



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Take 5 Oil Change  
2060 W Spring Creek Pkwy  
Plano, TX 75023



# EXCLUSIVELY MARKETED BY:



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## TABLE OF CONTENTS

04

06

07

12

16

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

Demographics  
City Overview

## TENANT OVERVIEW

Tenant Profile

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,531 SF Take 5 Oil Change at 2060 W Spring Creek Parkway in Plano, Texas. This Opportunity Includes a New Construction Ground Lease Which Recently Opened in December 2019, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,723,319
CAP	5.25%
NOI	\$90,474
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2060 W Spring Creek Parkway Plano, TX 75023
COUNTY	Collin
BUILDING AREA	1,531 SF
LAND AREA	0.98 AC
BUILT	2019





# HIGHLIGHTS

- Long-Term 11 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Corporate Guaranteed
- New Construction – Opened December 2019
- Outparcel to a Busy Shopping Center With the Following Tenants: IndoPak Supermarket, Walgreens, Habitat ReStore, Camp Bow Wow and More
- Take 5 Oil Change Has Been in Business For Over 33 Years and Has Designed the First “5 Minute Drive-Thru Oil Change” Where Customers Can Stay in Their Car During the Process
- Plano is 20-Miles From Dallas Which is the 9th Most Populous City in the U.S. and 13th Largest City in the World in Terms of GDP
- Ideally Situated Along a Strong Retail Corridor With a Combined VPD of 76,726 Vehicles at Spring Creek Parkway and Custer Road; Spring Creek Parkway is a Feeder Road to Hwy 75 Which Goes South Into Downtown Dallas
- Excellent Demographics - Located in a Dense Residential Neighborhood With a Population of Over 66,800 Residents Making an Average Household Income of \$111,344 Within a 2-Mile Radius
- Plano Was Considered the Safest City in the Nation By Forbes in 2011
- Nearby Tenants Include: CVS Pharmacy, Walgreens, Home Depot, Walmart, Target, Burlington, Kroger, Starbucks, Lowe’s, Panda Express, Sam’s Club, Chipotle, Taco Bell, Costco and More





# LEASE SUMMARY

TENANT	Take 5 Properties SPV, LLC
PREMISES	A Building of Approximately 1,531 SF
LEASE COMMENCEMENT	December 31, 2019
LEASE EXPIRATION	December 31, 2030
LEASE TERM	~11 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Year 7 and Options
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,531 SF	\$90,474	\$59.09
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ACTUAL PROPERTY IMAGES









Springwood  
Creek Condos



SORAYA MONTESSORI ACADEMY



GREENBRIAR



ReStore



Walgreens

W.W. FAIRFIELD'S

W Spring Creek Pkwy

Custer Rd



HUNTERS  
Glen

bellevue

Karma Dog  
Plano

Schimelpfenig  
Middle School

Carlisle  
Elementary

Legacy  
CHURCH

GUINN  
SPECIAL PROGRAMS CENTER



CUSTER ROAD  
United Methodist Church



SpringCreek  
A SENIOR LIVING COMMUNITY

Natural  
Pediatics

Jobonga Massage  
& Natural Therapies



Spring Creek  
Church of Christ



JOE'S  
PASTA-PIZZA

The Cookline  
A Community for Culinary Entrepreneurs

W.W. FAIRFIELD'S

Custer Rd

W Spring Creek Pkwy

Walgreens





CVS pharmacy



Walgreens

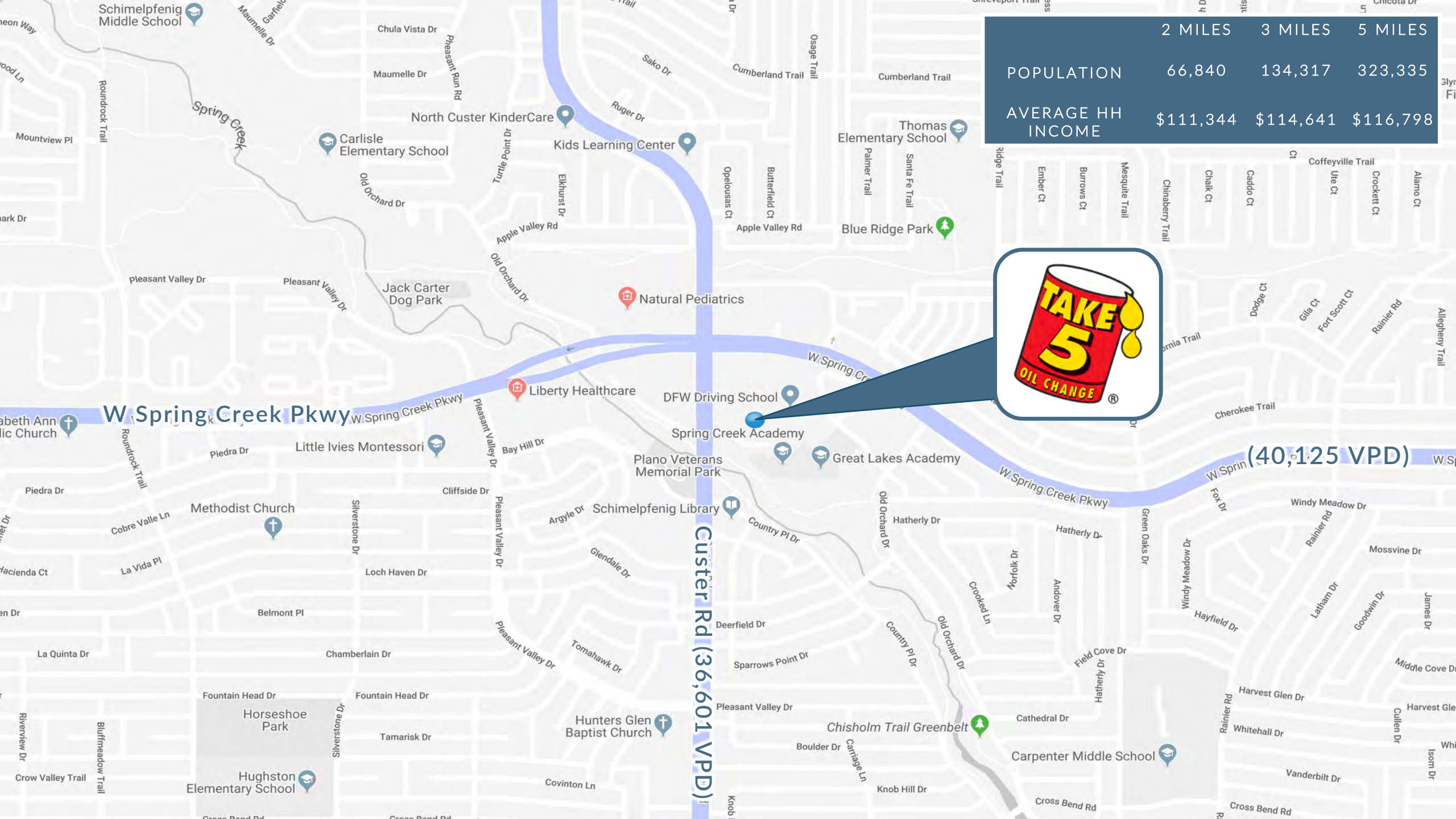
Custer Rd



W Spring Creek Pkwy







	2 MILES	3 MILES	5 MILES
POPULATION	66,840	134,317	323,335
AVERAGE HH INCOME	\$111,344	\$114,641	\$116,798

W Spring Creek Pkwy

Custer Rd (36,601 VPD)

(40,125 VPD)



## PLANO | COLLIN COUNTY | TEXAS

Plano is a city in the state of Texas, located approximately 20 miles north of downtown Dallas. The city of Plano is a part of the Dallas-Fort Worth metropolitan area. Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas-Fort Worth metroplex, the fourth most populous metropolitan area in the United States. The city's population ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The United States Census Bureau's estimate for the city's population increased to 1,317,929 as of 2017. Dallas has expanded so much, it was recently rated as a "beta plus" world city.

Plano is a hub for many corporate headquarters, but what impacts the city's economy the most is being near Dallas. Dallas is the largest economic center of the 12-county Dallas-Fort Worth metroplex metropolitan area which had a population of about 7,247,000 residents as of 2018. The metropolitan area's economy is the 10th largest in the world. The metropolitan job count has increased to 3,558,200 jobs. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. The city is home to the third-largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). Dallas ranks 4th among 10 U.S. cities that are projected to soar the most this year in terms of financial stability, based on population growth, employment, and business opportunities.

The Plano and Dallas area are famous for many things; artistic and commercial, pleasant and poignant, and just for simply being big! Big thinking, big ideas, big success. Dallas is famous for professional sports teams. The Cowboys Stadium in Arlington is home of the Dallas Cowboys and the team's famous cheerleaders; other professional sports teams include the Texas Rangers, Dallas Mavericks, and FC Dallas. To get the most incredible view of Dallas the observation deck of Reunion Tower is the best place to go. NorthPark Center is an impressive venue to shop. It's the second-largest mass of stores in the entire state of Texas and it ranks No. 21 in the US. Dallas has plenty of museums, green spaces, amusement parks, shopping venues and cool events.



MARGARET MCDERMOTT BRIDGE



COWBOYS STADIUM



# PLANO ECONOMY

## FORTUNE 1000 COMPANIES HEADQUARTERED IN PLANO:

- |                            |                         |
|----------------------------|-------------------------|
| ● Cinemark Theaters        | ● Pizza Hut/Wing Street |
| ● FedEx Office             | ● Rent-A-Center         |
| ● Fogo de Chao             | ● Toyota Motor          |
| ● Frito-Lay                | ● Yum China Holdings    |
| ● JCPenney                 | ● Liberty Mutual        |
| ● Keurig Dr. Pepper        | ● JP Morgan Chase       |
| ● Main Event Entertainment | ● Fannie Mae            |

MAJOR EMPLOYERS	# OF EMPLOYEES
Capital One	5,500
DXC Technology	4,000
Bank of America Home Loans	3,400
Red Bee Media	3,200
Toyota Motor North America, Inc.	2,900
Frito-Lay	2,500
JCPenney Company, Inc.	2,420
NTT Data Services (Dell Services)	2,250
Texas Health Plano (Texas Health Presbyterian Hospital Plano)	1,680
Medical City Plano (Medical Center of Plano)	1,600



# DALLAS ACCOLADES

#1 “POPULATION  
GROWTH IN 2018 IN THE  
ENTIRE COUNTRY”

*Paper City Magazine*

#2 “THE BEST PLACE  
FOR BUSINESS AND  
CAREER”

*Forbes*

#4 “BEST CITY TO  
RELOCATE TO IN  
AMERICA”

*BestPlaces.net*

#10 “MOST SECURE  
LARGE CITY IN THE  
UNITED STATES”

*BestPlaces.net*

#10 “BEST PLACES  
TO RETIRE IN THE  
UNITED STATES”

*A World Report : U.S. News*

#21 “BEST PLACES  
TO LIVE IN THE  
UNITED STATES”

*Niche*



# TENANT PROFILE

Take 5 Oil Change first opened in Metairie, Louisiana in 1984 and they currently own and operate locations in 18 states across the country! Take 5 Oil Change has been serving customers for more than 30 years and their mission is to set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. In 1996, Take 5 designed the first "5 Minute Drive-Thru Oil Change" location. The company is the market leader in speed and quality, and is the fastest growing quick lube chain in the country. Their revolutionary drive-through oil change services can be found in over 500 locations in 17 states. As the company continues to expand their brand, their focus is to grow through franchising in the Southeast United States.

Take 5 Oil Change was acquired by Driven Brands in March 2016, which has helped the brand grow tremendously. Driven Brands™, headquartered in Charlotte, NC, is the parent company of North America's leading automotive aftermarket brands across four distinct verticals: Repair & Maintenance, housing Meineke Car Care Centers®; Paint & Collision, housing Maaco®, CARSTAR®, and ABRA®; Distribution, housing 1-800-Radiator & A/C®; and Quick Lube, housing Take 5 Oil Change®. Driven Brands has over 2,800 centers across North America, and combined; all businesses generate more than \$2.8 billion in system sales and service approximately 8 million vehicles annually.



COMPANY TYPE  
Subsidiary



FOUNDED  
1984



# OF LOCATIONS  
500+



HEADQUARTERS  
Metairie, LA



WEBSITE  
[take5oilchange.com](http://take5oilchange.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, and makes 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 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.





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