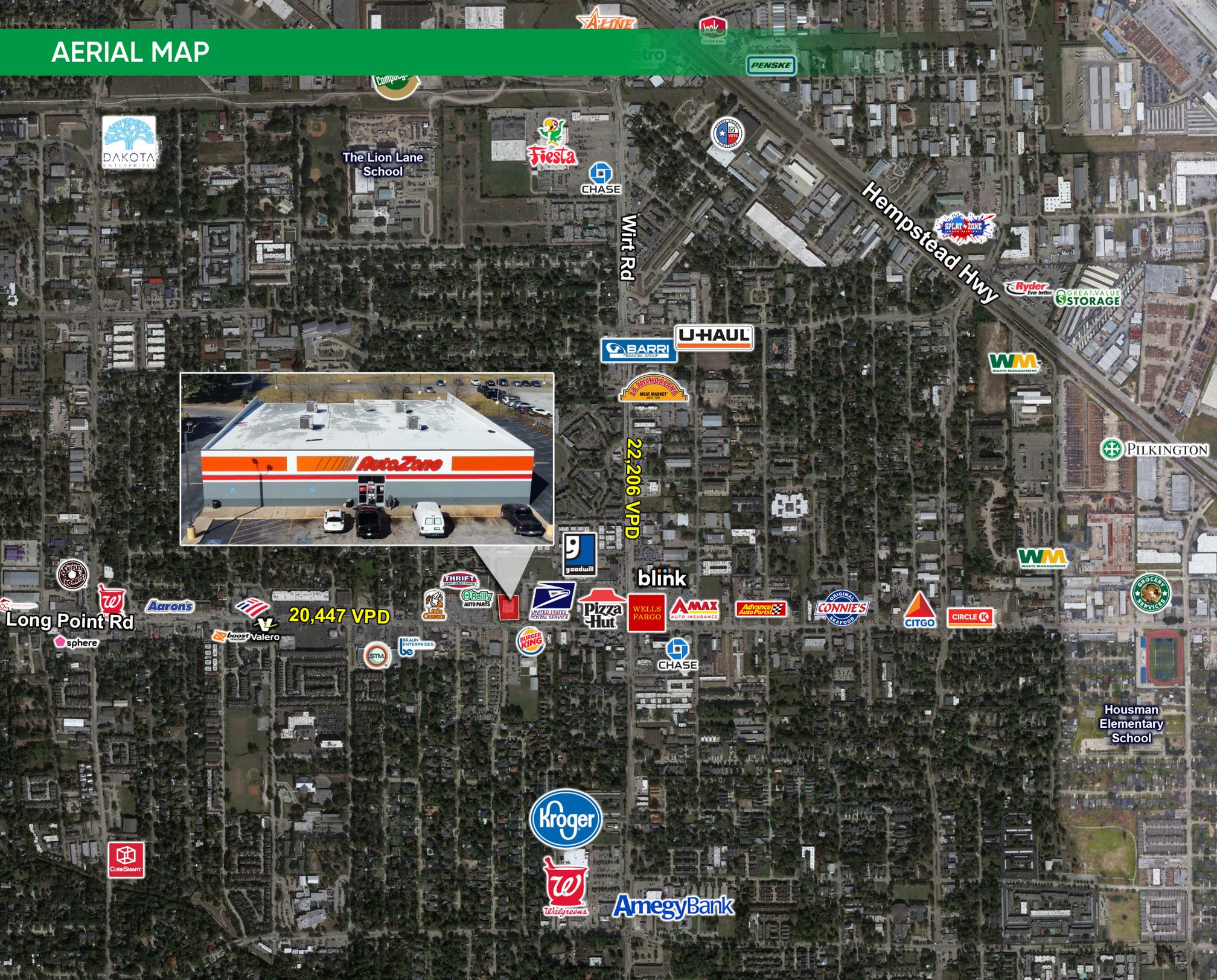
BURGER KING

goodwill

Long Point Rd

LOCATION OVERVIEW

AERIAL MAP



20,447 VPD

22,206 VPD



The Lion Lane School



Wirt Rd

Hempstead Hwy



PILKINGTON



blink



Long Point Rd



Aaron's



20,447 VPD



Housman Elementary School

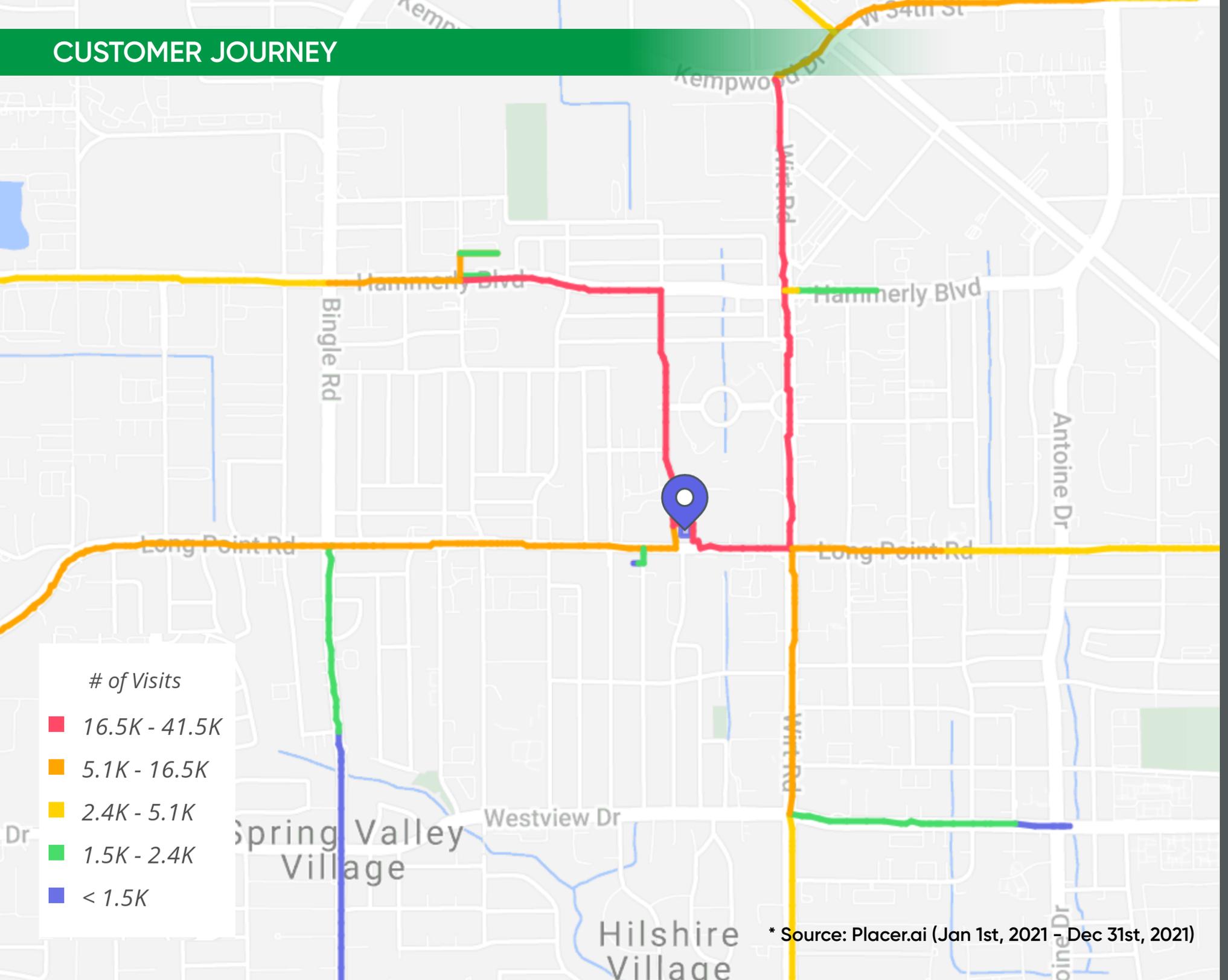


AmegyBank



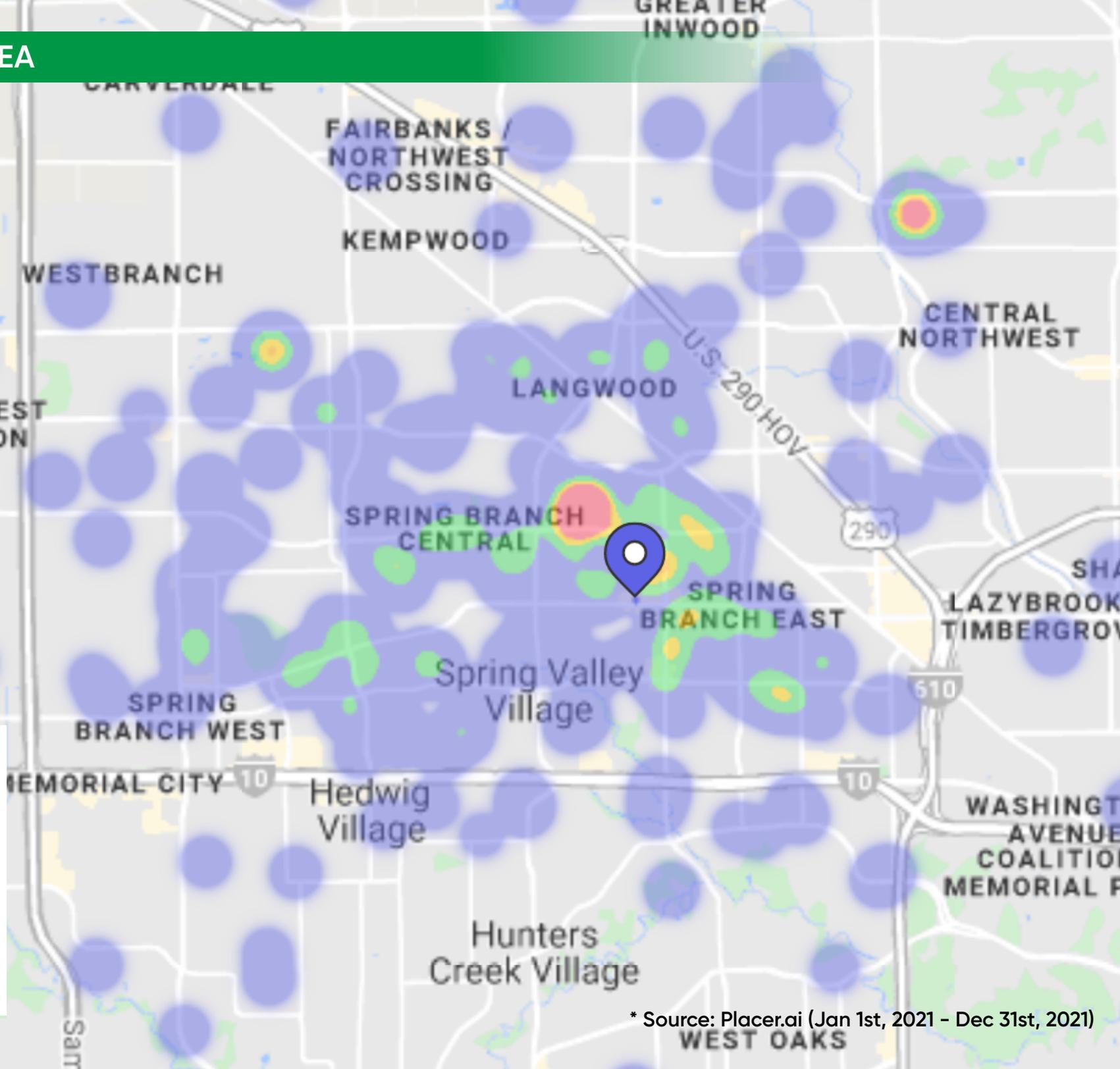
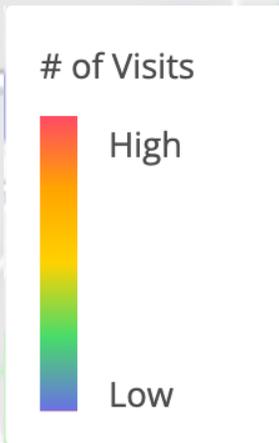
LOCATION OVERVIEW

CUSTOMER JOURNEY



* Source: Placer.ai (Jan 1st, 2021 - Dec 31st, 2021)

TRADE AREA



* Source: Placer.ai (Jan 1st, 2021 - Dec 31st, 2021)

VISIT *HOUSTON*

Market Overview

The Houston-Woodlands-Sugar Land, TX MSA is the second-most populous MSA in the state of Texas and the 4th largest metropolitan area in the U.S. by land mass. The Greater Houston area is comprised of nine counties in southeastern Texas, adjacent to the Gulf of Mexico. The city has organically grown multiple business districts rather than one single CBD: Downtown, Texas Medical Center (TMC), Uptown, The Energy Corridor, Westchase, and Greenspoint.

Growth

Since 2010, the Houston MSA has been the second fastest growing MSA in the country by both absolute population and population percentage per the U.S. Census. The MSA has consistently ranked in the top 3 nationally for corporate relocations by Site Selection magazine, often competing with Dallas. This is a significant indicator of growth, as the magazine does not track retail or government expansion, and limits tracked expansion to projects which meet at least one of the following criteria: capital investment of at least \$1 million, at least 20 new jobs created, or adding/developing at least 20,000 square feet of new floor area.

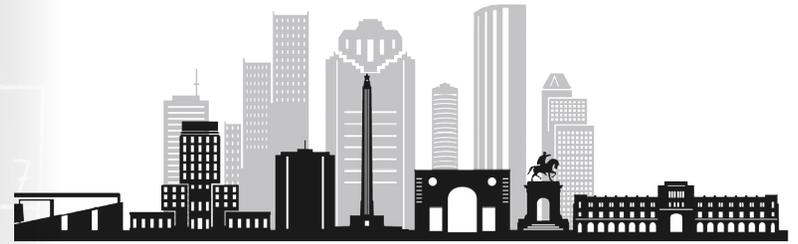
Unique Aspects

The city of Houston was founded in 1836, the same year that the city's namesake, General Sam Houston won independence for the Republic of Texas. The founders, Augustus and John Allen, purchased the land of the future city for \$9,298.80. Shortly after incorporation, Houston became the capital of the new republic. In 1840, a group of local businessmen formed the Houston Chamber of Commerce, and the city has been promoting growth through a business-friendly environment ever since.

Today, the city of Houston is organized around freeway access geographically, culturally and socially. The freeway system is spoke and wheel and resembles a dartboard centered on two loops which are bisected by Interstates 10, 45 and 59. Common local references to geography include "Inside the Loop", which refers to areas on the interior of Interstate 610, which encompasses the inner ring of the city of Houston and "Inside the Beltway" which generally refers to areas outside of 610 but which are inside of the secondary circle created by Beltway 8. To the locals, the Inner Loop is considered to be more urban cosmopolitan, while areas bordering the Beltway are considered more suburban, spacious and affordable.

The Houston MSA is the most diverse in America, with 90 different languages spoken locally. Amidst all of the restaurants, culture and cosmopolitan-ness Inside the Loop, Houston remains Texas through-and-through. Houston's rodeo and livestock show is the largest in the world, drawing in 2.5 million visitors for the bull riding, barbecue and other events. Lastly, Houston is the hometown of Beyoncé Knowles, and the Geto Boys – the rap group which made the famous song played in the most epic scene in the movie "Office Space". home.

HOUSTON MAJOR EMPLOYERS



Apache

BAKER HUGHES

CenterPoint Energy

FRONTIER

HALLIBURTON

KINDER MORGAN

KBR

Marathon Oil Corporation

ConocoPhillips

Sysco

WM WASTE MANAGEMENT, INC

MEMORIAL HERMANN

Administaff

COMPAQ

Continental Airlines

Southwestern Bell

noble energy

Academy SPORTS & OUTDOORS

GOYA

ABOUT HARRIS COUNTY



HARRIS COUNTY, TX



About Harris County

Harris County is the principal county in the Houston MSA, with a population of 4.1M and the city of Houston as its seat. It is the third most populous county in the U.S. and accounts for 16% of the population of the state of Texas. The Central Business District and Midtown Houston represent the largest hub of office and entertainment activity in the county and the Houston MSA, while West Houston is the second largest hub of economic activity within Harris County.

Economy

Harris County is headquarters to several large corporate employers including: ConocoPhillips, Marathon Oil, Sysco, Halliburton, Baker Hughes, Waste Management, Apache Corporation, KBR, Kinder Morgan, CenterPoint Energy, Frontier Oil, Administaff, Compaq, Continental Airlines, Hermann Memorial Healthcare System, and Southwestern Bell, the corporate headquarters of Academy Sports & Outdoors, Goya Foods, and Noble Energy. Harris County is a major regional draw for both businesses and a skilled workforce because it is a strong economic center that offers a low cost of living relative to other major cities.

www.crexi.com





POPULATION
136,406 (3 MILE)



INCOME:
\$95,450 (3 MILE)



TRAFFIC:
22,206 VPD
(WIRT RD)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	23,582	136,407	378,167
2026 Population Projection	24,015	138,559	386,443
Annual Growth 2010-2021	0.9%	0.7%	1.1%
Annual Growth 2021-2026	0.4%	0.3%	0.4%
Medium Age	33.8	34.7	36.6
Bachelor's Degree or Higher	24%	32%	43%
U.S. Armed Forces			

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$86,324	\$95,450	\$107,195
Medium Household Income	\$46,634	\$56,136	\$69,118
< \$25,000	1,876	18,520	43,176
\$25,000- 50,000	2,118	11,718	31,907
\$50,000- 75,000	1,163	7,400	23,628
\$75,000- 100,000	523	4,234	15,976
\$100,000 - 125,000	309	2,800	11,715
\$125,000 - 150,000	220	2,063	8,329
\$150,000 - 200,000	292	2,841	11,369
\$200,000+	997	6,651	24,777

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Long Point Rd	French Village Cir S	20,447	2018	0.14 mi
Wirt Rd	Long Point Rd	22,206	2018	0.24 mi

*Source: CoStar

LISTING AGENT



MARTIN TURNER

Chief Executive Office

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In 2016, Martin Turner was appointed to serve as RESOLUT RE's Chief Executive Officer, previously leading its Houston division.

In his tenure as CEO, Turner expanded the company's footprint and revenue considerably. This momentum landed RESOLUT RE a spot on the prestigious Inc. 5000 list of Fastest Growing Companies in America, and a ranking of #1 Real Estate Services Firm in America by Entrepreneur Magazine.

Real Estate Forum Magazine also recognized RESOLUT as one of the nation's fastest growing real estate companies, and featured Turner on its "Fifty Under Forty" list of Commercial Real Estate Rising Stars in 2018. In 2021, Turner was selected to the Houston Business Journal's list of Most Admired CEOs.

Turner originally joined RESOLUT (called Retail Solutions at the time) in 2010 during its formative years, and earned recognition as an Austin Business Journal Heavy Hitter. In 2013, Turner relocated to run the company's Houston division. While leading this team, Turner tripled office revenues for three consecutive years, built a 20-person office, and serviced a large portfolio of properties, national tenant accounts and compiled an impressive list of investment sales transactions. By 2016, the division was a top producer, joining the ranks of Houston's largest commercial real estate brokerages, per the Houston Business Journal (a distinction it still holds).

Prior to joining Retail Solutions, Turner managed a two million square foot portfolio of properties across Texas & Louisiana as a Leasing Executive with Weingarten Realty Investors (NYSE: WRI).

He attended the University of California at Davis, where he studied Economics and played on the men's varsity tennis team. He earned an MBA with a concentration in Finance from Rice University in Texas. Turner lives in Houston with his wife and their three kids, who are rapidly growing up with larger than life personalities!

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
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David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____