



TRINITY

REAL ESTATE INVESTMENT SERVICES



HERC RENTALS (NYSE: HRI) - CORPUS CHRISTI, TX

313 S PADRE ISLAND DR, CORPUS CHRISTI, TX 78405

\$1,545,000

8.0% CAP

TRINITYREIS.COM

Actual Property



CORPUS CHRISTI, TX

\$1,545,000 | 8.0% CAP

- HERC Equipment Rentals Building - NN Lease with 5+ Years Remaining
- Booming Area of Corpus Christi - 130K 5 Mile Pop with 5% Annual Growth Since 2010
- Strong Credit Tenant - HERC (NYSE: HRI) Has a Market Cap Over \$1B
- Tremendous Traffic - 72,000+ VPD in Front of Subject Property (TX-358)
- Large 4+ Acre Parcel in Growing Area of Corpus Christi
- Tenant Recently Extended Lease for Additional 5 Years
- Corpus Christi is Hub for Several Oil/Gas Refineries and Pipeline Companies Creating Perfect Market for Equipment Rentals
- Several Industrial Tenants Nearby; (Penske, Kubota, Miller Coors, FedEx, John Deere)

EXCLUSIVELY MARKETED BY:

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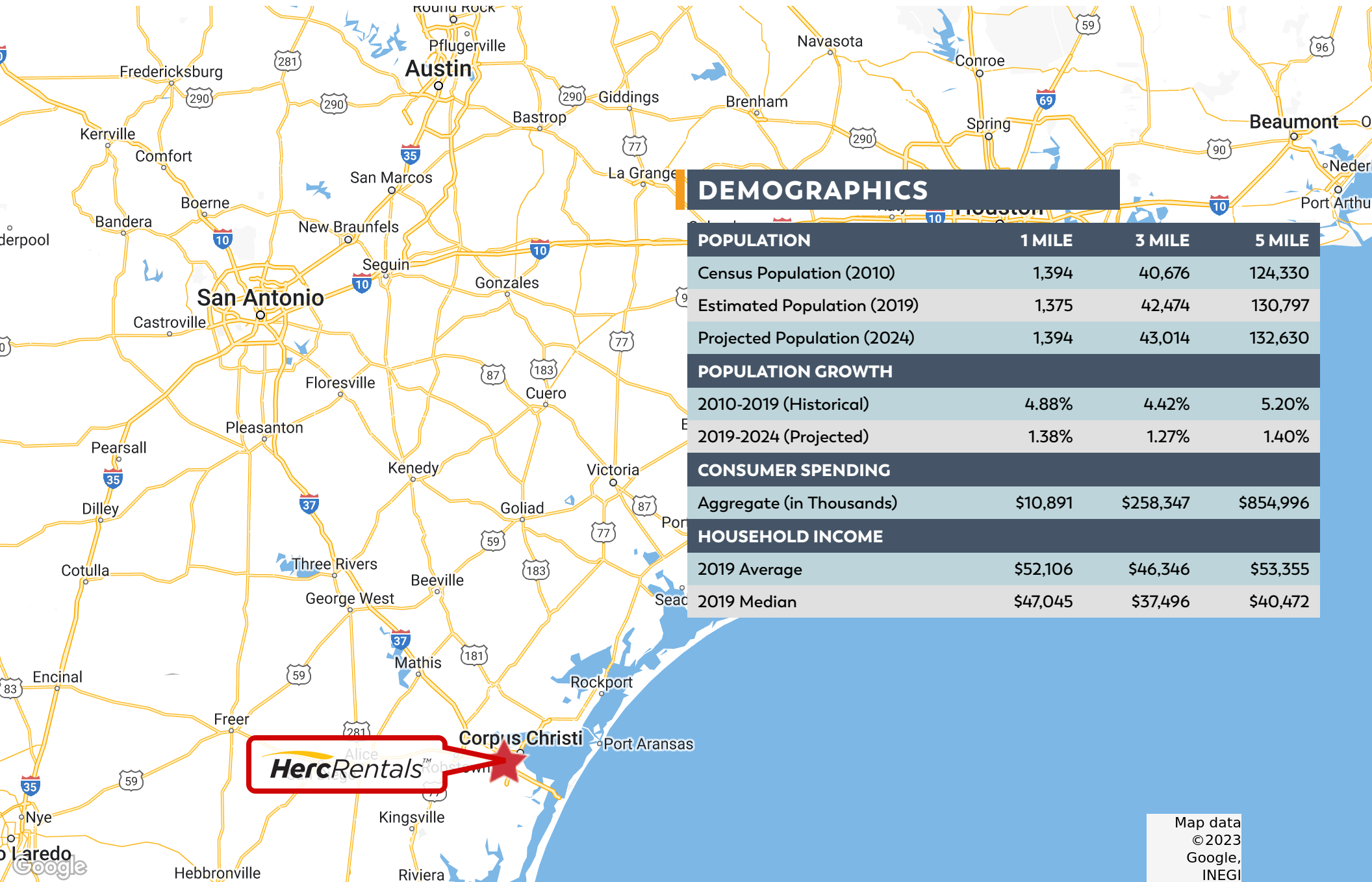
PROPERTY DETAILS:

Building Area:	10,914 SF
Land Area:	4.01 AC
Year Built:	2009
Guarantor:	Herc Rentals, Inc.
Price (Psf):	\$141.56

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years
Rent Commencement:	6/1/2009
Lease Expiration:	5/31/2024
Base Annual Rent:	\$123,600
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Two (2), 5-Year; 7%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant*

*Tenant responsible for repairs, Landlord responsible for replacement.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,394	40,676	124,330
Estimated Population (2019)	1,375	42,474	130,797
Projected Population (2024)	1,394	43,014	132,630
POPULATION GROWTH			
2010-2019 (Historical)	4.88%	4.42%	5.20%
2019-2024 (Projected)	1.38%	1.27%	1.40%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$10,891	\$258,347	\$854,996
HOUSEHOLD INCOME			
2019 Average	\$52,106	\$46,346	\$53,355
2019 Median	\$47,045	\$37,496	\$40,472

Map data
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Google,
INEGI



Actual Property





RETAILER MAP

313 S PADRE ISLAND DR | CORPUS CHRISTI, TX



RETAILER MAP

313 S PADRE ISLAND DR | CORPUS CHRISTI, TX





RETAILER MAP

313 S PADRE ISLAND DR | CORPUS CHRISTI, TX





MC Turbine



CINTAS



MillerCoors

HercRentals™

EWALD
KUBOTA

S Padre Island Dr

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property

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.

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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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