TSC TRACTOR SUPPLY CO

11655 AL HWY 157, MOULTON, AL 35650

Interactive Offering Memorandum

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3

AREA OVERVIEW 9

TENANT OVERVIEW 10

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INVESTMENT **HIGHLIGHTS**

- **Top-Performing Tractor Supply:** This store ranks within the top 13% nationally and 17th statewide among all Tractor Supply outlets.
- **Two-Tenant Stabilized Center:** The property boasts full occupancy with two tenants, each maintaining their presence since 2007, featuring a Weighted Average Lease Term (WALT) of approximately 4.4 years.
- **Accessible Rental Rates:** Tractor Supply pays $4.45/sq. ft., while Electrical Outlet pays $3.16/sq. ft. annually, significantly below prevailing market rates.
- **Highly Visible Location:** Situated at a pivotal hard corner between a major thoroughfare and a busy highway, the property enjoys exposure to over 24,000 vehicles daily. The subject property has frontage on HWY 157.
- **Strategic Location:** With its proximity to over 13 farms, major hospitals, and neighboring retailers, the property benefits from a strategic location.
- **Pandemic & E-commerce Resilience:** Both tenants have exhibited remarkable resilience amidst the challenges posed by the pandemic and the ascension of e-commerce.
- **Fortune 500 Anchor Tenant:** Tractor Supply, ranked #291 on the Fortune 500 list, boasts a market capitalization surpassing $22.5 billion and operates over 2,000 locations nationwide.
- **Recent Tenant Enhancements:** In 2023, Tractor Supply implemented notable upgrades, including the installation of an above-ground bulk propane tank.
- **Prominent Surrounding Establishments:** Walmart Supercenter, Lawrence Medical Center, Raceway (new construction), CVS, Foodland, Dollar General, Express Oil Change, Chevron, McDonalds, Burger King, Jack's, Gutherie's, Taco Bell, KFC, Pizza Hut, O'reilly Auto Parts, Marathon, Auto Zone, Uhaul, Sonic, AT&T, CATO, Dollar Tree and more.

N
Days Inn BY WYNDHAM
SONIC
Walmart Supercenter
SUBWAY
AT&T
CATO
DOLLAR TREE
O'Reilly AUTO PARTS
AutoZone
KFC
Pizza Hut
LAWRENCE
NHC HEALTHCARE MOULTON
cricket wireless
Guthrie's
MARATHON
TACO BELL
U-HAUL
Hardee's
STEAK 'N' BISCUIT RESTAURANT
McDonald's
SUBJECT PROPERTY
157
± 17,000 VPD
CVS pharmacy
SUBWAY
FOODLAND
Jack's
BURGER KING
REGIONS
EXPRESS OIL CHANGE
H&R BLOCK
DOLLAR GENERAL
RACEWAY
± 8,000 VPD
460

PROPERTY **OVERVIEW**

11655 UNIVERSITY OF NORTH ALABAMA HWY, AL-157
MOULTON, AL 35650

1981
YEAR BUILT

±34,944 SF
BUILDING AREA

±4.9 AC
LAND AREA

2
TOTAL SUITES

100%
OCCUPANCY

PROPERTY NAME	Tractor Supply Center
ADDRESS	11655 University of North Alabama Hwy, AL-157
CITY, STATE	Moulton, AL
APN	15 08 33 2 102 019.0010
LAND AREA	±4.9 AC
YEAR BUILT	1981
NET RENTABLE AREA	±34,944 SF
TOTAL SUITES	2
CURRENT OCCUPANCY	100%

$1,901,037
List Price

$54.40
Price Per SF

7.32%
Cap Rate

±4.4 YEARS
WALT

FINANCING INQUIRIES

For financing options reach out to:

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RENT **ROLL**

SUITE	TENANT	SF	LEASE EXPIRATION	TYPE	MONTHLY RENT	ANNUAL RENT	RENT/SF	OPTION(S)
A	Tractor Supply	20,405	Nov-27	NNN	$7,562.50	$90,750.00	$4.45	(3) 5 YEAR
B	Electrical Outlet	18,980	Jun-30	GROSS	$5,000.00	$60,000.00	$3.16	(1) 5 YEAR
-	Ice House	-	Jan-29	Services	$291.67	$3,500.00	-	-
2 SUITES			**4.4 YRS**		**$12,854.17**	**$154,250**		

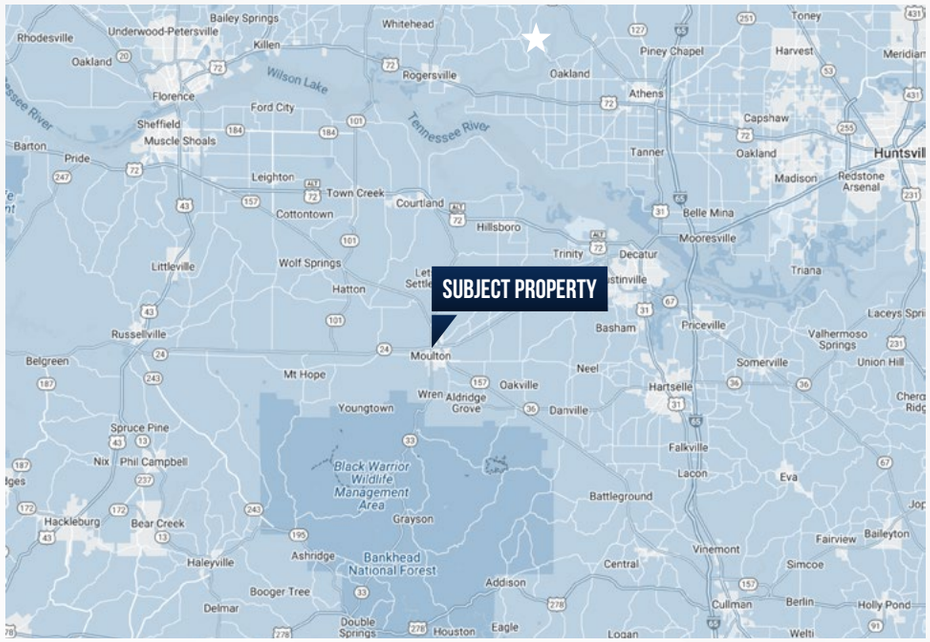
FINANCIAL OVERVIEW (AS-IS)

INCOME	**Total**
Rental Income	$154,250
Reimbursement Revenue	
Taxes	$4,739
CAM	$4,676
Insurance	$6,759
TOTAL REIMBURSEMENT REVENUE	**$16,174.10**
EFFECTIVE GROSS REVENUE	**$170,424.10**
EXPENSES	-
Real Estate Taxes	$9,146.98
CAM	$9,026.12
Insurance	$13,045.00
TOTAL OPERATING EXPENSE	**$31,218.10**
NET OPERATING INCOME	**$139,206.00**
Operating Expense Ratio	**20.93%**

AREA **OVERVIEW**

MOULTON, AL

Moulton, Alabama, nestled in Lawrence County, boasts picturesque landscapes of the Tennessee River Valley, surrounded by agricultural land, fostering a rural charm. Traditionally reliant on cotton farming, its economy has diversified into manufacturing, healthcare, and retail. Notable attractions include the vast William B. Bankhead National Forest, Spring Park in nearby Tuscumbia, and Historic Downtown Moulton. Education is provided by the Lawrence County School District, supplemented by private institutions. The community thrives on various festivals celebrating local culture. While primarily accessible by road, proximity to Decatur and Huntsville expands transportation options. With a low cost of living and a tight-knit community, Moulton offers a peaceful lifestyle, although it faces typical rural challenges, including economic diversification and access to healthcare and education, which local initiatives strive to address, rendering it an appealing destination for those seeking a tranquil life amidst scenic beauty.



DEMOGRAPHICS			
POPULATION	**3-MILE**	**5-MILE**	**10-MILE**
2028 Projection	4,604	7,831	22,915
2023 Estimate	4,585	7,796	22,797
2020 Census	4,797	8,148	23,756
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2028 Projection	1,934	3,214	9,060
2023 Estimate	1,921	3,197	9,013
2020 Census	1,983	3,313	9,362
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg. Household Income	$61,256	$65,618	$68,150

TENANT **OVERVIEW**

TENANT PROFILE

COMPANY NAME
Tractor Supply Company

FOUNDED
1938

NO. OF STORES
±2,140

NO. OF EMPLOYEES
±50,000

HEADQUARTERS
Brentwood, TN

For 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 291 on the Fortune 500. The company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions, whether that means being closer to the land, taking care of animals or living a hands-on lifestyle. In store and online, Tractor Supply provides what customers need – anytime, anywhere, any way they choose.

TSC is continuing to grow with new locations and improved products for home, land, pet, and animal owners. With these offerings, TSC targets a niche market including America's farmers, horse owners, ranchers, part-time and hobby farmers, suburban and rural homeowners, contractors, and tradesmen. Since 1938, Tractor Supply Company's legendary service and dependable products have enabled both their employees and customers to be as self-sufficient as possible. With affordable pricing, customers can find anything they need at TSC to maintain their farms, ranches, homes, and animals.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11655 Al Hwy 157, Moulton, AL 35650** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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