



1112 N Loop 336 EW | Conroe, TX

**OFFERING MEMORANDUM**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



## LISTED BY

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## TABLE OF CONTENTS

3

### EXECUTIVE OVERVIEW

4

### SURROUNDING TENANTS

6

### FINANCIAL OVERVIEW

8

### TENANT OVERVIEW

9

### AREA OVERVIEW

# EXECUTIVE OVERVIEW

- **Incredible Sales Performance** – This property performs at an incredibly high level – sales are up 16.4% YOY and performing over 40% above than the national average for Jiffy Lube System
- **Attractive Lease Structure w/ Huge Rent Increases** – There are 10% rent increases every 5 years to help hedge against inflation
- **Brand New Long-Term Lease** – Tenant will sign a brand-new 15-year lease at the close of escrow, providing an investor an extremely long-term, passive investment
- **Absolute NNN lease structure** – No landlord responsibilities makes this ideal for 1031 investors looking for a truly passive investment
- **Clean Phase I in Hand** – Seller has a recently completed clean Phase I Environmental Report for this property in hand.
- **Increased Cash Flow** – Auto service based assets may be eligible for an accelerated depreciation schedule of 15-years rather than the standard 39-years

\*\*\*Consult your tax or accounting professional to see how this will apply to you

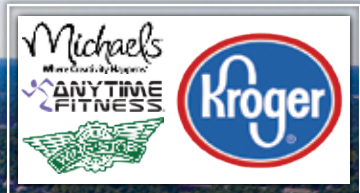
## LOCATION

- **Top Market In The United States** – The City of Conroe is one of the fastest growing cities in the country, and was actually named the fastest growing large town from 2015-2016 according to the Census Bureau.
- **Huge population growth** – There has been nearly a 50% population increase in the last decade.
- **Major Traffic Counts** – This property enjoys strong visibility along loop 336 (25,500 VPD), and is located within the dominant local trade area that benefits from proximity to I-45, which sees 98,100 VPD.
- **Phenomenal Retail Synergy Within 1/2 mile of this site is an all-star lineup of essential businesses** – Walmart Supercenter, Sam's Club, Kroger, H-E-B, Dollar Tree, Whataburger, and right next door there is a Walgreens.
- **The overall strength of this location has led to the long-term success over it's +30-year operating history**, and leads to the tenant's continued bullishness on this location into the future.

## TENANT

- **Essential Business Tenant** – As an essential business, the tenant has maintained robust sales figures throughout 2020 - which are on par with prior years.
- **Jiffy Lube is the largest and most well-known fast-lube company in North America with over 2,200 locations.**
- **Operated by Allied Lube Texas** – consistently recognized as a top-performing operator (2017 Jiffy Lube Franchisee of the Year)
- **One of the few retail tenants that offers both an e-commerce and recession resilient investment**





± 98,100 VPD



CARTWRIGHT RD  
± 25,500 VPD







N. FRAZIER RD  
± 16,100 VPD



CARTWRIGHT RD  
± 25,500 VPD







**\$2,327,586**

LIST PRICE



**\$135,000**

NOI



**5.80%**

CAP RATE

## BUILDING INFO

Address	1112 N Loop 336 EW Conroe, TX 77301
Year Built	1988
GLA of Building	±1,462 SF



## TENANT SUMMARY

Tenant Trade Name	Jiffy Lube
Type of Ownership	Fee Simple
Lease Guarantor	Allied Lube Texas
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement	Close of Escrow
Rent Commencement	Close of Escrow
Lease Expiration Date	10/31/35
Term Remaining	±15 Years
Increases	10% Every 5 Years
Options	Four (4) Five (5) Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Current	\$11,250.00	\$135,000.00	5.80%
Years 6-10	\$12,375.00	\$148,500.00	6.38%
Years 11-15	\$13,612.50	\$163,350.00	7.02%
Option 1	\$14,973.75	\$179,685.00	7.72%
Option 2	\$16,471.13	\$197,653.50	8.49%
Option 3	\$18,118.24	\$217,418.85	9.34%
Option 4	\$19,930.06	\$239,160.74	10.28%

## DEBT QUOTE

Please contact a Barrington Capital agent for financing options:



Kevin Puder  
kevin.puder@barringtoncapcorp.com





**±2,200**  
NO. OF LOCATIONS



**Houston, TX**  
HEADQUARTERS



**1971**  
YEAR FOUNDED

## TENANT OVERVIEW

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,200 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations, it also performs inspections and emissions testing, repairs windshields and rotates tires. Serving about 24 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH. Heartland Automotive Services, Inc. is a franchisee company that operates over 530 Jiffy Lube locations in the United States. Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician training program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider. With a focus on reuse, Jiffy Lube makes a point to collect more used oil than any of its competitors in North America. The oil is then refined and used for making concrete, generating electricity, and heating asphalt to pave roads.





# CONROE, TX

Conroe is bordered by 22,000-acre Lake Conroe, Sam Houston National Forest, and W. Goodrich Jones State Forest making for a veritable Utopia for the outdoor lover in us all. For just being an hour outside of Houston, Conroe is a great escape to the outdoors. Lake Conroe, northwest of downtown Conroe, is the source of several water-based activities such as boating and fishing. The most common fish in the lake are Largemouth bass, bluegill, channel catfish, white bass, and hybrid striped bass. Montgomery County War Memorial Park, in downtown Conroe next to the Montgomery County tax office, is a memorial to the 166 soldiers from Montgomery County who have been killed in active duty. The park's dedication ceremony was in 1976 and featured a speech by then president Gerald Ford. Downtown Conroe's Central Business District hosts multiple arts venues. The oldest is the Crichton Theatre, which opened on November 26, 1935. The Central Business District has outdoor performance venues at Conroe Founder's Plaza and Heritage Place, which host multiple festivals throughout the year. The Conroe Cajun Catfish Festival, an annual event first held in 1990, features live music performances, arts and crafts vendors, and a carnival in addition to catfish and other Cajun food. In 2017, the festival prepared for a three-day attendance of 25,000-30,000 people.



## POPULATION

	1-MILE	3-MILE	5-MILE
2025 Projection	9,903	54,089	85,084
2020 Estimate	9,144	50,256	78,569
2010 Census	7,444	39,171	59,422
Growth 2020-2025	8.30%	7.63%	8.29%



## HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2025 Projection	4,334	19,674	31,132
2020 Estimate	3,980	18,064	28,441
2010 Census	3,188	13,398	20,599
Growth 2020-2025	8.89%	8.91%	9.46%



## HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
Average HH Income	\$63,121	\$77,585	\$82,783



# HOUSTON, TX

Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts. Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities because the city's land use regulations and legal covenants have played a similar role. Houston has the fifth-tallest skyline in North America (after New York City, Chicago, Toronto and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid summer heat and rain while walking between buildings. Centered on Post Oak Boulevard and Westheimer Road, the Uptown District boomed during the 1970s and early 1980s when a collection of midrise office buildings, hotels, and retail developments appeared along Interstate 610 West. Uptown became one of the most prominent instances of an edge city. Located in the American South, Houston is a diverse city with a large and growing international community. Houston is highly regarded for its diverse food and restaurant culture. Several major publications have consistently named Houston as one of "America's Best Food Cities".

## A LOOK AT TEXAS THROUGH NUMBERS



#1 ECONOMIC CLIMATE  
#2 BEST STATE FOR BUSINESS



\$1,587 BILLION  
GROSS STATE PRODUCT



TOP 10 HOT  
HOUSING MARKET 2019



+ 30 M RESIDENTS  
FROM 2010-2050  
750,000 NEW RESIDENTS EVERY YEAR

## A LOOK AT HTX THROUGH NUMBERS



2.8X JOB GROWTH  
OVER 2019 AVG



12TH LARGEST MSA  
IN THE USA



RANKED #3 IN NUMBER OF  
JOBS ADDED & RATE OF  
JOB GROWTH



# BUSINESS CLIMATE

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix.

## Top 10 employers include:



## HOUSTON AS A GLOBAL CITY

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. From the Port of Houston to the Houston Airport System, the city has an impressive array of logistical and distribution channels capable of meeting the demands of today's fast-paced market. Added to the region's central geographic location, Houston has easy access to the global marketplace, making it an ideal place for businesses looking to engage in international business.



- » More than 3,440 area firms, foreign government offices, and nonprofit organizations are involved in international business.
- » Approximately 1,700 Houston firms report foreign ownership and more than 150 Houston-based companies operate subsidiary locations around the world. These firms account for over 3,000 offices in more than 110 countries.
- » International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area.
- » Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.
- » Bush Intercontinental Airport offers non-stop service to more than 70 international destinations.
- » Hobby Airport completed construction on an International Terminal in 2015 and began service to Mexico and Latin America through Southwest Airlines. It now serves more than 55 destinations.



# HOUSTON SPORTS

Houston is a major-league sports town where fans can cheer for a variety of professional, semi-pro, and collegiate teams year-round. Get into the action with the 2017 World Series Champion Houston Astros at Minute Maid Park or score a touchdown with the Texans at NRG Stadium, the world's first retractable-roof NFL stadium. Grab courtside seats to see the two-time world-champion Houston Rockets at Toyota Center. BBVA Stadium, home of the Dynamo and the Dash, hosts numerous soccer matches throughout the year. Other annual professional sporting events include the Houston Open and the Houston Livestock Show & Rodeo—the world's largest.



**Houston Astros** - Major League Baseball / American League West division / Minute Maid Park



**Houston Dash** - National Women's Soccer / BBVA Compass Stadium



**Houston Dynamo** - Major League Soccer Western Conference / BBVA Compass Stadium



**Houston Rockets** - National Basketball Association Western Conference Southwest Division / Toyota Center



**Houston Texans** - National Football League / American Football Conference South division / NRG Stadium

## DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intent to prove with the Houston Culinary Tours.



# THE GALLERIA

As the largest mall in Texas and the ninth-largest in the country, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With 35 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice skating rink, the mall holds over 400 stores and is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue and Macy's.

# DOWNTOWN AQUARIUM

Houston's Downtown Aquarium is a public aquarium and restaurant located that was developed from two Houston landmarks: Fire Station No. 1 and the Central Waterworks Building. It houses over 200 species of aquatic animals in 500,000 gallons of aquariums. The complex includes two restaurants, a bar, and banquet facilities.

# SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts and hardware including the Apollo 17 command module, the Saturn V, and more.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at Address ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





# jiffylube<sup>SM</sup>

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REAL ESTATE INVESTMENT SERVICES





## 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.

Kyle Matthews/Matthews Retail Group Inc.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date