

TRACTOR SUPPLY CO

HUMBOLDT, TN

MARKET  STREET
retail advisors



Actual Store Location

Contents

INVESTMENT HIGHLIGHTS.....

3

Location Overview.....

4

Offering Summary.....

5

Financial Analysis

6

Tenant Overview

7

Site Plan.....

8

Demographics

9

AERIAL IMAGES

10

LOCATION OVERVIEW

13

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Street Retail Advisors have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square improvements footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

Investment Highlights

- ✓ **\$400,000 year** (\$33,333/month)
- ✓ **Lease commencement** 1/2026
- ✓ 15 Year Lease
- ✓ 5% Increase Every 5 Years
- ✓ Four 5-Yr. Options
- ✓ Located at signalized intersection of N Central & Tyson Blvd.
- ✓ **Over 2,000 locations** in 49 states
- ✓ Part of Village Commons - a proposed 40-acre mixed use development
- ✓ Investment grade tenant with a **'BBB' S&P Rating**



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$6,665,000

OFFERING PRICE



\$400,000

NET OPERATING
INCOME



6.00%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

Jan. 2026

LEASE
COMMENCEMENT

Jan. 2041

LEASE EXPIRES

NN

TENANT
RESPONSIBILITIES

Roof/Structure

LANDLORD
RESPONSIBILITIES

5% Every 5 Years

INCREASES

Four 5-Year

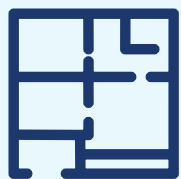
OPTIONS



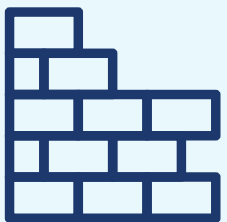
Tractor Supply Co



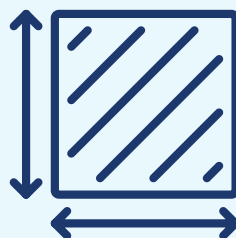
40 TYSON BLVD
HUMBOLDT, TN



21,930 SQUARE FEET



OPENED JAN 2026



3.89 ACREAGE

Financial Analysis



Base Terms

	YEARS 1-5	YEARS 6-10	YEARS 11-15
FROM	Jan. 2026	Jan. 2031	Jan. 2036
TO	Dec. 2030	Dec. 2035	Dec. 2040
MONTHLY	\$33,333.33	\$35,000	\$36,750
YEARLY	\$400,000	\$420,000	\$441,000



Option Terms

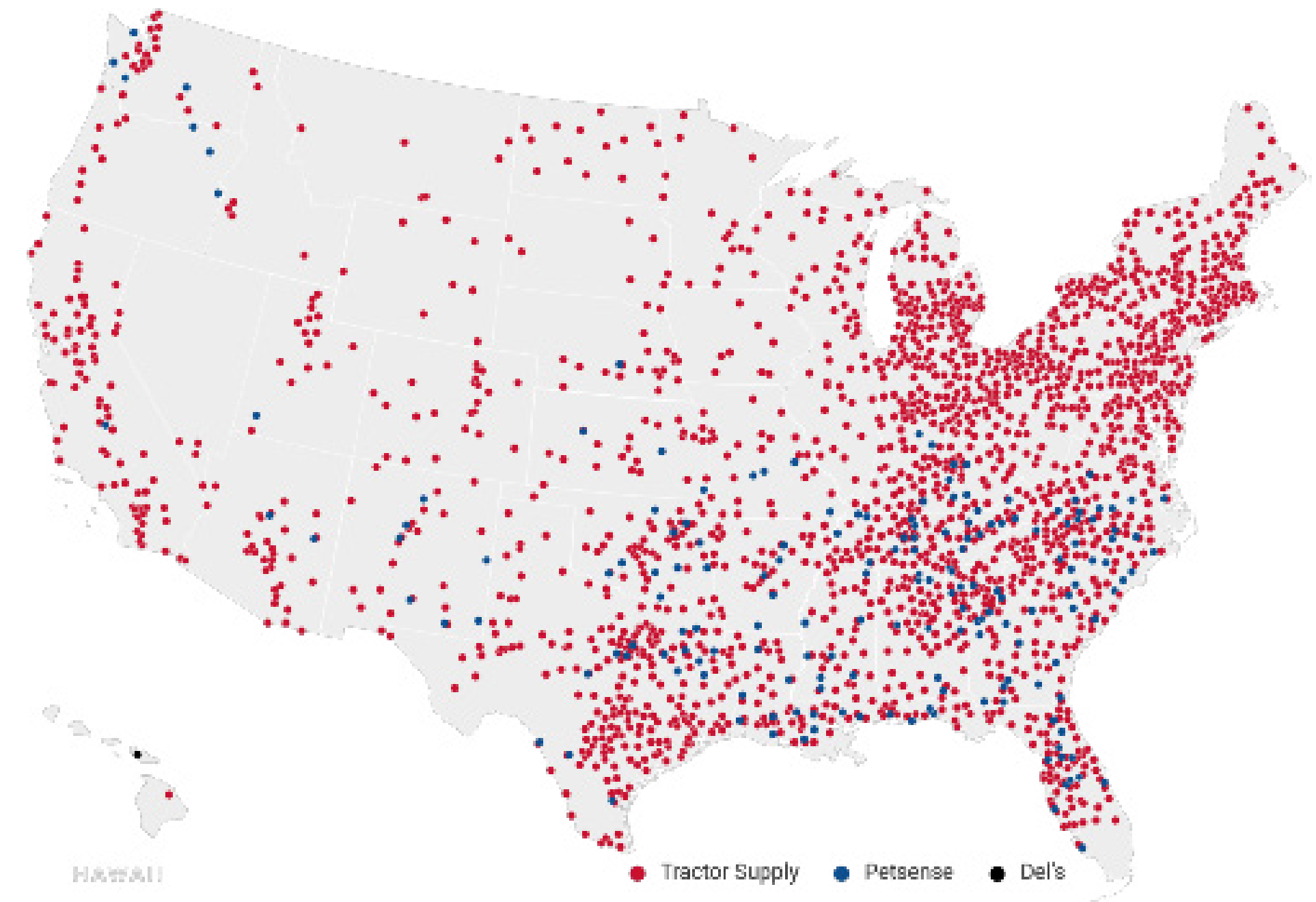
	YEARS 16-20	YEARS 21-25	YEARS 26-30	YEARS 31-35
FROM	Jan. 2041	Jan. 2046	Jan. 2051	Jan. 2056
TO	Dec. 2045	Dec. 2050	Dec. 2055	Dec. 2060
MONTHLY	\$38,587.50	\$40,516.88	\$42,542.72	\$44,669.85
YEARLY	\$463,050	\$486,202.50	\$510,512.62	\$536,038.25



Tenant Overview



Tractor Supply Co was founded in 1938 by Charles Schmidt as a mail-order tractor parts business he ran from his kitchen table in Chicago, opening its first retail store in Minot, North Dakota the following year. Today, headquartered in Brentwood, Tennessee, the company is the largest rural lifestyle retailer in the United States, operating more than 2,400 stores across 49 states. Tractor Supply serves recreational farmers, ranchers, pet owners, tradesmen and rural homeowners, with product categories spanning agriculture, livestock and equine care, pet supplies, tools, workwear, and lawn and garden. Publicly traded on the Nasdaq (TSCO) and a component of the S&P 500, the company reported fiscal year 2025 net sales of \$15.5 billion, up 4.3% year-over-year, and employs more than 50,000 team members. Its everyday-low-price model and small-format, community-anchored stores continue to drive steady, disciplined expansion into new rural and suburban markets.



2,446+

STORE LOCATIONS

49

STATES SERVED

\$15.5B

FY2025 NET SALES

Site Plan



Demographics

 Population By Year	5 MILES	10 MILES	20 MILES
April 1, 2020	9,377	40,403	152,887
January 1, 2025	9,606	41,223	156,192
January 1, 2030	9,716	41,912	159,976

 Income Characteristics	5 MILES	10 MILES	20 MILES
Total Personal Income	\$251,951,558	\$1,372,302,509	\$4,653,135,195
Total Household Income	\$247,048,231	\$1,349,848,259	\$4,560,294,174
Median Household Income	\$41,738	\$65,420	\$55,987
Average Household Income	\$62,766	\$85,401	\$74,871
Per Capita Income	\$26,869	\$33,965	\$30,435

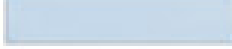
 Households By Year	5 MILES	10 MILES	20 MILES
April 1, 2020	3,936	15,806	60,909
January 1, 2025	3,982	15,810	60,388
January 1, 2030	3,994	15,936	61,344

 Household Characteristics	5 MILES	10 MILES	20 MILES
Households - April 1, 2020	3,936	15,806	60,909
Family Households	2,378	10,948	39,740
Non-Family Households	1,558	4,858	21,169
Avg. Size of Household	2.32	2.51	2.42
Median Age of Householder	55.8	53.6	53.5
Median Value Owner-Occupied	86,618	177,714	156,600
Median Rent	519	521	642
Median Vehicles Per Household	1.8	2.4	2.3

VILLAGE COMMONS MASTERPLAN

DEVELOPED BY BLVD CAPITAL
& THE RIVERSTONE GROUP

LEGEND

	RETAIL
	PAVILION
	FOOD & BEVERAGE
	HOSPITALITY
	STORMWATER
	GRASS
	PROPERTY LINE
	RESIDENTIAL

FedEx

Tyson Foods

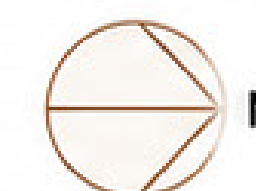
PROPOSED
NEW CITY PARK

PLAYGROUND

TYSON BLVD.



SIGNALIZED INTERSECTION



NOT TO SCALE

**TSC TRACTOR
SUPPLY CO.**

OPENED JANUARY
2026

45W

45W

20,000+ VPD



MAG DUFFY ST.

NORTH CENTRAL AVE.

Walmart

WAFFLE
HOUSE

PAD 10
+/- .70 ACRES

Wendy's

DCi

CENTRAL
BOCA

PAD 9
+/- .96 ACRES

PAD 8
+/- 1.12 ACRES

PAD 7
+/- 1.5 ACRES

PAD 4
+/- 2.56 ACRES

PAD 3
+/- 1.2 ACRES

PAD 2
+/- .88 ACRES

PAD 1
+/- 1.1 ACRES

PAD 5
+/- .93 ACRES

PAD 6
+/- .68 ACRES

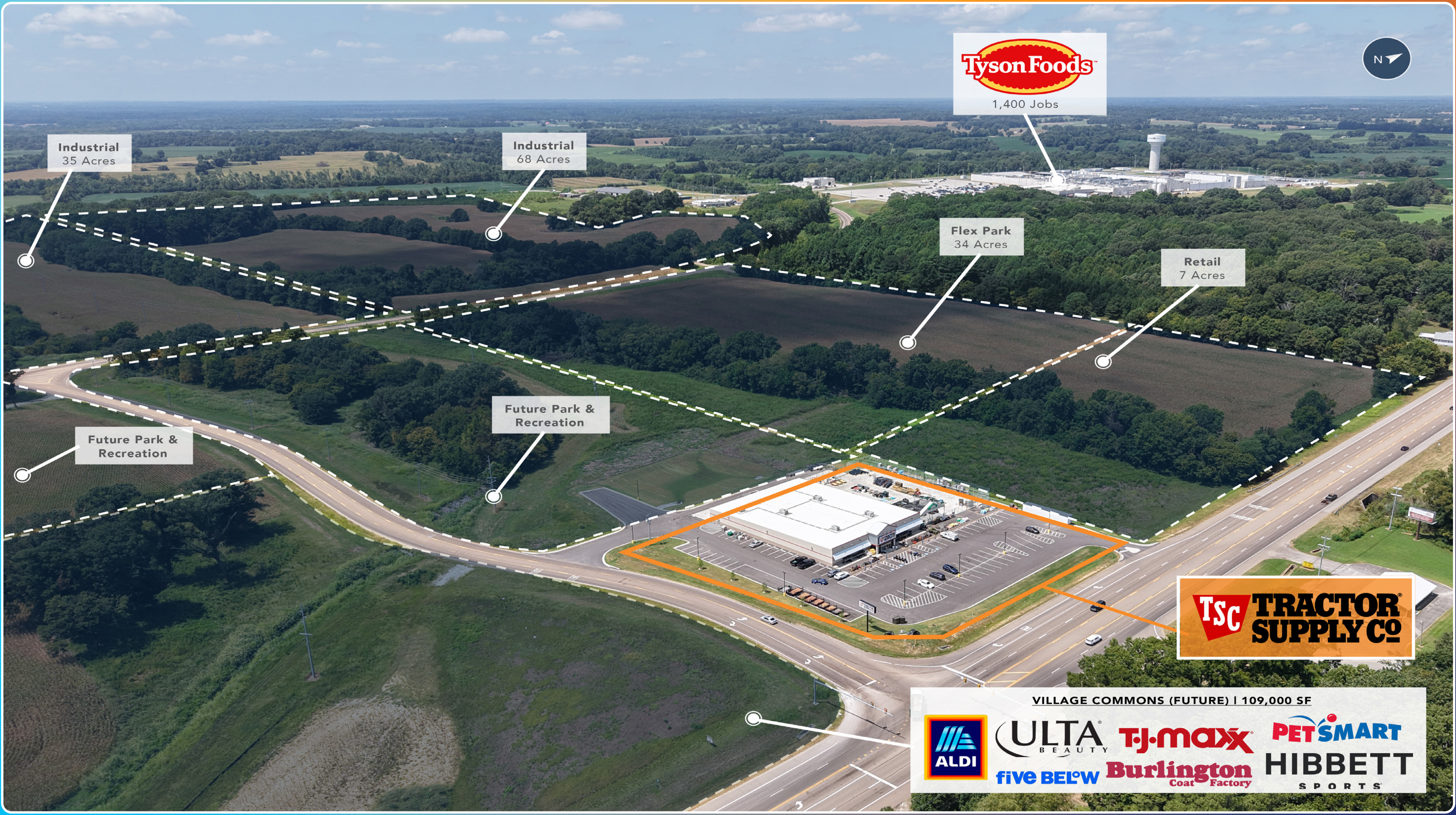


Proposed City Park

Future Multifamily

VILLAGE COMMONS (FUTURE) | 109,000 SF





Tyson Foods
1,400 Jobs

Industrial
35 Acres

Industrial
68 Acres

Flex Park
34 Acres

Retail
7 Acres

Future Park &
Recreation

Future Park &
Recreation

**TSC TRACTOR
SUPPLY CO**

VILLAGE COMMONS (FUTURE) | 109,000 SF



five BELOW

Burlington
Coat Factory

HIBBETT
SPORTS

Location Overview

Humboldt is a strategically located West Tennessee community positioned near U.S. Highways 45W and 79/70A, approximately 15 minutes north of Interstate 40 and the Jackson metropolitan area. Situated between Memphis and Nashville, the city benefits from convenient access to major regional employment centers and transportation corridors while maintaining the accessibility and character of a smaller community. Humboldt also serves in part as a bedroom community for Jackson, which was cited by *The Wall Street Journal* in 2022 as the fastest-growing metropolitan area in the U.S.

Humboldt's economy is anchored by a well-established base of manufacturing, food processing and distribution employers. Major corporate operations in the area include Tyson Foods, FedEx Ground, Conagra Brands, Dana Corporation, Jones Family of Companies and Reinhausen Manufacturing. Reinhausen, a global leader in power transformer technology and electrical grid solutions, operates its U.S. manufacturing hub in Humboldt, producing advanced transformer, voltage-regulation and grid-automation technologies that support modernization of the nation's electrical infrastructure. The company recently announced an additional \$6.7 million expansion expected to create 90 jobs, highlighting continued investment in Humboldt's advanced-manufacturing sector. Humboldt also benefits from the Gibson County Industrial Park and its proximity to BlueOval City in Stanton, further connecting the community to West Tennessee's growing automotive, advanced-manufacturing and supplier network.

Beyond its employment base, Humboldt offers a historic downtown, local parks, and the West Tennessee Regional Art Center. Humboldt is perhaps best known for the annual West Tennessee Strawberry Festival, a long-running regional tradition that attracts visitors for parades, live entertainment and community events. Together, Humboldt's local employment base, proximity to growing Jackson, regional connectivity and quality-of-life amenities support its role as an attractive residential and commercial center within West Tennessee.



MARKET STREET

retail advisors



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM