



OFFERING MEMORANDUM

1613 Cumberland St, Vernon, TX 76384

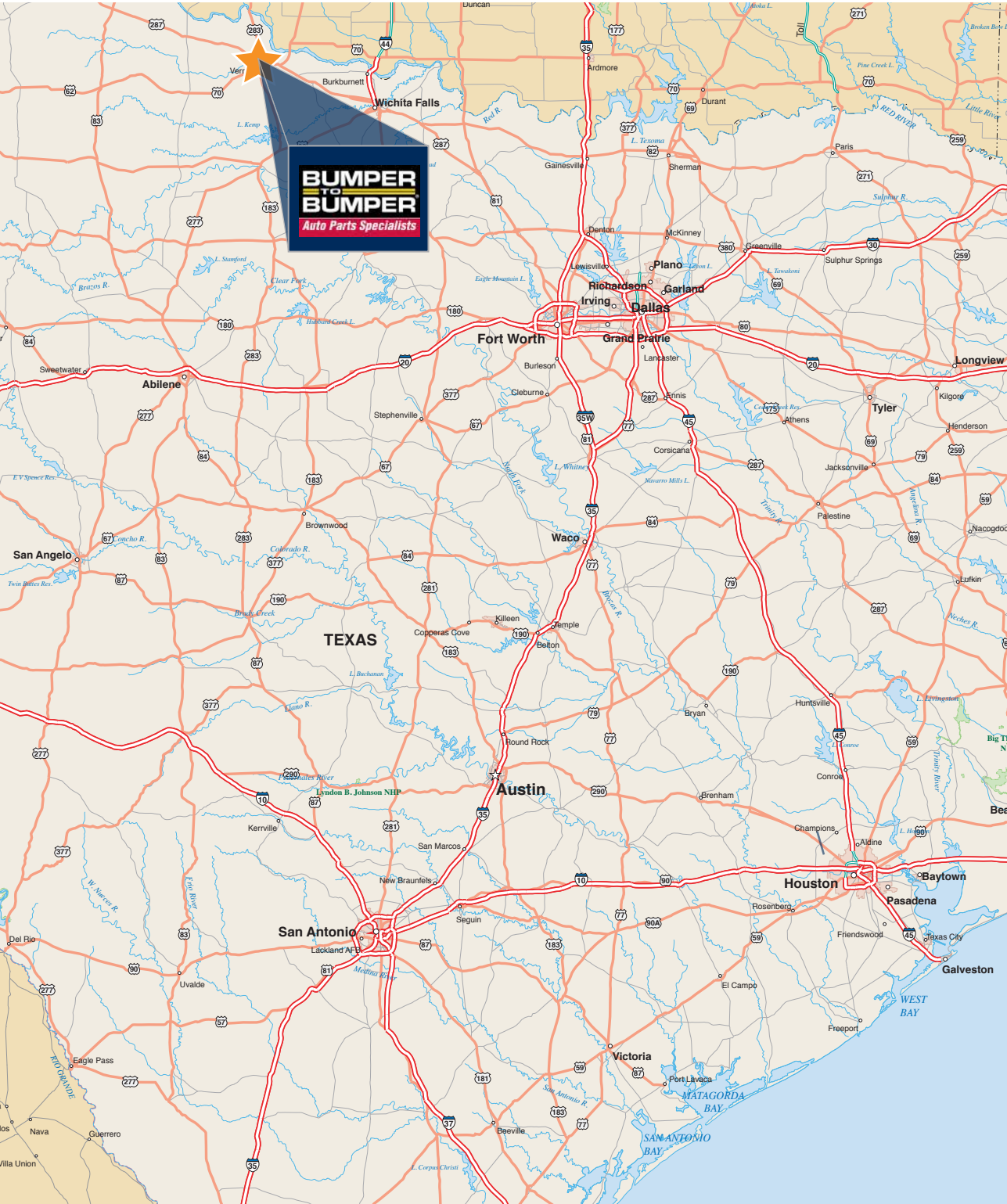
Marcus & Millichap  
NNN DEAL GROUP



ACTUAL SITE

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# INVESTMENT SUMMARY

1613 CUMBERLAND ST, VERNON, TX 76384

**PRICE: \$490,500**

**CAP: 9.15%**

**RENT: \$44,880**

## OVERVIEW

Price	\$490,500
Building Size	16,890 SF
Additional Space	+/- 1,600 SF *
Lot Size	0.38 Acres
Net Operating Income	\$44,880
Proforma Rent on Additional Space	\$19,200 (\$1,600/mo)
Year Built / Renovated	1925 / 2009

## LEASE ABSTRACT

Lease Type	NN
Remaining Lease Term	4 Years
Lease Start	11/1/2009
Lease Expiration	10/21/2027**
Parcels	2
Landlord Obligations	Roof, Structure, & HVAC

\* To be confirmed by buyer during due diligence

\*\* Original lease commenced in 2009 to Auto Plus. 4M Auto Parts has recently acquired this location and will be operating as a Bumper to Bumper Auto Parts.

## ANNUALIZED OPERATING DATA

Base Term	Annual Rent	Cap Rate
Current Annual Rent	\$44,880	9.15%
Total Proforma Annual Rent***	\$64,080	13.06%

\*\*\* Proforma rent based on raw flex space available on the 2nd floor. Actual rents may vary.

# INVESTMENT HIGHLIGHTS



Passive Single Tenant Net Lease Investment with Minimal Landlord Responsibilities



Small Price Point and Attractive High Cap Rate



Value Add Opportunity - Flex space on second floor can be renovated into apt or office for extra income



4M Auto Parts' recently acquired 10 Auto Plus locations, bringing their total to 20 corporate locations in Texas and Oklahoma



This site will be operated as a Bumper to Bumper, which has an extensive 50 warehouse distribution network and supplies over 3,500 certified repair facilities across the U.S. and Canada



Texas is an Income Tax Free State



Successful 15 Year Auto Parts Operating History at this site



# SITE PLAN







# TENANT SUMMARY

## ABOUT 4M PARTS WAREHOUSE



### The Auto Parts You Want, The Service You Deserve

#### We Are All About Delivering Auto Parts

4M Parts WarehouseOur growth and leadership in the automotive parts aftermarket is built on providing quality service and quality auto parts. Whatever superior name brand or PartsMaster part or accessory you may need, we've got it. And, you'll find skilled personnel behind our counters to help you get the job done right.

While we're proud of the value and parts availability that Auto Value and Bumper to Bumper stand for, we're equally proud of the men and women who serve your parts needs. Many of our counter personnel are certified ASE Automobile Parts Specialists. Their ASE patches of excellence let you know you're being served by the best in the business.

#### Are you an automotive service repair shop?

Utilize the automotive aftermarket industry's easiest, fastest, most accurate part ordering platform, so you can work on cars, not paperwork. Our auto parts ordering system facilitates business getting done. Simplifying the parts ordering process and saving shops valuable time by improving efficiency and accuracy.

### Save Money on Auto Parts from 4M

#### Quality OEM and Aftermarket Automotive Parts

At 4M Parts Warehouse in Cleburne, Texas, we can save you money on millions of top quality auto parts and auto accessories. We have the largest selection of top quality auto parts at guaranteed lowest prices. 4M Auto Parts Warehouse knows parts, so when you need new OEM, rebuilt, aftermarket, performance, or replacement auto parts we have it available, in stock, and ready for immediate shipment. We also carry all the top brands of truck accessories and auto accessories to upgrade the appearance of your vehicle.

Our multi-store buying power allows us to bring you the best prices on top quality parts and accessories. Our growth and leadership in the automotive aftermarket is built on providing quality service and quality parts. Whatever superior name brand or Parts Master® part or accessory you may need, we've got it. And, you'll find skilled personnel behind our counters to help you get the job done right.

#### Looking for a superior brand name, OEM auto parts or aftermarket accessory?

We've got the auto parts you are looking for! With access to millions of aftermarket auto parts, our certified ASE Automobile Parts Specialists will assist you in your search. We are more than just people behind a counter... we are professionals offering industry knowledge and top-level customer service.

### Everyone Can Get The Parts They Need

#### Any Foreign or Domestic Car, Truck or SUV

Since 1978, we have been supplying our customers with not only the auto parts they seek, but a level of customer service and commitment unmatched. And you don't have to be an auto dealer or auto repair facility to buy the auto parts you need. Stop by and see us and one of our friendly Parts Specialists will help you out.

You need auto parts and we've got them. No matter the make or model, 4M Auto Parts Warehouse has the auto parts you need for any foreign or domestic car, truck or SUV. We're ready to help you with all of your automotive needs! At 4M Parts Warehouse, we are confident in our ability to deliver the right auto parts at the right price on time and with professional service.

## 4M PARTS WAREHOUSE ACQUIRES 10 AUTO PLUS LOCATIONS

### The new locations will be rebranded as Bumper to Bumper parts stores.

4M Parts Warehouse has closed the deal on the acquisition of 10 locations from Auto Plus, which includes nine retail-store locations and one distribution center.

The acquisition closed on May 31.

"We are excited to bring these new stores into the 4M fold," said Lanny Martindale, president and CEO of 4M Parts Warehouse. "Most of these locations exist in areas our team already travels through and a few that make perfect sense as the 'next steps' in our service area. It came together nicely for our organization and these new locations will only enhance the service we are able to provide to our existing customers and our new ones."

Three of the stores and the distribution center are in the Dallas area. One location is in Fort Worth, one location is in Wichita Falls, one is in Vernon and two of the locations extend to Lubbock.

[Click here to read full article](#)

# TENANT SUMMARY

## AUTO VALUE | BUMPER TO BUMPER

Our network is comprised of independent distributors, auto parts stores and professional service repair shops across North America. We live, eat and breathe car care! We are experts in understanding how to service everything from older cars to the newer advanced technology hybrids, domestic and foreign nameplates, trucks, fleets, heavy duty vehicles and more.

We are a collection of auto parts stores and repair shops, owned by a network of independent automotive parts warehouse distributors which means you likely know us under a different name. Auto Value Parts Stores and Certified Service Centers are a part of the network of the Aftermarket Auto Parts Alliance, Inc., one of the largest auto parts program groups in the world. You may have unknowingly visited one of our member parts stores or had your vehicle repaired at a location in our network in the past. This is because at our core, we are a collection of family businesses. We are your neighbors, your friends, and members of your community. We believe that “Service is the Difference”, and we carry that through everything that we do, from service repairs to parts delivery.

Auto Value and Bumper to Bumper are part of the independent member network of the Aftermarket Auto Parts Alliance, the premier aftermarket distribution and marketing program group in the world. As a network of independent warehouse distributors, we are the industry choice for quality parts and service with thousands of parts stores and professional repair shops across North America, Mexico, Honduras, Colombia, Belize, Europe and China. Our members pride themselves on responding to the individual needs of each customer and providing unequalled products and service throughout the Alliance’s global network.

## AFFILIATIONS







**MAJOR EMPLOYERS  
VERNON, TEXAS**

COMPANY	EMPLOYEES
Tyson Foods	800
City of Vernon	257
North Texas State Hospital	242
Vernon ISD	163
Wilbarger General Hospital	107
Solvay USA, Inc	90
Walmart	86
Wilbarger County	74
Vernon College	50
Vernon Auto Group	30

# LOCATION HIGHLIGHTS

## VERNON, TEXAS "WHERE THE REAL WEST BEGINS"



Conveniently located at HWY 287 and HWY 283/183, the region's major north-south and east-west thoroughfares



Dallas Fort-Worth, Amarillo, and Oklahoma City are all within a three hour drive



Vernon is a main stop on the historic Great Western Cattle Trail, and caters to healthy tourism with shops, hotels, restaurants, museums, and first class hunting all year round



In the center of the Downtown Vernon Main Street District, the subject site is one mile from the area's largest employer, a Tyson Foods plant that received a \$26 mil expansion in 2021

# LOCATION OVERVIEW

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## VERNON, TEXAS

Vernon, the county seat of Wilbarger County, is just south of the Pease River on U.S. highways 70, 183, 283, 287, and the Burlington and Northern Railroad, fifty miles northwest of Wichita Falls and sixty miles southeast of Childress in the north central part of the county. Vernon is conveniently located right off the main thoroughfares leading North, South, East and West to popular metropolitan areas within a three-hour distance. Its location makes it an ideal place for business and industry.

Vernon has been identified as one of the most affordable places to live in Texas and is home to Vernon College, offering both technical and associate degrees that benefit the labor market. Tourism and recreation play a vital role for Vernon's residents, providing many opportunities to enjoy life in a small-town environment. Just thirteen miles from Waggoner Ranch, the largest ranch under one fence in the US., Vernon is home to great hunting all year round.

Whether adventure takes you across the Great State of Texas or across the country, Vernon is a great place to be. Located roughly halfway between Dallas/Fort Worth and Amarillo, Vernon is where the real West begins. In Vernon, residents and visitors can enjoy a vibrant and growing town with unique and diverse shopping and dining opportunities. The Vernon Main Street District places a continued emphasis on historic buildings and revitalization of downtown. The community honors its cultural heritage of farming and ranching along the Great Western Trail, live music, as the home town to music legend Roy Orbison, and holds the title of Hibiscus Capital of Texas.





## DEMOGRAPHICS / VERNON, TEXAS

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**11,548**

Total Population Within 5-Mile Radius

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**\$60,216**

Average Household Income  
Within 5-Mile Radius



**\$40,648**

Median Household Income  
Within 5-Mile Radius

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**4,430**

Total Households in 5-Mile Radius

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	4,915	10,822	11,407
2022 Estimate	4,981	10,954	11,548
Growth 2022 - 2027	-1.33%	-1.20%	-1.22%
2000 Census	5,780	11,950	12,610
2010 Census	5,163	11,271	11,882
Growth 2000 - 2010	-10.67%	-5.68%	-5.78%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	1,847	4,160	4,370
2022 Estimate	1,868	4,216	4,430
Growth 2022 - 2027	-1.13%	-1.32%	-1.35%
2000 Census	2,180	4,619	4,847
2010 Census	1,943	4,414	4,640
Growth 2000 - 2010	-10.87%	-4.44%	-4.26%

HOUSEHOLDS BY INCOME (2022 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.64%	2.69%	2.74%
\$150,000 - \$199,999	2.92%	3.72%	3.87%
\$100,000 - \$149,999	5.81%	7.30%	7.47%
\$75,000 - \$99,999	7.44%	8.93%	9.01%
\$50,000 - \$74,999	15.83%	18.46%	18.45%
\$35,000 - \$49,999	15.10%	14.10%	14.10%
\$25,000 - \$34,999	14.62%	12.54%	12.47%
\$15,000 - \$24,999	15.20%	13.93%	13.91%
\$10,000 - \$14,999	10.25%	8.55%	8.38%
Under \$9,999	10.18%	9.77%	9.59%
2022 Est. Average Household Income	\$53,789	\$59,521	\$60,216
2022 Est. Median Household Income	\$34,787	\$40,176	\$40,648
2022 Est. Per Capita Income	\$20,356	\$23,685	\$23,926

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	4,981	10,954	11,548
Under 4	7.0%	6.1%	6.1%
5 to 14 Years	14.1%	11.9%	11.7%
15 to 17 Years	4.2%	4.1%	4.1%
18 to 19 Years	2.6%	2.9%	2.9%
20 to 24 Years	6.2%	6.2%	6.2%
25 to 29 Years	6.6%	6.6%	6.6%
30 to 34 Years	6.8%	6.9%	6.9%
35 to 39 Years	6.8%	6.8%	6.8%
40 to 49 Years	11.7%	11.5%	11.5%
50 to 59 Years	11.5%	12.0%	12.0%
60 to 64 Years	5.7%	6.3%	6.3%
65 to 69 Years	5.3%	5.8%	5.9%
70 to 74 Years	4.1%	4.5%	4.5%
Age 75+	7.4%	8.5%	8.5%
2021 Median Age	36.8	38.9	39.0

2022 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	9.40%	8.00%	7.90%
Some High School (9-11)	14.96%	11.78%	11.61%
High School Graduate (12)	33.90%	31.38%	31.25%
Some College (13-15)	18.90%	20.59%	20.69%
Associates Degree Only	6.21%	7.90%	7.96%
Bachelors Degree Only	8.99%	11.94%	12.11%
Graduate Degree	4.28%	5.99%	6.10%

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ACTUAL SITE