

# TAKE 5 OIL CHANGE

## NNN LEASED RETAIL | FOR SALE

111 Southwest Parkway | College Station, TX 77840





# INVESTMENT OVERVIEW

Oldham Goodwin is pleased to present this NNN leased Take 5 Oil Change for your consideration. The property is located in the heart of booming College Station, TX, just one (1) mile from Texas A&M University with over 60,000 students. The property has excellent visibility with great exposure to over 42,000 vehicles per day at the intersection of Texas Avenue and Southwest Parkway. Recently executed a 10 year extension on this Absolute NNN lease with no Landlord maintenance obligations. Take 5 Oil Change has been in business since 1984, and operates more than 500 store locations in 18 states.

**YEARS REMAINING**

10 Years

**SALES PRICE**

\$1,254,000

**CAP RATE**

5.50%

**NOI**

\$69,000





# INVESTMENT HIGHLIGHTS

- 10 year extension on corporate lease
- Absolute NNN lease with no Landlord responsibilities
- Excellent location in heart of booming College Station, TX
- Located one (1) mile from Texas A&M University (60,000 + students)
- Visibility and exposure to over 42,000 VPD at the intersection of Texas Avenue and Southwest Parkway
- Take 5 Oil Change is the leading fast lube chain on the Gulf Coast with 500 stores in 18 different states

## SITE INFORMATION

<b>Size:</b>	0.803 AC
<b>Access:</b>	Multiple points of ingress/egress
<b>Zoning:</b>	GC: General Commercial
<b>Frontage:</b>	~200' on Southwest Parkway East

## BUILDING INFORMATION

<b>Building Area:</b>	1,890 SF
<b>Year Built:</b>	1997 (Renovated in 2010)
<b>Foundation:</b>	Poured concrete slab
<b>Exterior Walls:</b>	Concrete blocks
<b>Roof Cover:</b>	Metal flat
<b>Work Bays:</b>	Two (2) drive thru bays
<b>Utilities:</b>	College Station Utilities (CSU)
<b>Parking:</b>	10 spaces or 5.29/1,000 SF





TAKE 5 OIL CHANGE  
NEARBY RETAIL MARKET



TRUFIT  
HARBOR FREIGHT TOOLS  
Stein Mart

ATM | TEXAS A&M UNIVERSITY

TARGET. DSW DESIGNER SHOE WAREHOUSE OLD NAVY  
OUTBACK STEAKHOUSE FREEBIRDS CHASE  
H HAVERTYS MARBLE SLAB CREAMERY JIMMY JOHN'S JJ

H-E-B MidSouth Bank  
SMOOTHIE KING MATTRESS ONE

HOBBY LOBBY ROSS DRESS FOR LESS  
PETCO Where the pets go. TWIN LIQUORS FINE WINE & SPIRITS  
SHOE CARNIVAL STARBUCKS



Texas Avenue



Southwest Parkway



# OPERATING DATA

## LEASE SUMMARY

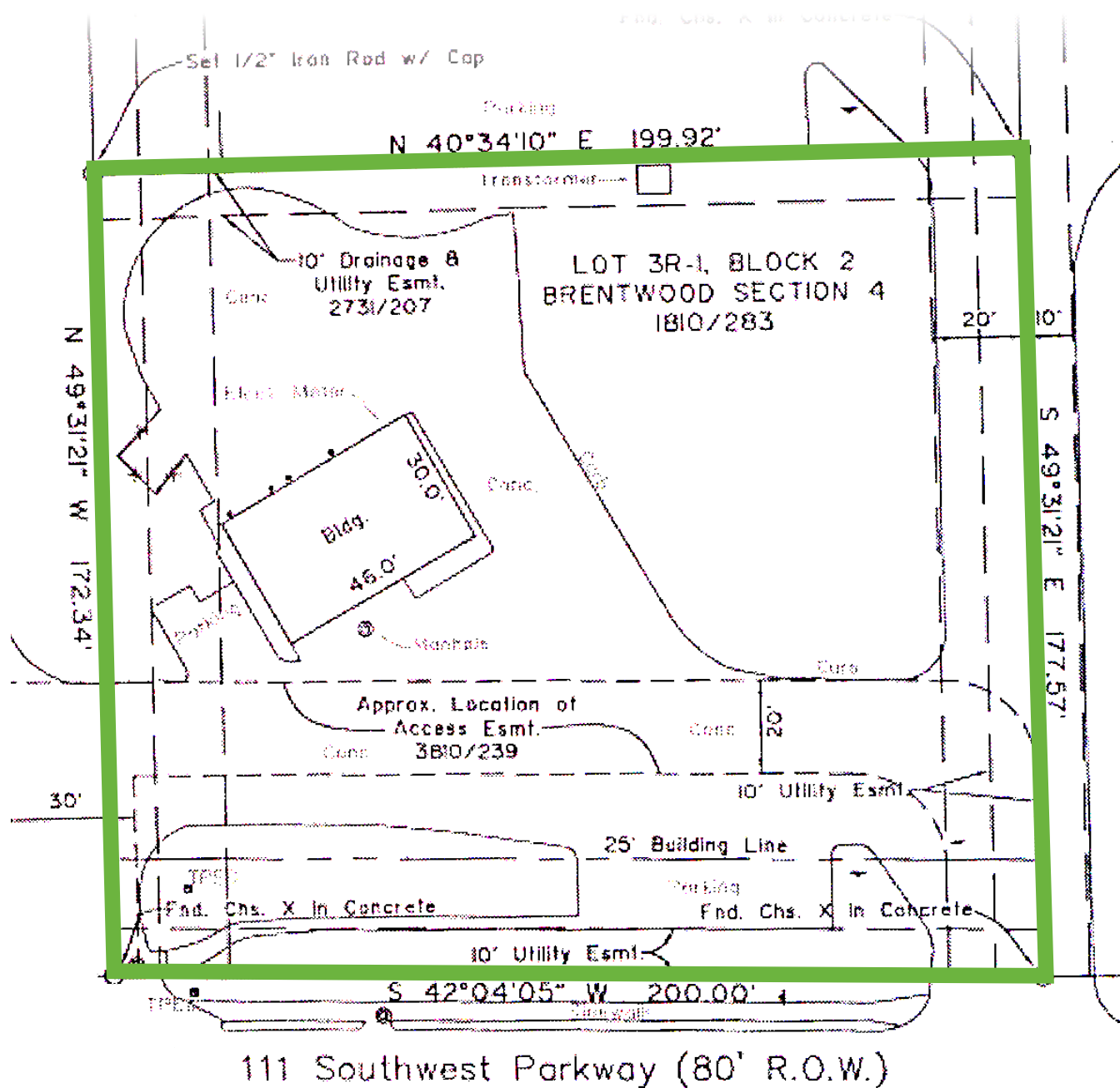
Tenant	Take 5 Oil Change
Lease Type:	NNN
Roof & Structure:	Tenant Responsibility
Remaining Lease Term:	10 Years
Lease Commencement Date:	July 1, 2020
Lease Expiration Date:	September 30, 2030
Options:	Four (4), five (5) year options

## ANNUALIZED OPERATING DATA

Years	Annual Rent	Annual Rent/SF	Cap Rate
7/1/2020 – 9/30/2030	\$69,000	\$36.50/SF	5.50%
10/1/2030 – 9/30/2035 (Option 1)	\$75,600	\$40.00/SF	6.03%
10/1/2035 – 9/30/2040 (Option 2)	\$80,400	\$42.54/SF	6.41%
10/1/2040 – 9/30/2045 (Option 3)	\$85,200	\$45.08/SF	6.79%
10/1/2045 – 9/30/2050 (Option 4)	\$90,000	\$47.62/SF	7.17%

## TENANT SUMMARY

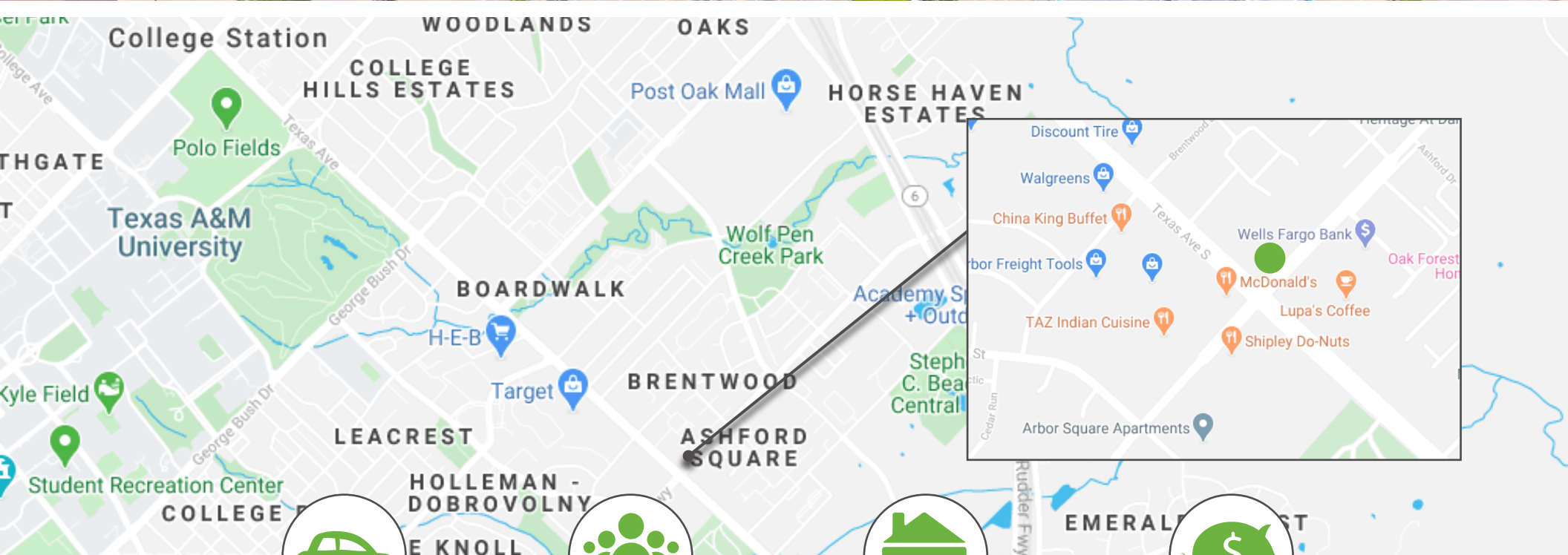
Tenant	Take 5 Properties SPU, LLC
Ownership	Private
Number of Locations	500+
Years in Business	34 years (Founded in 1984)
Headquarters Location	New Orleans, Louisiana
Website	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>



TAKE 5 OIL CHANGE  
**SITE PLAN**







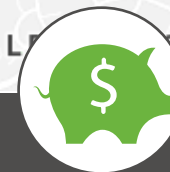
**31,000 VPD**  
Along  
TEXAS AVENUE



**152,000+**  
5-Mile Total  
POPULATION



**59,000+**  
5-Mile Total  
HOUSEHOLDS



**\$65,000**  
5-Mile Average  
HH INCOME



# COLLEGE STATION, TEXAS



Located in the center of the Texas Triangle that is Dallas-Fort Worth, Houston, and San Antonio, The Bryan / College Station area is a high growth area, offering access to unmatched resources. The area provides access to a highly educated workforce with a unique work ethic, a low cost of doing business environment, and a quality of life that makes the region one of the most livable metro areas in the United States.

The Bryan/College Station area provides excellent connectivity to anywhere in Texas and all parts of the world. The area is located within 100 miles of both Houston and Austin, and less than 200 miles from Dallas and San Antonio: State Highway 6 runs north & south through Bryan/College Station, connecting with U.S. Highway 290 in the south & Interstate-35 to the north & State Highway 21 connects east to Interstate-45 & west to Interstate-35.

Sources: Research Valley Partnership

#1 U.S. Median Household **INCOME GROWTH**  
WALLETHUB (2019)

#1 Best Small Places in Texas for **BUSINESS & CAREERS**  
FORBES (2019)

#1 Best City Primed for **ECONOMIC GROWTH**  
CARDRATES.COM (2018)

#2 Best Small Places in Texas for **COST OF BUSINESS**  
FORBES (2019)





# TEXAS A&M UNIVERSITY®

Texas A&M University opened its doors in 1876 as the state's first public institution of higher learning. The Texas A&M campus located in College Station, Texas serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies.

**69,367+**  
STUDENTS

**128**  
UNDERGRAD  
DEGREES

**300**  
GRADUATE  
DEGREES

**\$905M+**  
RESEARCH  
EXPENDITURES

**19**  
COLLEGES  
& SCHOOLS

Established in 1883, Blinn College is one of the largest community colleges in Texas and consistently has one of the highest transfer rates in the state, as well as transferring more students to Texas A&M than any other community college. Blinn College is the first county-owned community college campuses in the State of Texas, and has campuses located in Brenham, Bryan, Schulenburg, and Sealy.



**5**  
DISTINCT  
CAMPUSES

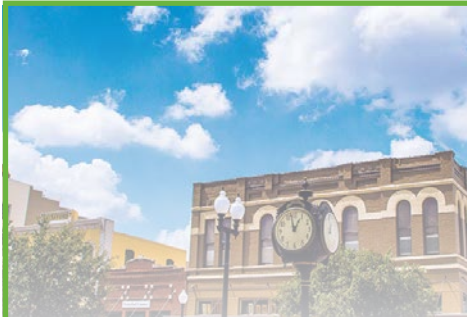
**1,800+**  
ACADEMIC  
HONORS  
EARNED

**42%**  
IN TUITION  
SAVED

**26:1**  
STUDENT TO  
FACULTY RATIO

**12,000+**  
STUDENTS





## HISTORIC DOWNTOWN BRYAN

Bryan began as a small-town stop along the state's expanding railway system. But almost from the beginning, Bryan was different: It quickly distinguished itself from the many other railway stops across the state by flourishing into a vibrant—and permanent—center of business and trade. Today, Downtown Bryan offers an array of music, food, shopping, and art that is the foundation for its title as one of Texas Cultural Arts Districts. The streets of Downtown Bryan are rich with a variety of detail - from antique shops to family-owned restaurants, to art galleries, and boutiques.

**10**

**BUILDINGS LISTED ON THE  
NATIONAL REGISTER OF  
HISTORIC PLACES**

**NAMED ONE OF THE  
"GREATEST PLACES IN TEXAS"  
-AMERICAN PLANNING ASSOCIATION**



## GEORGE BUSH PRESIDENTIAL LIBRARY

The George Bush Presidential Library and Museum at Texas A&M University is dedicated to preserving and making available the records and artifacts of George H.W. Bush, the 41st President of the United States. The library and museum's archives and collections contain 44 million pages of records, 2 million photographs, and over 122,000 artifacts. The library and museum promotes civic literacy and increased historical understanding of our national experience, and foster a community of public service and volunteerism.

**44M  
PAGES OF  
RECORDS**

**140,000  
VISITORS  
ANNUALLY**

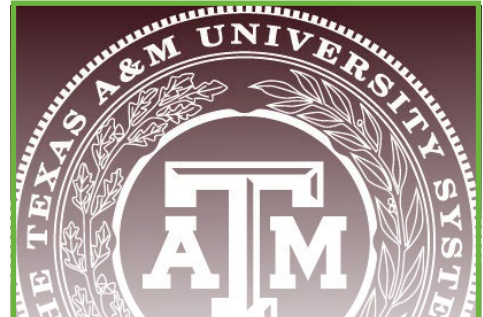


## HEALTH CARE SERVICES

Baylor Scott & White Medical Center - College Station is a nationally accredited Chest Pain Center and Level III Trauma Center. College Station Medical Center is a licensed Level III Trauma unit. The medical center is the only hospital in the Brazos Valley Region to receive national certification in joint replacement from the Joint Commission and is an accredited Chest Pain Center, a certified Primary Stroke Center, and the region's first accredited sleep center. CHI St. Joseph Regional Health Center is the only Level II Trauma Center in the region, and has a widely recognized surgery program.

**NATIONALLY  
ACCREDITED  
MEDICAL CENTERS**

**610+  
BEDS  
COMBINED**



## TEXAS A&M UNIVERSITY SYSTEM

The Texas A&M University serves as the founding member of the Texas A&M University System. Texas A&M University System includes the main campus in College Station, ten other universities, and seven state agencies. College Station, Texas serves as the headquarters for the following state agencies: Texas A&M AgriLife Research, Texas A&M Engineering Experiment Station, Texas A&M Forest Service, Texas A&M AgriLife Extension Service, Texas A&M Engineering Extension Service, Texas A&M Veterinary Medical Diagnostic Laboratory, and Texas A&M Transportation Institute.

**\$580M IN  
SCHOLARSHIPS  
& GRANTS**

**151,000+  
STUDENTS  
ENROLLED  
THROUGHOUT  
TEXAS**



# 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.

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Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



For More Information About This Property, Please Contact:

## CLINTON D. OLDHAM

Executive Vice President | Brokerage Services

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[www.OldhamGoodwin.com](http://www.OldhamGoodwin.com)   

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.