



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

502 E Veterans Memorial Blvd | Killeen, TX 76541



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Actual Property Image

Exclusively Marketed By: Sands Investment Group

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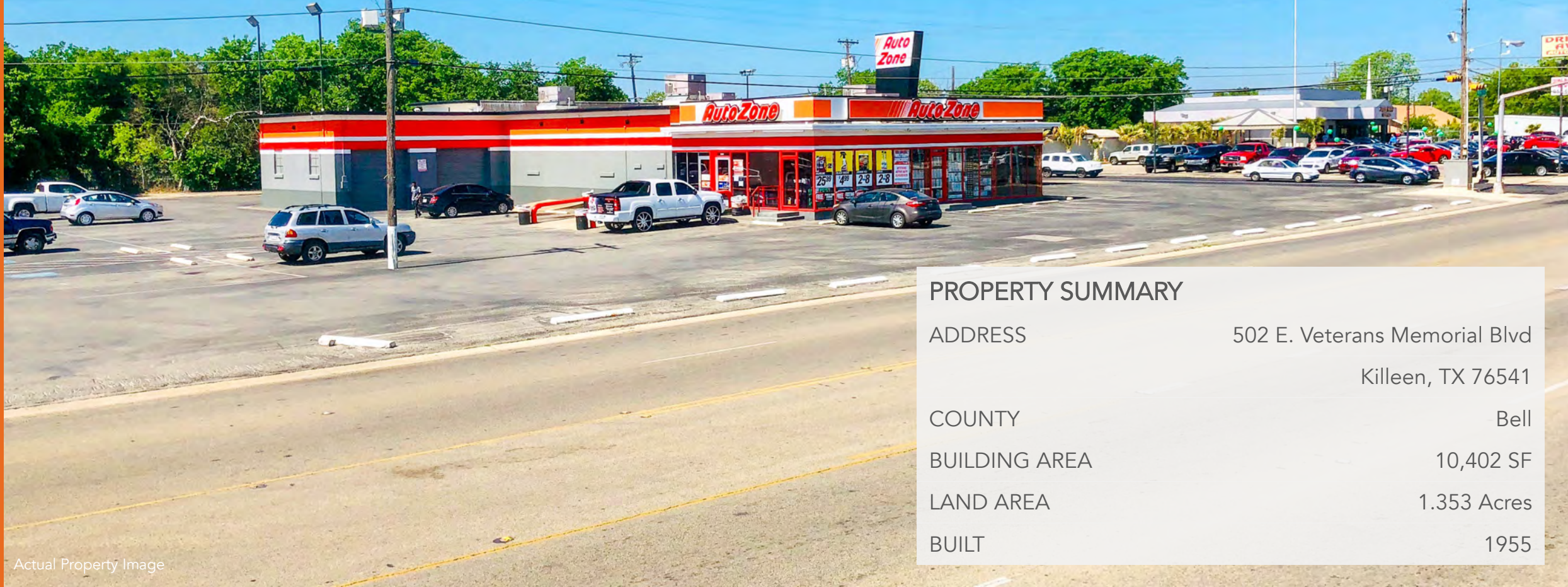
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OFFERING SUMMARY

PRICE	\$1,377,391
CAP	5.75%
NOI	\$79,200
PRICE PER SF	\$132.42
LEASE TERM REMAINING	10+ Years
LEASE GUARANTY	AutoZone, Inc.



PROPERTY SUMMARY

ADDRESS	502 E. Veterans Memorial Blvd Killeen, TX 76541
COUNTY	Bell
BUILDING AREA	10,402 SF
LAND AREA	1.353 Acres
BUILT	1955



Actual Property Image

Investment Summary

Corporate Guarantee

- 10 Year Double Net Lease - Landlord Responsible for 50% Roof Replacement
- Below Market Rent at \$7.61 PSF
- Tenant Has Shown Commitment to Site by Requesting an Early Extension From the Landlord
- Located on Signalized Corner With Traffic Counts of Over 27,000 VPD
- Situated Along Veterans Memorial Blvd Which is the Main East/West Corridor Between Fort Hood and Harker Heights
- Population of 160,000+ With an Average Household Income of Over \$58,000 Within a 5-Mile Radius
- 10 Minutes from the Fort Hood Army Base – Founded in 1942, It's 340 Square Miles and is the Largest Active Duty Armored Post in the U.S Serving Over 40,000 Soldiers and 9,000 Civilian Employees
- Nearby Tenants Include: Budget Truck Rental, Shell, Chevron, Texas Auto Traders, Planet Fitness, Caliber Collision, HEB Grocery, Advance Auto Parts, KFC, McDonald's and Many More



**Auto
Zone**

**Auto
Zone**



Auto Zone

HOOD ARMY AIRFIELD

DOLLAR GENERAL

Advance Auto Parts

DOLLAR GENERAL

E Rancier Ave

E Veterans Memorial Blvd

KILLEEN COMMUNITY CENTER

INTERSTATE 14

SUBJECT PROPERTY DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	84,253	160,029	223,276
Average Household Income	\$48,461	\$58,104	\$63,215

STREET/CROSS ROAD

AVERAGE VEHICLES PER DAY

E Veterans Memorial Blvd /
S 10th Street

27,320

Interstate 14

89,000



Actual Property Image



Killeen is a city in Bell County, Texas, United States. According to the 2017 census, its population was 148,974 making it the 20th-most populous city in Texas. It is the principal city of the Killeen–Temple–Fort Hood Metropolitan Statistical Area.

Killeen is directly adjacent to the main cantonment of Fort Hood. Its economy depends on the activities of the post, and the soldiers and their families stationed there. It is known as a military “boom town” because of its rapid growth and high influx of soldiers. Fort Hood is one of the largest United States military installations in the world. The city’s economy heavily depends on the post and the soldiers, and their families, stationed there.

Killeen is also home to Vive Les Arts Theatre, a full-time arts organization which produces several main Stage and Children's Theatre shows each year. The city is also home to a branch of the Texas A&M University system, Texas A&M University-Central Texas.

Fort Hood:

- Fort Hood is the U.S. Army’s largest power projection platform. It is the home of the U.S. Army’s Armored Corps. The installation is “mission critical” to the U.S. Army and what is known as an “Enduring Installation”.
- Fort Hood is one of the top three Army installations in terms of Military Value. It continues to be the most effective and least expensive training facility in the U.S. Army.
- The Fort Hood had an economic impact of \$35.4 billion on the State of Texas during fiscal 2015-16, according to Texas Comptroller. It is the largest single site employer in the state.
- The Veteran’s Inventory Report consistently indicates that approximately 10,000 Soldiers transition out of the Army each year at Fort Hood. Approximately thirty four percent of those transitioning Soldiers indicate they intend to stay in the region upon separation (54.5% of retirement-eligible Soldiers and 30% of non-retiring Soldiers). This is constant pipeline of available talent for prospective businesses.
- Military personnel are trained to work independently and as a team, as a leader and as a follower. They are dependable, disciplined and forward-thinking. Skillsets of the military soldier include, but are not limited to: engineering; logistics and distribution; healthcare; analyst; project management and many others. Please see our Veteran’s Inventory Report, on this website, for more detailed information.





For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

As of February 10, 2018, AutoZone sells auto and light truck parts, chemicals and accessories through 5,514 AutoZone stores in the U.S., including the District of Columbia and Puerto Rico; 532 stores in Mexico; and 16 stores in Brazil for a total store count of 6,062. We have a rich culture and history of going the Extra Mile for our customers and our community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500.



COMPANY TYPE
NYSE: AZO



HEADQUARTERS
Memphis, TN



MARKET CAP
\$19.9 Billion



OF LOCATIONS
6,062+



FOUNDED
1979



WEBSITE
autozone.com

LEASE SUMMARY

TENANT	AutoZone Parts, Inc.
PREMISES	A Building of Approximately 10,402 SF
LEASE COMMENCEMENT	January 1, 1988
LEASE EXPIRATION	June 30, 2028
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Double Net (NN)
USE	Auto Repair Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility (50% of Roof Replacement)
REPAIRS & MAINTENANCE	Landlord's Responsibility*
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

*Landlord Responsible for Foundation, Exterior Walls, Structural Systems, Utility Lines, Roof and Structure, Canopy, Gutters and Downspouts



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
AutoZone Parts, Inc	10,402 SF	100%	\$79,200	\$7.61	10% at Options	01/01/1988	06/30/2028	2 x 5 Years



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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