



**FIRESTONE**

909 W MOORE AVE, TERRELL, TX 75160







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## CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



## 4 | INVESTMENT HIGHLIGHTS

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- **Investment Grade Credit Tenant:** (S&P: “A”)
- **Strong Commitment to Location:** Tenant has been at this location since 1996 and exercised 4 options to renew
- **Dallas MSA** - Less than 30 miles from Downtown Dallas, TX and right off of I-20 Corridor
- **Strong Site Traffic** - Approximately 28,000 VPD
- **Growing Submarket** - Nearly 19,000 people live within 3-mile radius
- **Strong Retail Corridor** - Good visibility along Terrell’s main retail corridor (W Moore Ave)
- **Texas is an Income-Tax Free State**
- **Below Market Rents** - \$15.23 RPSF is low for this market



## 5 | OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$1,200,000</b>
<b>CAP RATE:</b>	<b>6.30%</b>

<b>NOI:</b>	<b>\$75,600</b>
<b>LEASE START:</b>	<b>09/27/1996</b>
<b>LEASE END:</b>	<b>02/28/2030</b>
<b>TERM REMAINING:</b>	<b>5.3 Years</b>
<b>OPTIONS:</b>	<b>One, 5-Year Option</b>
<b>BUILDING SIZE:</b>	<b>5,120 Square Feet</b>
<b>LOT SIZE:</b>	<b>0.41 Acres</b>
<b>YEAR BUILT:</b>	<b>1973</b>
<b>LEASE TYPE:</b>	<b>NN</b>
<b>GUARANTOR:</b>	<b>Corporate</b>
<b>TENANCY:</b>	<b>Single-Tenant</b>
<b>OWNERSHIP:</b>	<b>Fee Simple</b>



<b>LEASE YEAR</b>	<b>ANNUAL RENT</b>	<b>RENT INCREASES</b>	<b>CAP RATE</b>
Current Term	\$78,000	--	6.50%
Exercised Option (3/1/2025)	\$75,600	-3.07%	6.30%
Option (3/1/2030)	\$79,380	5.00%	6.62%

**Landlord Responsibilities:** Roof, Structure; (Floors & Walls if replacement necessary)

**Tenant Responsibilities:** Taxes, Insurance, Floor and Walls (repair)









Firestone

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**Company:** Firestone Complete Auto Care

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**Year Founded:** 1926

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**Locations:** 1,819

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**Credit Rating** S&P: BBB+

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**Website:** [www.firestone.com](http://www.firestone.com)

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**Headquarters:** Nashville, TN

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**Guarantor:** Corporate

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Firestone is a well-established brand known for its high-quality tires and automotive products, with a rich history dating back to 1900. Initially focused on producing tires for horse-drawn carriages, the company quickly evolved to meet the growing demands of the automotive industry. Today, Firestone is a subsidiary of Bridgestone, one of the largest tire manufacturers in the world, and offers a wide range of products, including tires for passenger vehicles, trucks, and specialty applications. The brand is recognized for its commitment to innovation, performance, and sustainability, featuring advanced tire technologies that enhance safety and fuel efficiency. With a strong presence in the U.S. and international markets, Firestone operates numerous retail locations and service centers, providing customers with comprehensive automotive services and expert support.



# LOCATION INFORMATION



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	6,430	18,498	22,431
2029 Projection	6,117	19,180	23,268
Annual Growth 2020-2024	-0.39%	0.89%	0.99%
Annual Growth 2024-2029	-0.99%	0.73%	0.74%
<b>HOUSEHOLDS</b>			
2024 Households	2,301	6,448	7,848
2029 Projection	2,210	6,756	8,220
<b>INCOME</b>			
AVG. Household Income	\$82,077	\$80,842	\$88,513



**27,000+ VPD**  
along W. Moore Ave.





Ben Gill Park

Terrell Memorial Stadium



Child & Adolescent School

Harbor Freight Tools

Firestone Complete Auto C

**SUBJECT PROPERTY**

Southwestern Christian College



Stallings City Park



Breezy Hill Park

WH Burnett Elementary School

Terrell Municipal Airport





Terrell First  
Assembly  
Church

**FAMILY  
DOLLAR**



 **Shell**

W Moore Ave - 27,000 VPD

Southwestern  
Christian  
College

**Chicken  
EXPRESS**

**Firestone**



## 9 | LOCATION OVERVIEW - TERRELL, TX



Terrell Heritage Museum



City of Terrell



Terrell, Texas is strategically located in Kaufman County, offering excellent connectivity to regional markets via Interstate 20 and U.S. Highway 80. This prime location ensures easy access to major cities like Dallas, just 30 miles to the west, and Mesquite, enhancing economic ties and commercial opportunities across the region. Terrell is also conveniently positioned about 50 miles east of Fort Worth, contributing to its appeal as a growing economic hub.

The city benefits from its proximity to the Dallas-Fort Worth Metroplex, stimulating local economic activity through trade, tourism, and an expanding residential base. Terrell is home to several amenities, including shopping centers, parks, and cultural attractions that draw residents and visitors alike.

Historically, Terrell has a rich heritage, known for its role in the Texas railroad industry and aviation history. Today, the city embraces its vibrant past while fostering a community-oriented environment. Events like the annual Terrell Heritage Jubilee celebrate the city's history and community spirit, attracting attendees from surrounding areas.

With its blend of historical significance, modern amenities, and strategic location, Terrell is poised for continued growth and development, making it an attractive destination for businesses and families alike.





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