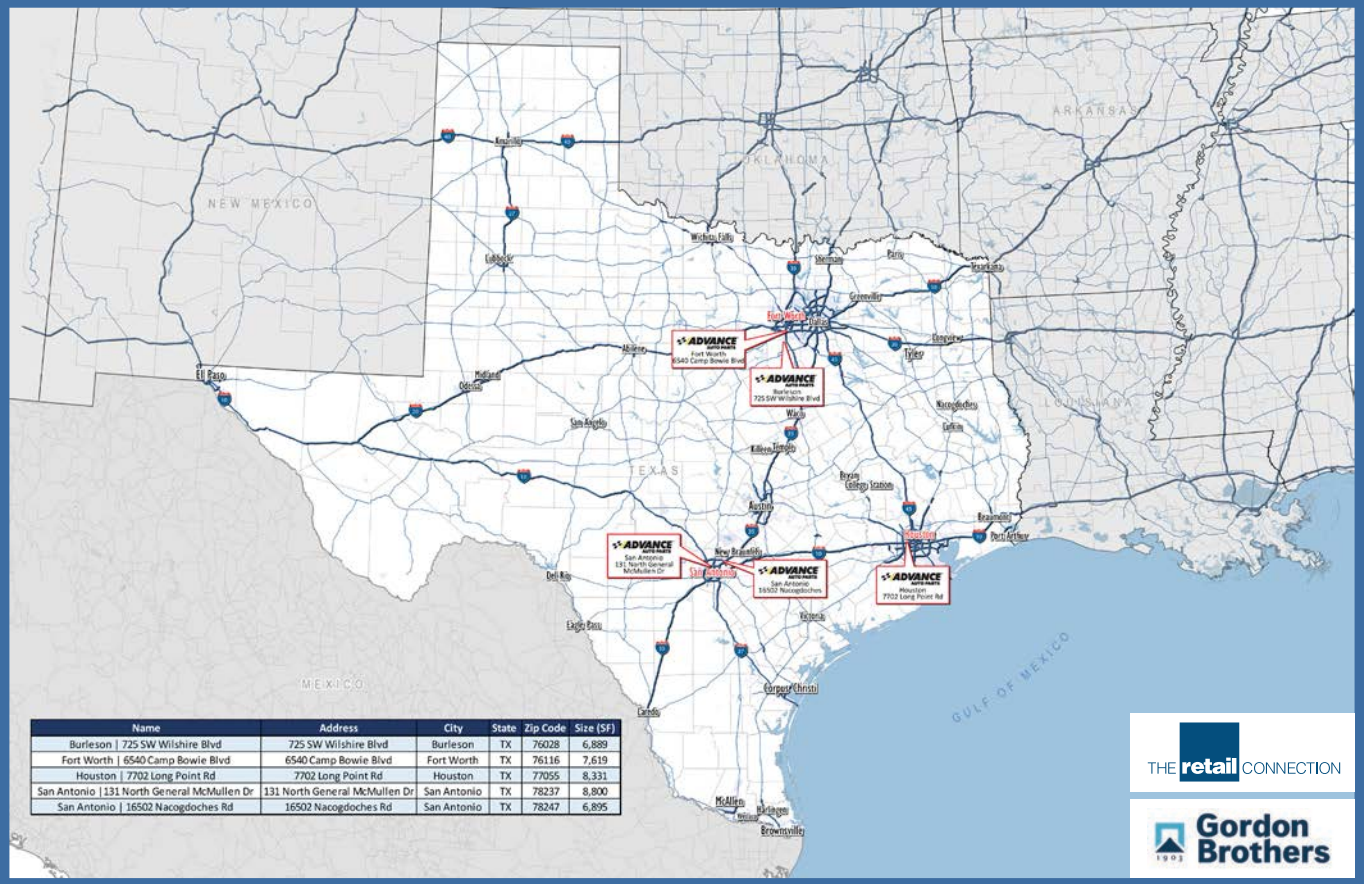
Texas Advance Auto Portfolio

5 LOCATIONS AVAILABLE FOR SUBLEASE



Name	Address	City	State	Zip Code	Size (SF)
Burleson | 725 SW Wilshire Blvd	725 SW Wilshire Blvd	Burleson	TX	76028	6,889
Fort Worth | 6540 Camp Bowie Blvd	6540 Camp Bowie Blvd	Fort Worth	TX	76116	7,619
Houston | 7702 Long Point Rd	7702 Long Point Rd	Houston	TX	77055	8,331
San Antonio |131 North General McMullen Dr	131 North General McMullen Dr	San Antonio	TX	78237	8,800
San Antonio | 16502 Nacogdoches Rd	16502 Nacogdoches Rd	San Antonio	TX	78247	6,895

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PG. 7 | Fort Worth | 6540 Camp Bowie Blvd. | 7,619 SF

PG. 9 | Houston | 7702 Long Point Rd. | 8,331 SF

PG. 11 | San Antonio | 131 North General McMullen Dr | 8,800 SF

PG. 13 | San Antonio | 16502 Nacogdoches Rd | 6,895 SF

SCOPE

ADVANCE AUTO IS OFFERING 5 TEXAS LOCATIONS FOR SUBLEASE

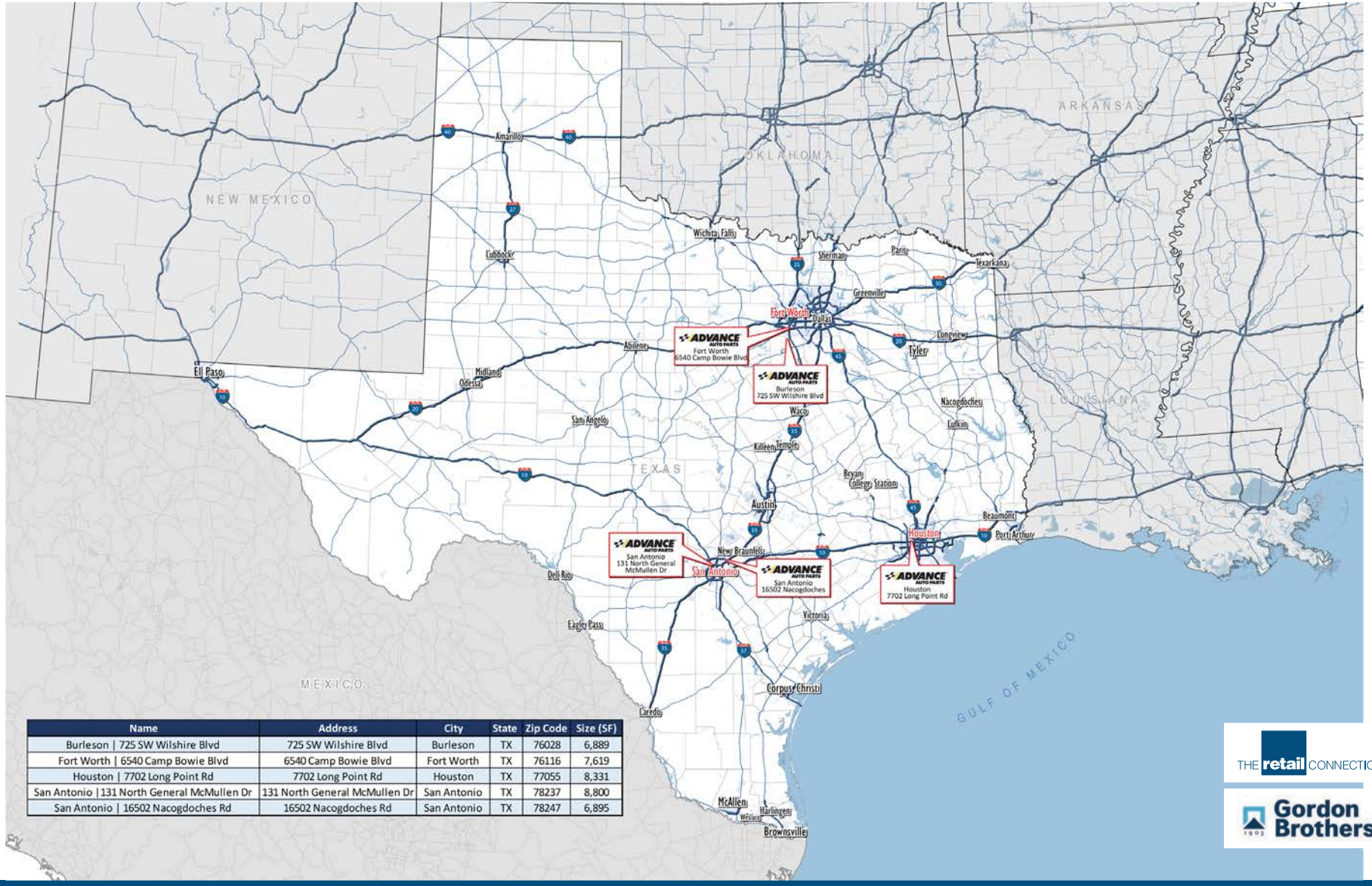
- All locations are freestanding with ample parking
- Spaces will be delivered as-is

EXAMPLE



OVERVIEW MAP

Texas Advance Auto Portfolio



Name	Address	City	State	Zip Code	Size (SF)
Burleson | 725 SW Wilshire Blvd	725 SW Wilshire Blvd	Burleson	TX	76028	6,889
Fort Worth | 6540 Camp Bowie Blvd	6540 Camp Bowie Blvd	Fort Worth	TX	76116	7,619
Houston | 7702 Long Point Rd	7702 Long Point Rd	Houston	TX	77055	8,331
San Antonio |131 North General McMullen Dr	131 North General McMullen Dr	San Antonio	TX	78237	8,800
San Antonio | 16502 Nacogdoches Rd	16502 Nacogdoches Rd	San Antonio	TX	78247	6,895

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Burleson | 725 SW Wilshire Boulevard

Texas Advance Auto Portfolio

STREET VIEW



CLOSE UP AERIAL



DETAILS

725 SW Wilshire Boulevard
Burleson, TX 76028

SIZE: 6,889 SF

CURRENT LEASE EXPIRATION

04.30.2030

COMMENTS

- Fronts SW Wilshire Blvd facing Northwest
- Located near the following retailers: Walmart Supercenter, Hobby Lobby, Dollar Tree, Dutch Bros, Raising Cane's, Salad & Go, Chipotle, Verizon, and Schlotzsky's

DEMOGRAPHICS

3 Mile Radius | 2025

60,471	54,795	19.57%
Population	Daytime Population	Hispanic Population

21,796	$112,877	$95,622
Total Households	AVG HH Income	MED HH Income

TRAFFIC COUNTS

SW Wilshire Boulevard: 47,234 VPD

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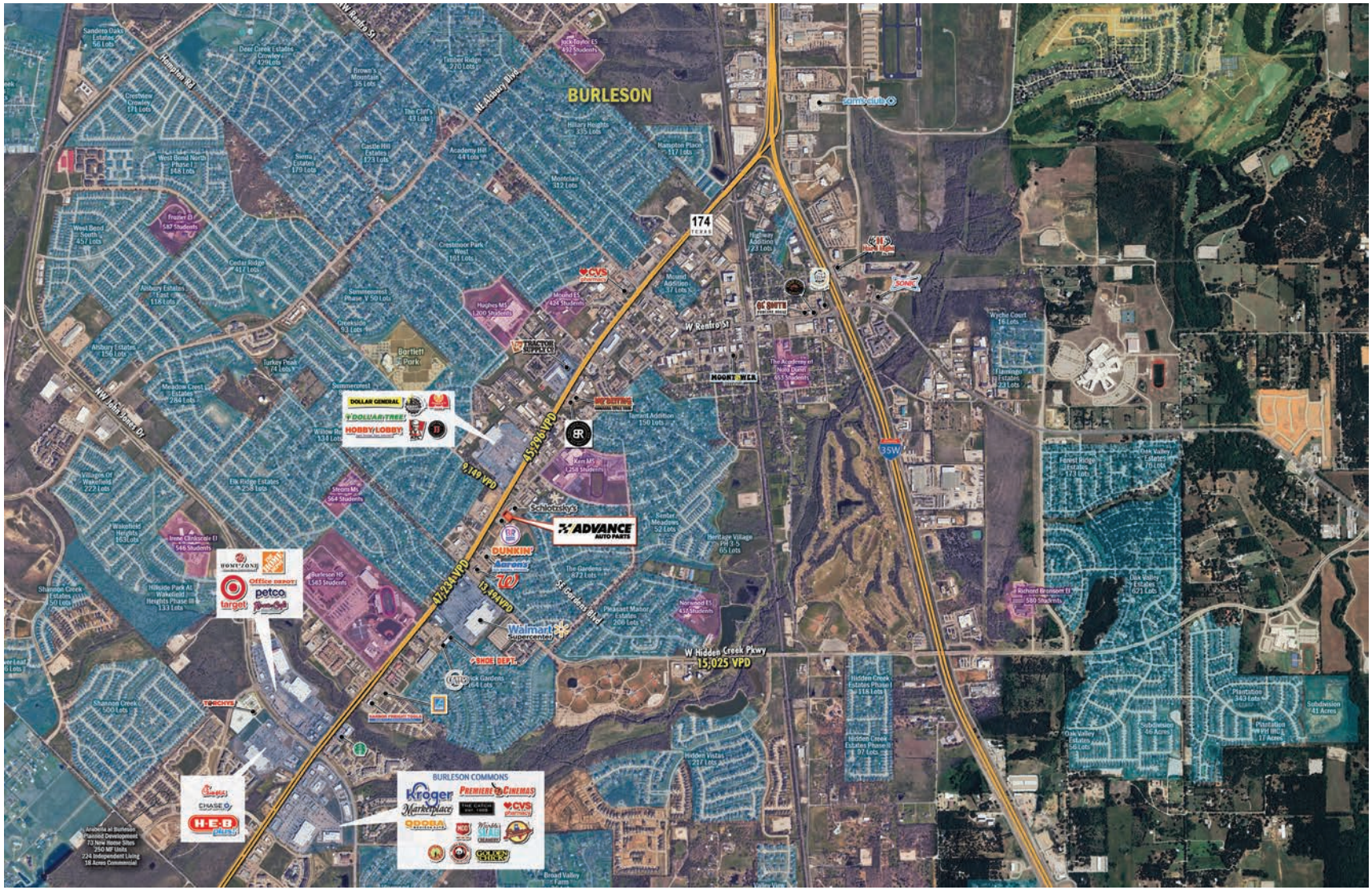
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Burleson | 725 SW Wilshire Boulevard

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Fort Worth | 6540 Camp Bowie Boulevard

Texas Advance Auto Portfolio

STREET VIEW



CLOSE UP AERIAL



DETAILS

6540 Camp Bowie Boulevard
Fort Worth, TX 76116

SIZE: 7,619 SF

CURRENT LEASE EXPIRATION

12.31.2026

COMMENTS

- Fronts Camp Bowie Blvd facing South
- Area retailers include: Tom Thumb, Goody Goody, Sprouts, Discount Tire, Taco Cabana, Braum's

DEMOGRAPHICS

3 Mile Radius | 2025

93,648 Population	**104,864** Daytime Population	**28.26%** Hispanic Population
43,162 Total Households	**$101,961** AVG HH Income	**$65,507** MED HH Income

TRAFFIC COUNTS

Camp Bowie Boulevard: 22,232 VPD

THE retail CONNECTION

PLEASE CALL FOR INFORMATION:

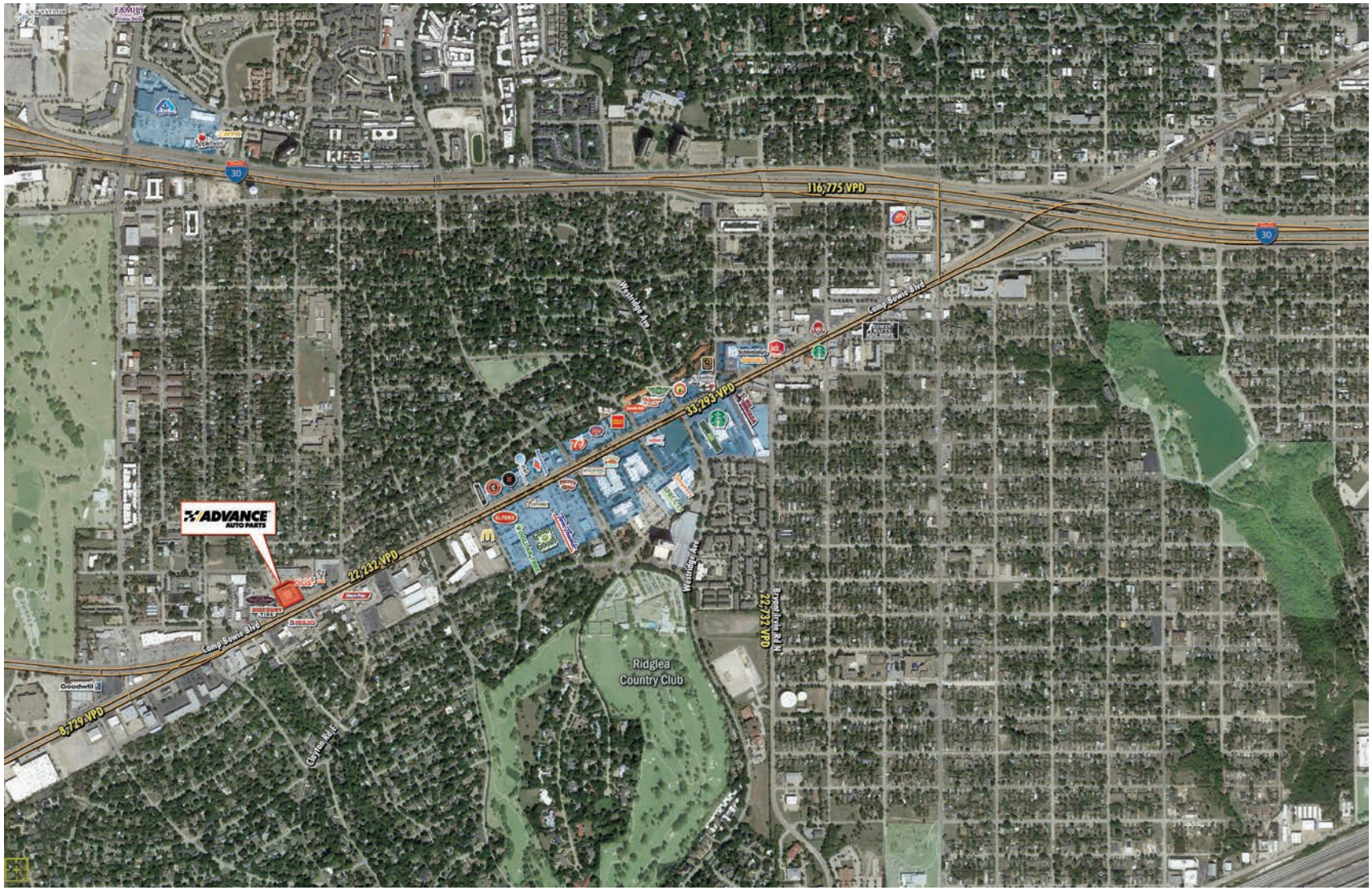
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Fort Worth | 6540 Camp Bowie Boulevard

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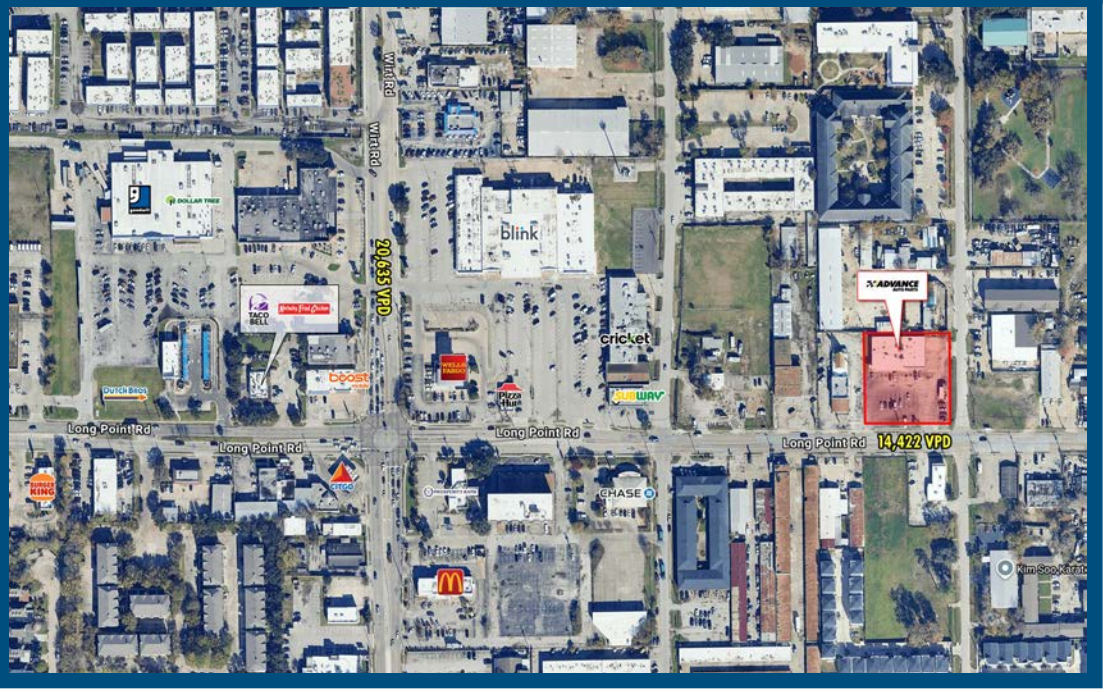
Houston | 7702 Long Point Road

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STREET VIEW



CLOSE UP AERIAL



DETAILS

7702 Long Point Road
Houston, TX 77055

SIZE: 8,331 SF

CURRENT LEASE EXPIRATION

11.30.2027

COMMENTS

- Fronts Long Point Rd facing South
- Located in a dense Hispanic pocket. Area retailers include: Kroger, McDonald's, Dutch Bros, Dollar Tree, Auto Zone, and O'Reilly Auto Parts
- Pylon signage available

DEMOGRAPHICS

3 Mile Radius | 2025

133,865	180,712	51.77%
Population	Daytime Population	Hispanic Population
54,365	**$140,828**	**$76,645**
Total Households	AVG HH Income	MED HH Income

TRAFFIC COUNTS

Primary: Long Point Road: 14,760 VPD
Secondary: Wirt Road: 19,208 VPD

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FOR INFORMATION:

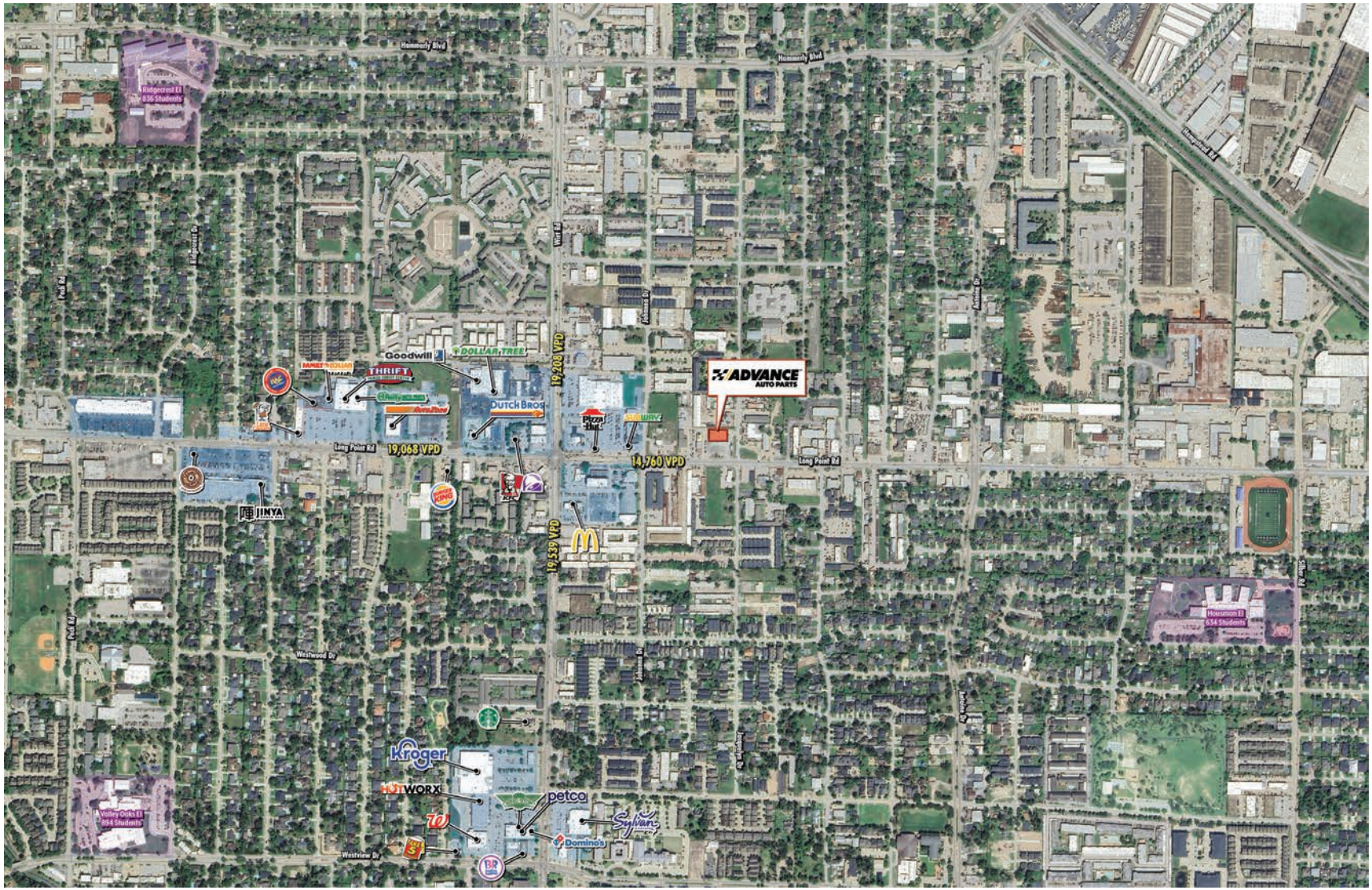
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1903 Gordon Brothers

Houston | 7702 Long Point Road

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San Antonio | 131 North General McMullen Drive

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STREET VIEW



CLOSE UP AERIAL



DETAILS

131 North General McMullen Drive
San Antonio, TX 78237

SIZE: 8,800 SF

CURRENT LEASE EXPIRATION

12.31.2026

COMMENTS

- Fronts North General McMullen Drive facing East
- Located in a dense Hispanic market. Area retailers include: Ross, Planet Fitness, Walgreens, Dollar Tree, O'Reilly Auto Parts, WSS, Melrose
- Pylon signage available

DEMOGRAPHICS

3 Mile Radius | 2025

142,123 Population	**131,275** Daytime Population	**90.24%** Hispanic Population
48,491 Total Households	**$58,383** AVG HH Income	**$43,125** MED HH Income

TRAFFIC COUNTS

Primary: N. General McMullen Dr.: 47,469 VPD
Secondary: W. Commerce St.: 21,909 VPD

THE retail CONNECTION

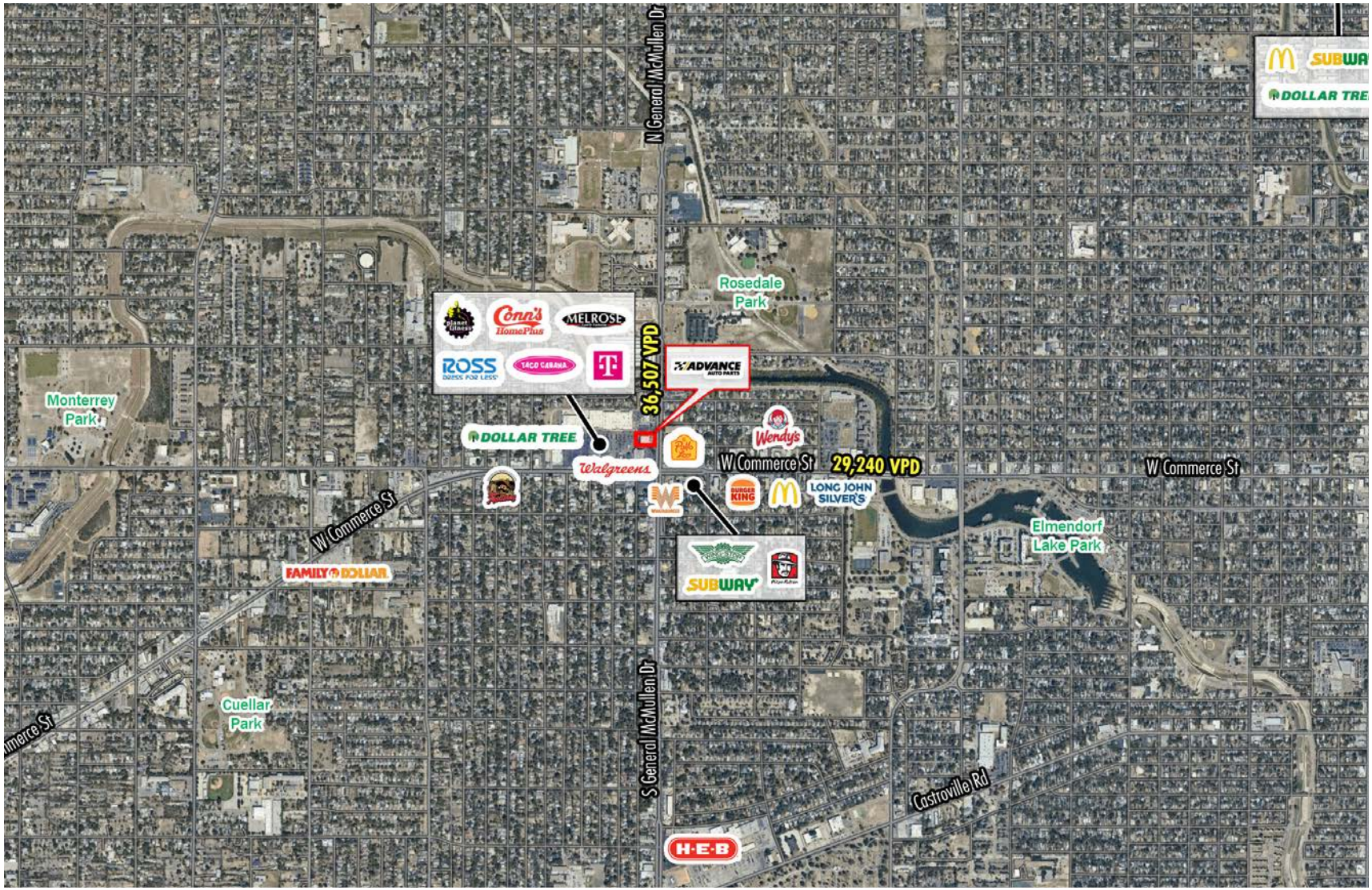
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San Antonio | 131 North General McMullen Drive

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San Antonio | 16502 Nacogdoches Road

Texas Advance Auto Portfolio

STREET VIEW



CLOSE UP AERIAL



DETAILS

16502 Nacogdoches Road
San Antonio, TX 78247

SIZE: 6,895 SF

CURRENT LEASE EXPIRATION

6.30.2029

COMMENTS

- Fronts Nacogdoches Road facing Northwest
- Located across from Walmart Supercenter near Rolling Oaks Mall. Area retailers include McDonald's, Dutch Bros, Take 5, Slim Chickens, Whataburger, Taco Bell and Wendy's
- Pylon signage available

DEMOGRAPHICS

3 Mile Radius | 2025

72,700	63,672	49.08%
Population	Daytime Population	Hispanic Population
27,818	**$94,922**	**$79,845**
Total Households	AVG HH Income	MED HH Income

TRAFFIC COUNTS

Primary: Loop 1604: 88,474 VPD

Secondary: Nacogdoches Road: 19,480 VPD

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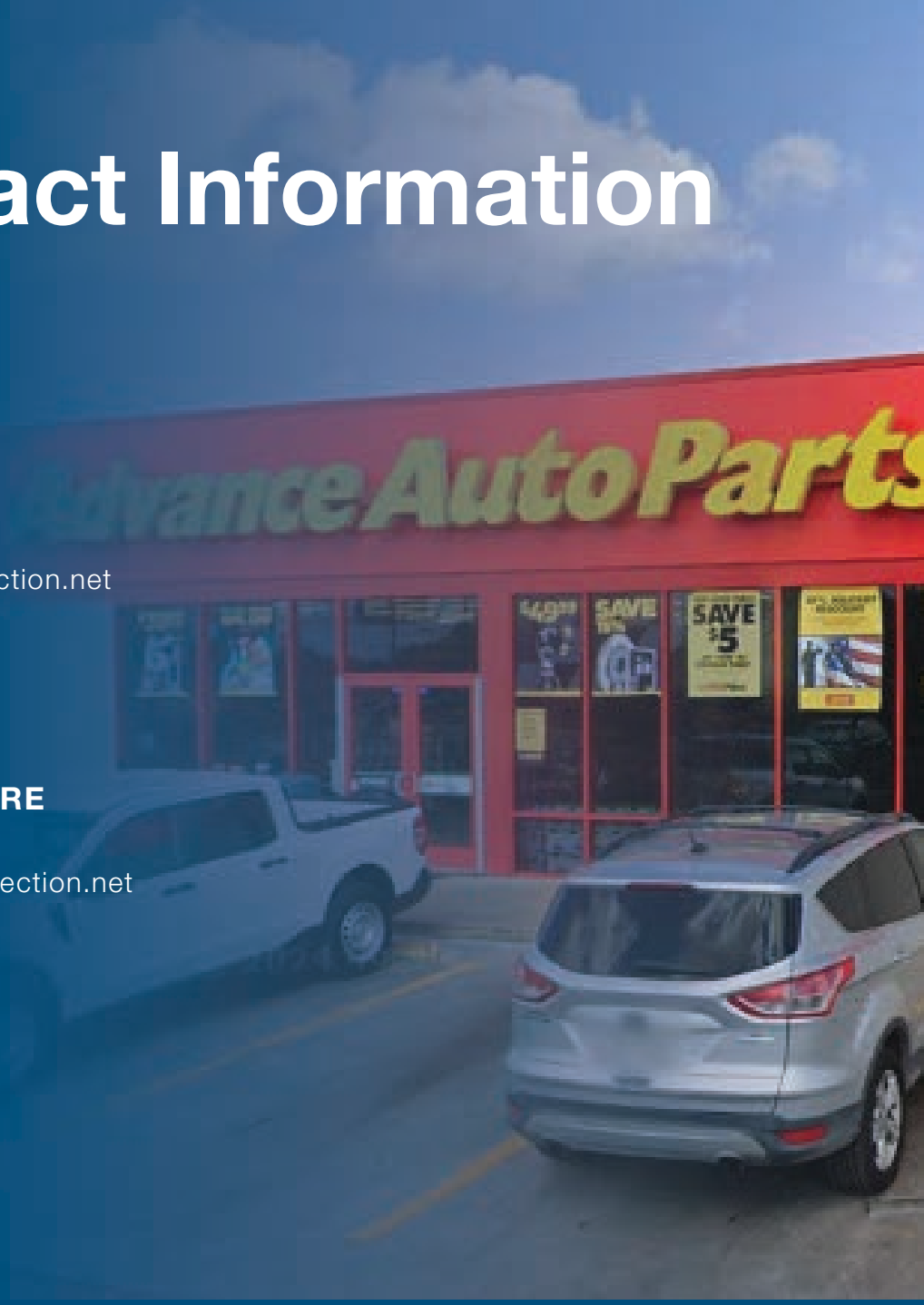
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