



**Parts Plus Auto Parts Store**

**Property Features:**

Size: 3,600 sq ft.  
Occ.: 100%  
NOI: Apprx. \$30,691  
Cap Rate: 9%  
Price: \$341,011

**Tenant Info:**

WM Automotive Warehouse Inc.  
Founded 1976  
DBA Parts Plus Automotive

**Net Operating Income:**

Annual rent:	\$36,000.00
Expenses:	\$1,236 Insurance
	\$4,073 Taxes
NOI:	\$30,691.00

**Demographics (2016)**

	<u>3 mile</u>	<u>5 mile</u>
Population:	8,031	9,500
Avg HH Income:	\$76,173	\$78,750

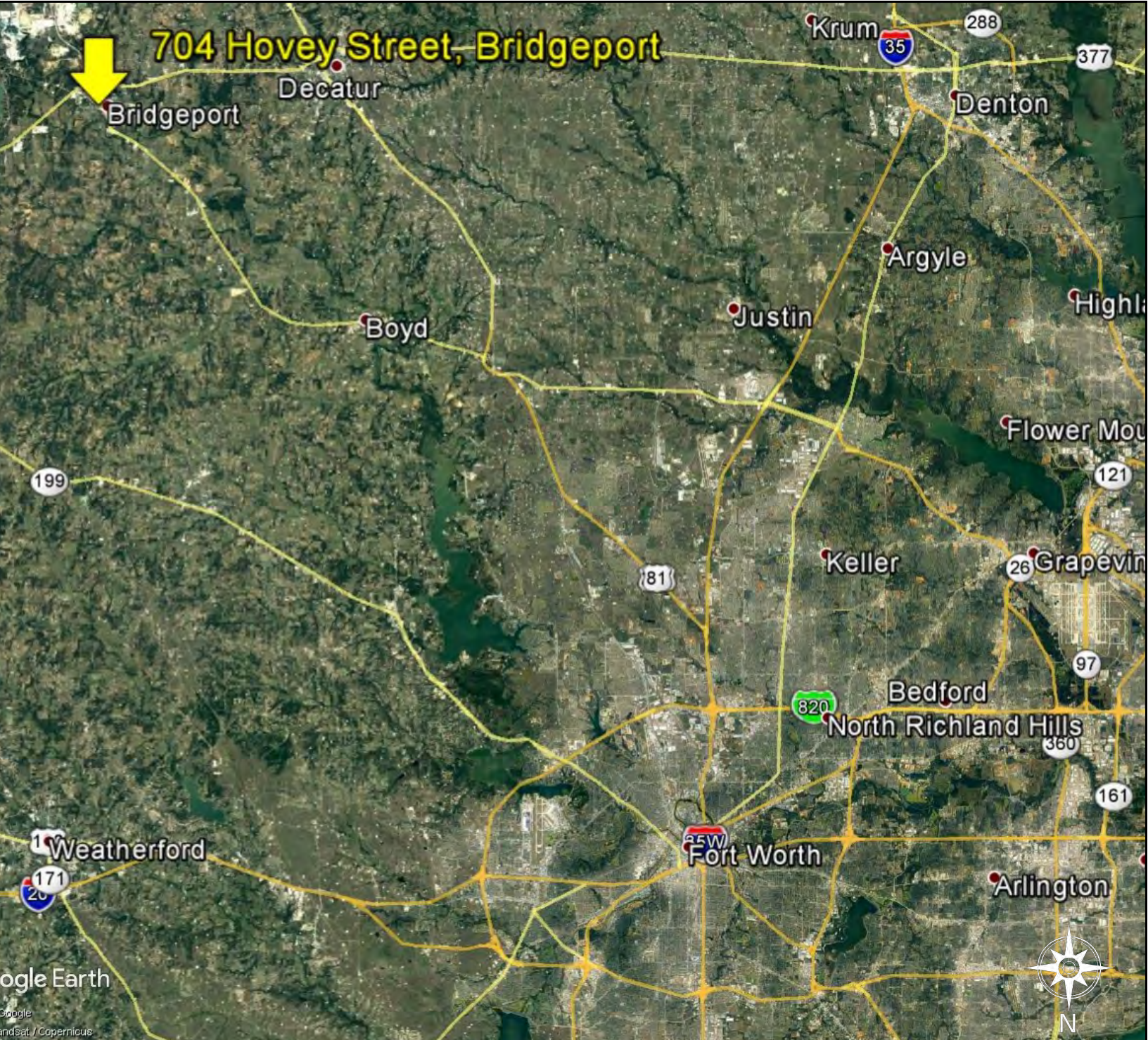
**Income Producing Property \* Single Tenant Occupied**  
Tenant Converted Building & Sign Lighting to LED



For more information, please contact:

**Bill Makens**

817-540-3229 x222  
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**EASI Updated Site Selection Reports & Analysis**

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	4,236	5,528	6,660
Population (4/1/2000)	5,032	6,514	7,850
Population (4/1/2010)	5,950	7,463	8,833
Population (1/1/2016)	6,399	8,031	9,500
Population (1/1/2021)	6,612	8,279	9,797
Percent Growth (2016/2010)	7.55	7.61	7.55
Percent Forecast (2021/2016)	3.33	3.09	3.13

<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,416	1,693	2,096
Households (4/1/2000)	1,640	1,982	2,461
Households (4/1/2010)	1,864	2,218	2,741
Households (1/1/2016)	1,987	2,364	2,920
Households (1/1/2021)	2,060	2,450	3,026
Percent Growth (2016/2010)	6.6	6.58	6.53
Percent Forecast (2021/2016)	3.67	3.64	3.63

<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	31	32.7	33.8
Male	3,048	4,152	4,911
Female	3,351	3,879	4,589
Density	477.60	222.50	169.60
Urban	5,463	6,063	6,063
Rural	936	1,968	3,437

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2016)	1,987	2,364	2,920
Families	1,512	1,794	2,206
Non-Family Households	475	570	714
Average Size of Household	3.09	3.04	2.96
Median Age of Householder	47.6	48.8	49.6
Median Value Owner Occupied (\$)	91,379	91,207	105,136
Median Rent (\$)	644	641	636
Median Vehicles Per Household	2.2	2.2	2.3

<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	2,171	2,607	3,223
Housing, Owner Occupied	1,174	1,469	1,889
Housing, Renter Occupied	813	895	1,031
Housing, Vacant	184	243	303

**POPULATION BY RACE**

White Alone	5,033	6,212	7,627
Black Alone	96	329	332
Asian Alone	62	69	70
American Indian and Alaska Native Alone	62	67	78
Other Race Alone	922	1,113	1,139
Two or More Races	224	241	254

**POPULATION BY ETHNICITY**

Hispanic	2,807	3,247	3,398
White Non-Hispanic	3,309	4,255	5,547

**GENERAL INCOME CHARACTERISTICS**

Total Personal Income (\$)	146,773,432	185,429,426	235,308,556
Total Household Income (\$)	142,896,471	180,071,791	229,950,921
Median Household Income (\$)	56,728	60,176	62,403
Average Household Income (\$)	71,916	76,173	78,750
Per Capita Income (\$)	22,937	23,089	24,769

**RETAIL SALES**

Total Retail Sales (including Food Services) (\$)	31,498	33,129	40,018
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**CONSUMER EXPENDITURES**

Total Annual Expenditures (\$000)	115,043.60	140,464.90	175,245.80
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**EMPLOYMENT BY PLACE OF BUSINESS**

Employees, Total (by Place of Work)	935	1,222	1,420
Establishments, Total (by Place of Work)	48	60	71

**EASI QUALITY OF LIFE**

EASI Quality of Life Index (US Avg=100)	120	121	121
EASI Total Crime Index (US Avg=100; A=High)	132	125	128
EASI Weather Index (US Avg=100)	149	149	149

**BLOCK GROUP COUNT**

	3	4	5
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**Footnotes:**

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.



# 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.

11-2-2015



### 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.

<u>The Makens Company</u>	<u>513206</u>	<u></u>	<u>817-540-3229</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James Makens</u>	<u>350242</u>	<u>jm@makens.com</u>	<u>817-540-3229</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date