# DISCOUNT® TIRE

13635 SR 54 | ODESSA, FL

**OFFERED FOR SALE**

**$2,903,000 | 4.65% CAP**





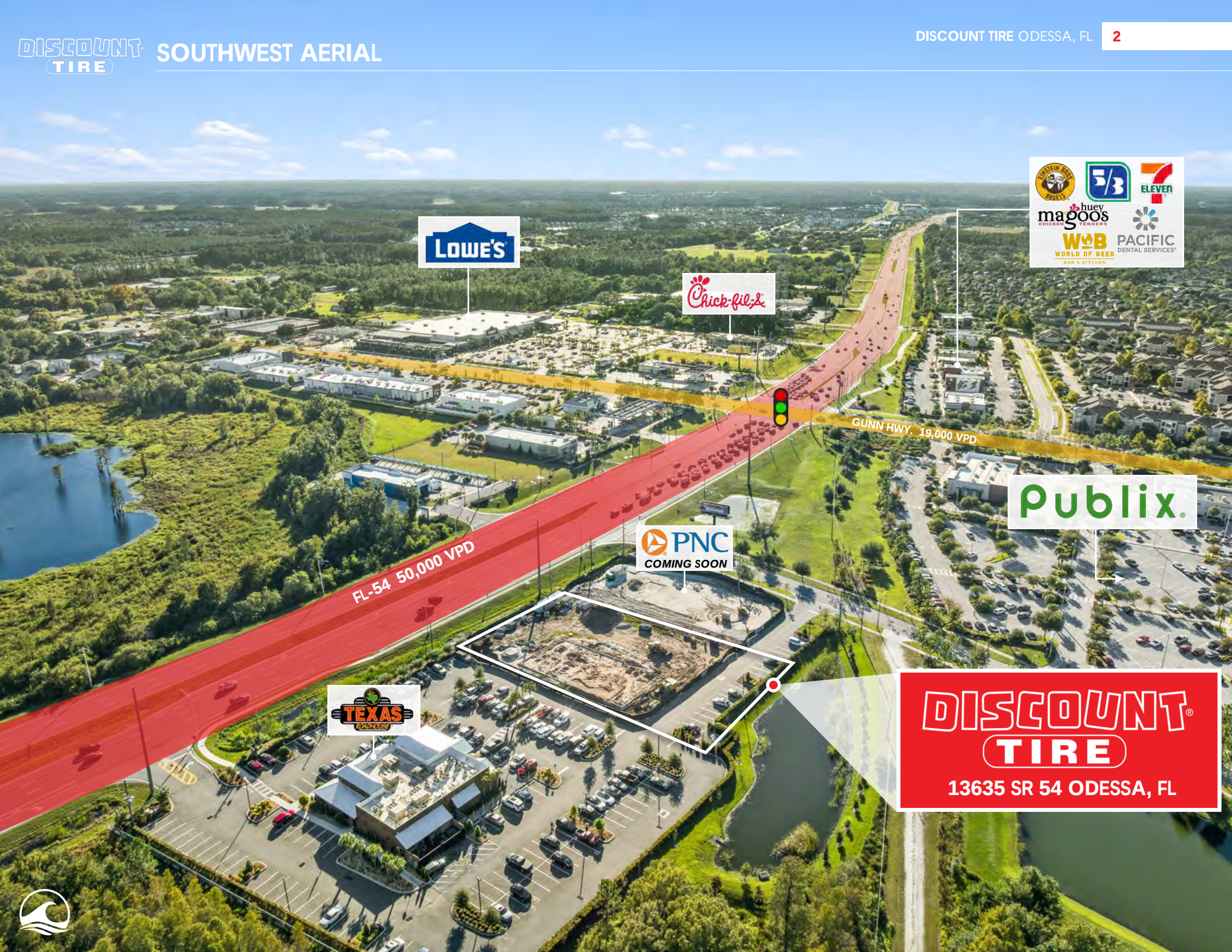


REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

# SOUTHWEST AERIAL



# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15 year ground lease with Discount Tire in Tampa, FL. Discount Tire is under construction and plans to open for business in February 2027.

| RENT SCHEDULE | ANNUAL RENT | RETURN |
|---|---|---|
| Years 1 - 5 | $135,000 | 4.65% |
| Years 6 - 10 | $148,500 | 5.12% |
| Years 11 - 15 | $163,350 | 5.63% |
| Years 16 - 20 (Option 1) | $179,685 | 6.19% |
| Years 21 - 25 (Option 2) | $197,654 | 6.81% |
| Years 26 - 30 (Option 3) | $217,419 | 7.49% |
| Years 31 - 35 (Option 4) | $239,161 | 8.24% |
| Years 36 - 40 (Option 5) | $263,077 | 9.06% |
| Years 41 - 45 (Option 6) | $289,384 | 9.97% |
| Years 46 - 50 (Option 7) | $318,323 | 10.96% |

| | |
|---|---|
| **NOI** | $135,000 |
| **CAP** | 4.65% |
| **PRICE** | $2,903,000 |

## ASSET SNAPSHOT

| | |
|---|---|
| **Tenant** | Discount Tire |
| **Signator/Guarantor** | Halle Properties, LLC (Corporate) |
| **Address** | 13635 SR 54 Odessa, FL |
| **Building Size (GLA)** | 7,020 SF |
| **Land Size** | 0.89 Acres |
| **Year Built** | 2027 |
| **Lease Type** | Ground Lease |
| **Landlord Responsibilities** | None |
| **Rent Commencement Date** | September 15, 2025 |
| **Remaining Term** | 13.9 years |
| **Current Annual Rent** | $135,000 ($19.23/SF) |



REPRESENTATIVE PHOTO

**74,910** PEOPLE IN 5 MILE RADIUS

**$155,067** AHHI IN 5 MILE RADIUS

**50,000** VPD ON FL-54

# INVESTMENT HIGHLIGHTS

## PUBLIX OUTPARCEL
New 15-year Discount Tire ground lease in front of high-volume Publix

## EXCELLENT CREDIT PROFILE
America's largest independent tire retailer with 1,275+ stores and over $10B billion in annual revenue

## PASSIVE OWNERSHIP
Absolute Net Ground Lease provides completely passive ownership and stable cash flow for absentee owner

## INFLATION HEDGE
Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth

## BELOW REPLACEMENT COST
Low rent ground lease provides low initial basis and long-term upside potential

## HIGH GROWTH MARKET
Pasco County is the 3rd fastest growing County in Florida with over 17,000 homes being developed in the immediate area

## STRATEGIC LOCATION
Located at the major regional intersection of SR 54 and Gunn Highway which carry a combined 70,000 vehicles per day

## SUNSHINE STATE
Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate

# SITE PLAN


PNC
COMING SOON
FL-54 50,000 VPD
DISCOUNT TIRE
7,020 SF
TEXAS ROADHOUSE

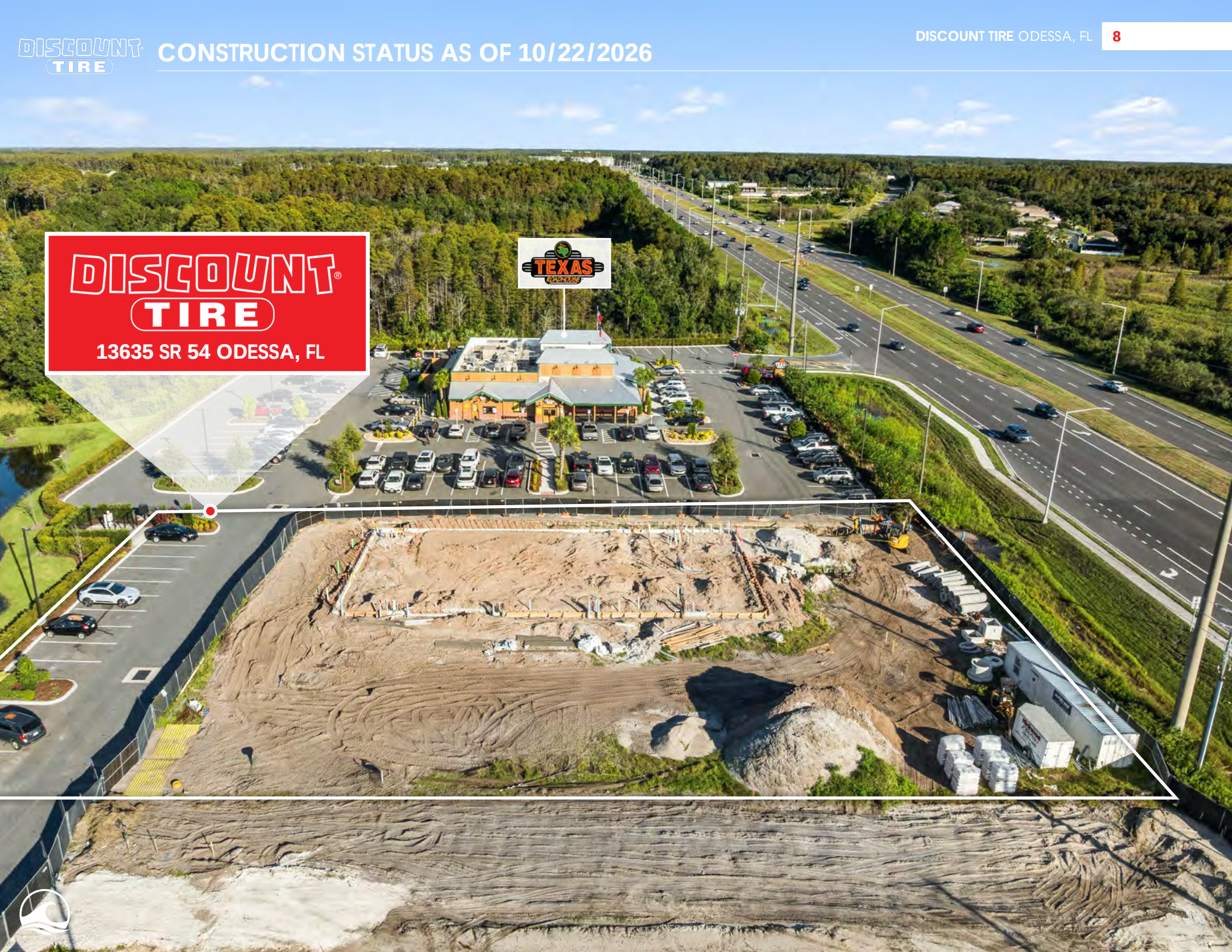
# SOUTHWEST AERIAL



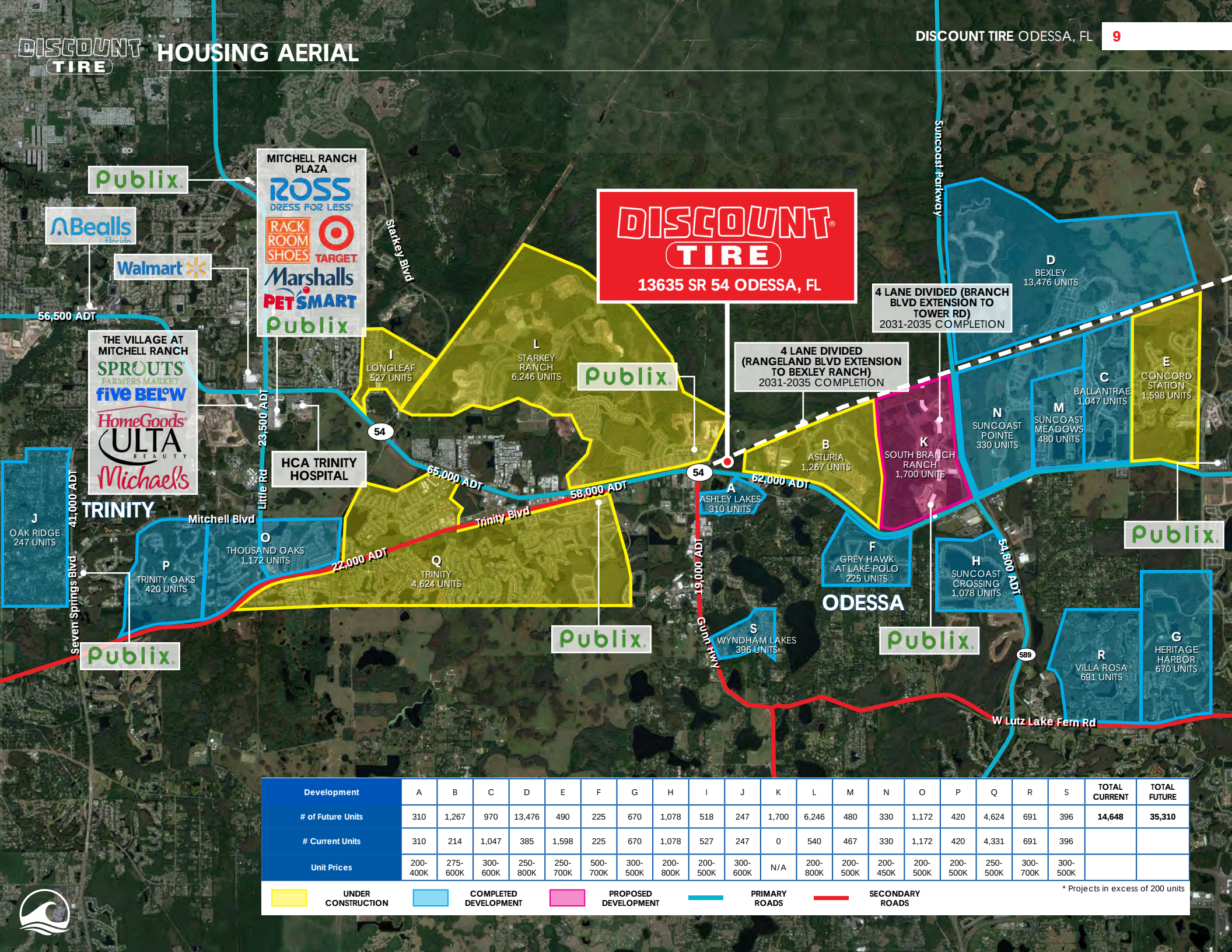
# NORTHWEST AERIAL



# CONSTRUCTION STATUS AS OF 10/22/2026



# HOUSING AERIAL




| Development | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | TOTAL CURRENT | TOTAL FUTURE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| # of Future Units | 310 | 1,267 | 970 | 13,476 | 490 | 225 | 670 | 1,078 | 518 | 247 | 1,700 | 6,246 | 480 | 330 | 1,172 | 420 | 4,624 | 691 | 396 | **14,648** | **35,310** |
| # Current Units | 310 | 214 | 1,047 | 385 | 1,598 | 225 | 670 | 1,078 | 527 | 247 | 0 | 540 | 467 | 330 | 1,172 | 420 | 4,331 | 691 | 396 | | |
| Unit Prices | 200-400K | 275-600K | 300-600K | 250-800K | 250-700K | 500-700K | 300-500K | 200-800K | 200-500K | 300-600K | N/A | 200-800K | 200-500K | 200-450K | 200-500K | 200-500K | 250-500K | 300-700K | 300-500K | | |

UNDER CONSTRUCTION | COMPLETED DEVELOPMENT | PROPOSED DEVELOPMENT | PRIMARY ROADS | SECONDARY ROADS

* Projects in excess of 200 units

# MARKET AERIAL




| 1 MILE | 3 MILES | 5 MILES |
|---|---|---|
| 4,246 PEOPLE | 27,799 PEOPLE | 74,910 PEOPLE |
| $172,107 AHHI | $159,996 AHHI | $155,067 AHHI |

# LOCATION OVERVIEW



## ODESSA, TRINITY AND STARKEY RANCH

lie in Pasco County which is part of the Tampa-St. Petersburg-Clearwater MSA also known as the Tampa Bay Area. Tampa is the principal city in the MSA and is the largest city along the West Coast of Florida. Tampa Bay saw a net migration of 47,000 people in 2020 which ranked #4 in the US ahead of markets like Charlotte and Austin. Pasco County has seen tremendous growth over the last decade due to dozens of new award-winning master-planned communities offering larger, more affordable homes. Downtown Tampa, the Tampa International Airport, Westshore, South Tampa, USF, Busch Gardens, Seminole Hard Rock Casino and the Amalie Arena are all easily accessible to markets like Odessa, Trinity, and Wesley Chapel via the Veteran's Expressway and I-275 which has led to the housing and commercial boom in Southern Pasco County.

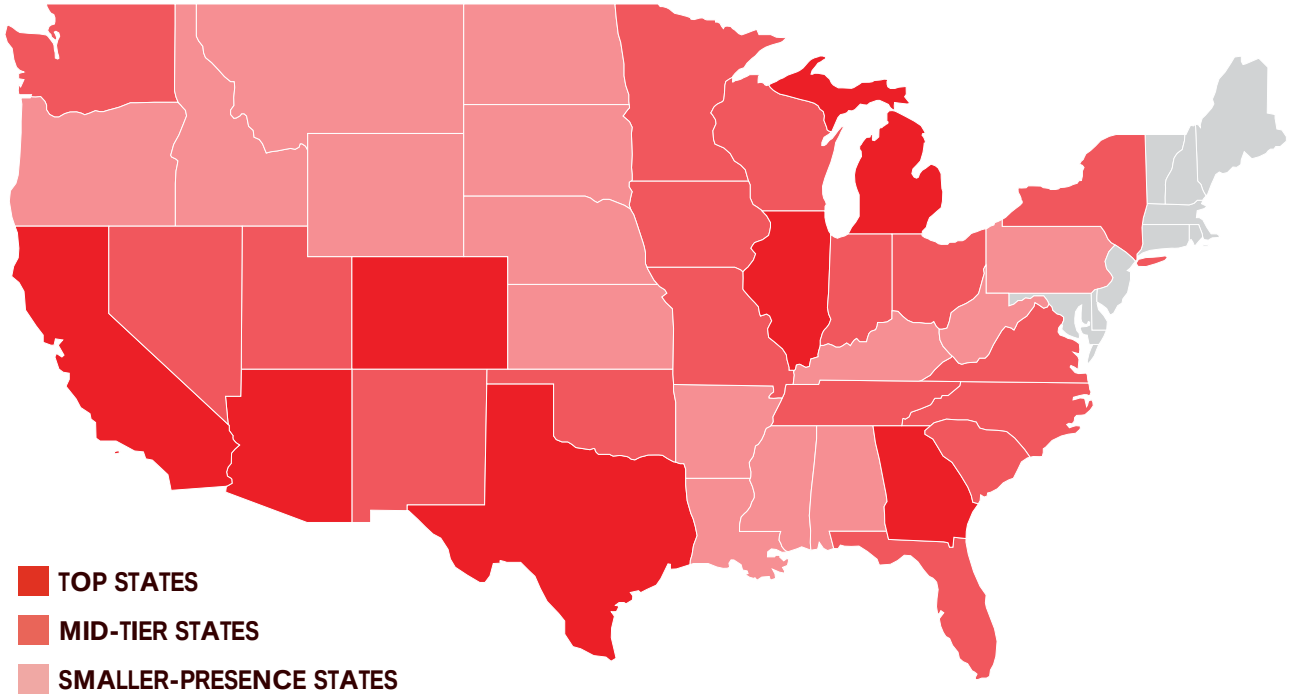
As a gateway to the Florida High Tech Corridor, Tampa Bay is home to many information technology (IT) firms along with many business services providers. Nearly 1 in 4 of the state's business and information services firms has a location in the Tampa Bay area. Other major industries besides IT are education services, healthcare, social assistance, finance, insurance, and air transportation. Tampa Bay is home to 19 corporate headquarters with over $1 billion in annual revenue, seven of which are Fortune 1,000 companies. Almost 500 foreign-owned companies representing more than 40 countries are established in the area.

Tampa International Airport was awarded North America's second best airport according to the Airports Council International. The airport also ranks fifth in the world in customer satisfaction for airports and serves 25 million passengers annually. The Tampa Bay seaport is also the largest in the state of Florida. In 2019, Florida achieved an all-time tourism record with 131 million visitors. Tampa Bay saw 24.5 million visitors which added $6.9 billion to its economy. Busch Gardens Tampa Bay is Tampa's most popular theme park and Tampa is also one of America's most popular departure ports for Western Caribbean cruises. In 2021, Tampa surpassed one million cruise ship passengers. Tampa is also home to three major league sports franchisees, the Tampa Bay Buccaneers, the Tampa Bay Rays and the Tampa Bay Lightning.

## DISCOUNT TIRE QUICK FACTS

| | |
|---|---|
| **Founded:** | 1960 |
| **Headquarters:** | Scottsdale, AZ |
| **# of Locations:** | 1,275+ |
| **Ownership:** | Private |

Founded in 1960 by Bruce T. Halle with a single Ann Arbor store, Discount Tire has grown into one of the nation's largest independent tire and wheel retailers, operating as Discount Tire and America's Tire. Discount Tire's business model centers on a nationwide retail network selling tires and wheels, supported by installation and tire maintenance services. The privately held retailer reported reaching $10 billion in sales in its 2024 company annual report. The company's footprint expanded past 1,250 stores in 2025 and 1,275 in 2026, with Modern Tire Dealer reporting 1,279 outlets in its 2026 industry ranking. Discount Tire continues to announce new-market openings and additional growth plans in states including Florida, Texas, Georgia, Arizona and Minnesota.




**$10B**
REVENUE

**1,275+**
TOTAL LOCATIONS

**40**
TOTAL STATES

**30,000+**
TOTAL EMPLOYEES

**1960**
FOUNDED

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## $2,903,000 | 4.65% CAP




Exclusively Offered By

Atlantic CAPITAL PARTNERS™


**PRIMARY DEAL CONTACTS**

**PATRICK WAGOR**
Partner
561.427.6151
pwagor@atlanticretail.com

**NATIONAL TEAM**

**DAVID HOPPE**
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

**ERIC SUFFOLETTO**
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

**ZACK HILGENDORF**
Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

**NICK HILGENDORF**
Senior Associate
847.414.4749
nhilgendorf@atlanticretail.com

**KENDRA DOHERTY**
Analyst
857.400.1568
kdoherty@atlanticretail.com



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