

# OFFERING MEMORANDUM



**FIRESTONE COMPLETE AUTO CARE**  
ALLEN, TEXAS



**SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Texas Inc.  
A Licensed Texas Broker #701472

An aerial photograph of a Firestone Complete Auto Care store. The building is a single-story brick structure with a white metal roof. The Firestone logo is prominently displayed on the front facade. The parking lot is filled with various vehicles, including cars, vans, and trucks. In the background, there are trees, a street, and other commercial buildings. A semi-transparent grey box is overlaid on the bottom left of the image, containing contact information for three individuals.

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**SCHUCHERT**  
RETAIL GROUP

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## INVESTMENT SUMMARY



LIST PRICE

**\$3,987,649**



CAP RATE

**5.40% - INITIAL**  
**5.54% - BLENDED**



BUILDING SIZE

**6,546 SQ. FT.**



OWNERSHIP

**FEE SIMPLE**



LEASE TERM REMAINING

**9.5 YEARS**



EXTENSION PERIODS

**5 - 5 YEAR**



PARKING

**27 SPACES**



TAX PARCEL

**R430700A00501**



PROPERTY ADDRESS

**802 S GREENVILLE AVE**  
**ALLEN, TX 75002**



ANNUAL RENT

**\$215,333.04**



LAND AREA

**1.08 ACRES**



LEASE TYPE

**ABSOLUTE NNN**



LEASE EXPIRATION

**01/31/2035**



RENT INCREASES

**5% IN YEAR 11 (JAN 2030)**  
**5% AT OPTIONS**



YEAR BUILT

**2020**



TRAFFIC COUNTS

**28,259 VPD**

# RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 01/31/2030	\$17,944.42	\$215,333.04		5.40%
02/01/2030 - 01/31/2035	\$18,841.64	\$226,099.68	5.00%	5.67%
1st Extension Period - 01/31/2040	\$19,783.72	\$237,404.64	5.00%	5.95%
2nd Extension Period - 01/31/2045	\$20,772.91	\$249,274.92	5.00%	6.25%
3rd Extension Period - 01/31/2050	\$21,811.56	\$261,738.72	5.00%	6.56%
4th Extension Period - 01/31/2055	\$22,902.14	\$274,825.68	5.00%	6.89%
5th Extension Period - 01/31/2060	\$24,047.25	\$288,567.00	5.00%	7.24%

# INVESTMENT HIGHLIGHTS

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## FIRESTONE CORPORATE LEASE:

- 9.5 Years of Guaranteed Lease Term Remaining (Lease Exp: January 2035)
- 5% Rent Increases Every 5 Years During Initial Term & Extension Periods (Next Increase = January 2030)
- Five (5) - Five (5) Year Extension Periods

## 2020 CONSTRUCTION:

- 6,546 SF Building on 1.08 Acre Parcel
- High Quality Construction - Brick, CMU, and EIFS Stucco
- Newest Building Prototype - 8 Service Bays & Retail/Showroom Area

## ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Pays Property Taxes Directly to Taxing Authority

## KALAHARI RESORTS EXPANSION:

- Proposed Kalahari Location in Allen Would Include: 1.2 Million Square Feet of Resort & Convention Space, Including at Least 900 Guest Rooms, an Indoor and Outdoor Water Park, a 165,000 Square Foot Convention Center and Family Entertainment Center/Arcade
- A Resort of This Size Would Employ Up to 1,000 People and Is Expected to Include an Investment Approaching \$1 Billion
- A Feasibility Study Estimates the Project Would Generate More than \$5 Billion Dollars in Direct and Indirect Spending During Its First 10 Years of Operation in Allen
- The Economic Incentive Agreement Reached With the City Requires the Project to Be Operational by 2033 but the Resort Could Open as Soon as 2030

## WATTERS CREEK VILLAGE:

- Located 1.2 Miles from the Subject Property
- A Unique, 52-Acre Resort-Style Mixed-Use Development
- Attracts Nearly 3.2 Million Visitors a Year
- 360,000 SF of Class A Retail and 97,000 SF of Class A Office
- A \$200 Million Project When It Was Built in 2008

## PROXIMITY FROM ALLEN, TEXAS:

- Plano, TX | 5 Miles
- McKinney, TX | 10 Miles
- Frisco, TX | 14 Miles
- Dallas, TX | 24 Miles
- Arlington, TX | 44 Miles
- Fort Worth, TX | 54 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 13,865 Residents | \$126,388 Average Household Income
- 3-Mile: 114,833 Residents | \$153,937 Average Household Income
- 5-Mile: 292,408 Residents | \$162,964 Average Household Income
- 7-Mile: 563,399 Residents | \$168,396 Average Household Income
- 10-Mile: 1.04M Residents | \$166,292 Average Household Income

## TENANT:

- Bridgestone Retail Operations, LLC
- Operates 2,200+ Locations with \$4.6 Billion in Revenue
- Investment Grade Credit Tenant with "A" Rating by S&P

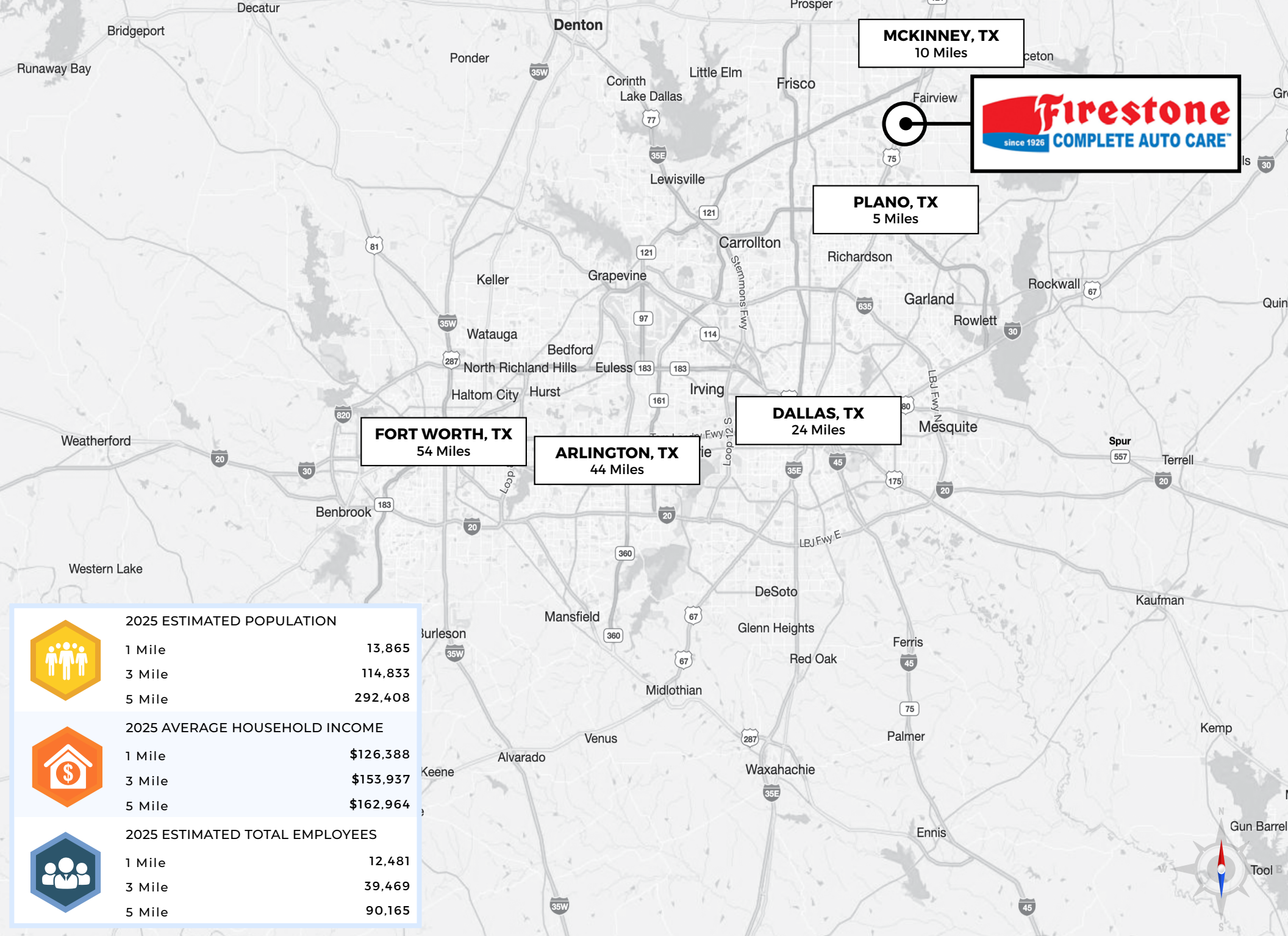












#### 2025 ESTIMATED POPULATION

1 Mile	13,865
3 Mile	114,833
5 Mile	292,408



#### 2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$126,388
3 Mile	\$153,937
5 Mile	\$162,964



#### 2025 ESTIMATED TOTAL EMPLOYEES

1 Mile	12,481
3 Mile	39,469
5 Mile	90,165

# AREA OVERVIEW



## ALLEN, TEXAS

Allen, Texas, in Collin County, is 6 miles N of Plano, Texas (center to center) and 22 miles N of Dallas, Texas. The city is regarded as a suburb of Dallas. It's situated near the notable Telecom Corridor. Residence has easy access to regional transportation. High-tech, defense, telecommunications and medical are some of the city's prominent industries. The City of Allen had a population of 113,855 as of July 1, 2024.

Allen is a community that offers exceptional housing, award-winning schools, steady job growth, and a dynamic business climate, all of which are strong factors in the success of the City's economy. Located in the thriving Dallas/Ft. Worth Metroplex, Allen is home to many of America's biggest and best companies. Major shopping destinations like Allen Premium Outlets and The Village at Allen attract visitors from across the region, while the presence of corporate offices and tech firms in the Allen Business Center and nearby developments support a thriving job market. Local companies include State Farm Insurance, Raytheon Technologies, and JCPenney Corporate Headquarters. Furthermore, Allen has its own thriving business district with many restaurants, nightlife options, and small businesses like Hobby Lobby and Best Buy.

Allen attractions are Montgomery Farm includes upscale restaurants and shopping locations, Allen Historic Dam, Allen Philharmonic Symphony, Don Rodenbaugh Natatorium, John Clark Field, Heard Natural Science Museum, Collin County History Museum. Nearby activities and attractions include the Heritage Farmstead Museum which features a Victorian farmhouse and other historic buildings. The county features two hot air balloon festivals. The Rounup on the Range is a popular event. The Arbor Hills Nature Preserve includes a trail that traverses through scenic meadows and passes by waterfalls. It features a variety of wildlife and picnic areas. Lake Lavon provides opportunities for boating, swimming and camping. Allen has an extensive hiking and nature trail system and numerous recreational facilities. Residents enjoy the Joe Farmer Recreation Center. Golfing enthusiasts enjoy the numerous golf courses in the area including the Chase Oaks, Ridgeview Ranch and the Plantation golf clubs. The nearest major airport is Dallas Love Field. This airport has domestic flights from Dallas, Texas and is 27 miles from the center of Allen, TX.

# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2025 Population	13,865	114,833	292,408	1.04 M
2030 Projected Population	14,558	121,233	310,758	1.1 M
2020 Census Population	12,179	104,884	261,328	954,442
Annual Growth Rate: 2025 to 2030	1.00%	1.11%	1.26%	1.09%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2025 Households	5,364	42,512	107,562	393,494
2030 Projected Households	5,865	46,644	118,960	430,585
2020 Census Households	4,613	37,810	92,806	346,974
Annual Growth Rate: 2025 to 2030	1.87%	1.94%	2.12%	1.89%
Average Household Size	2.55	2.69	2.71	2.63



INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2025 Average Household Income	\$126,388	\$153,937	\$162,964	\$166,292
2025 Median Household Income	\$97,680	\$124,153	\$129,016	\$127,273
2025 Per Capita Income	\$48,984	\$57,019	\$59,968	\$62,689



HOUSING	1 MILE	3 MILE	5 MILE	10 MILE
2025 Housing Units	5,364	42,512	107,562	393,494
2025 Owner-Occupied Units	2,924	25,334	66,165	230,698
2025 Renter Occupied Housing Units	2,441	17,179	41,397	162,796



PLACE OF WORK	1 MILE	3 MILE	5 MILE	10 MILE
2025 Businesses	1,040	5,405	14,040	60,762
2025 Employees	12,481	39,469	90,165	474,400

# TENANT OVERVIEW



## CREDIT RATING

S&P: A



## MARKET CAP

\$28.61 Billion



## FORTUNE 500

#374



## YEAR FOUNDED

1900



## HEADQUARTERS

Nashville, TN



## STORES

2,200+



## NO. EMPLOYEES

55,000

## ABOUT

Firestone Tire and Rubber Company, founded in 1900 by Harvey S. Firestone in Akron, Ohio, is a historic leader in the tire industry. The company gained prominence by supplying tires for the Ford Model T and expanded its offerings to include a wide range of tires for various vehicles and equipment. In 1988, Firestone was acquired by Bridgestone Corporation of Japan, forming one of the largest tire and rubber companies globally. Today, Firestone operates under Bridgestone Americas, maintaining a strong brand presence through its network of retail tire and auto service centers, as well as its involvement in motorsports and innovation in tire technology. In 2024, Bridgestone Corporation reported global revenue of approximately \$28.9 billion, with North America contributing around \$12 billion in sales and \$1.2 billion in operating profit, both increases from the previous year. The company focused on promoting premium tires, with sales of 20-inch and above tires growing by more than 110% from 2023 levels. Despite a reduction in overall sales volume, the emphasis on premium products and continuous improvement in the sales mix contributed to the financial performance.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail 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. Schuchert Retail Group has not made any 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, the compliance with State or 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, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them 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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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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