



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# VALVOLINE

## ABSOLUTE NNN GROUND LEASE

US 77 AND MARKETPLACE BLVD WAXAHACHIE, TX

# PRESENTED BY:

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# INVESTMENT OVERVIEW



The Kase Group is pleased to present the opportunity to acquire Valvoline in Waxahachie, Texas. The property is located off Highway 77 along the city's main retail corridor, less than 1.5 miles from the crossroads of Interstate 35E and US Highway 287. The site sits ideally positioned to Waxahachie Marketplace, a ± 176,000 SF power center anchored by a best-in-class lineup of national tenants, who comprise 95% of the GLA. Area retailers include: Academy, TJ Maxx, Ulta, Raising Cane's, Arby's, Five Below, McAlister's Deli, Lowe's, Home Depot, Target and many more.

Currently under construction, this 15-year ground lease features 10% rental increases in every 5 years and is corporately guaranteed by Valvoline. The Valvoline site offers excellent access with the ability to stack numerous cars, and easy ingress and egress. The site is just off US 77, which sees daily traffic counts of over 26,000 cars. The lease is an absolute NNN ground lease featuring zero landlord maintenance or expense responsibilities.

## INVESTMENT HIGHLIGHTS

NEW 15 YEAR ABSOLUTE GROUND LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATELY GUARANTEED

BRAND NEW CONSTRUCTION

HEAVILY TRAFFICKED LOCATION - 26,000 VPD

INCOME TAX FREE STATE

## OFFERING SPECIFICATIONS

PRICE \$1,894,736

CAP RATE 4.75%

NET OPERATING INCOME \$90,000

SQUARE FOOTAGE 2,100

YEAR BUILT 2021

# FINANCIAL SUMMARY

## VALVOLINE • ABSOLUTE NNN GROUND LEASE

US 77 AND MARKETPLACE BLVD WAXAHACHIE, TX

**\$1,894,736 • 4.75% CAP**

### SUMMARY

<b>TENANT NAME</b>	VALVOLINE
<b>SQUARE FOOTAGE</b>	2,100
<b>LEASE STARTS</b>	4/1/2021
<b>TERM ENDS</b>	3/31/2036
<b>ANNUAL RENT</b>	\$90,000
<b>OPTIONS</b>	Three , Five-Year
<b>INCREASES</b>	10% every 5 years

### RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT
<b>YEARS 1-5</b>	\$7,500	\$90,000
<b>YEARS 6-10</b>	\$8,250	\$99,000
<b>YEARS 11-15</b>	\$9,075	\$108,900
<b>OPTION 1</b>	\$9,983	\$119,790
<b>OPTION 2</b>	\$10,981	\$131,769
<b>OPTION 3</b>	\$12,079	\$144,946
<b>OPTION 4</b>	\$13,287	\$159,440

# TENANT OVERVIEW

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## VALVOLINE

Valvoline Instant Oil Change is the 2nd largest quick-lube chain in the U.S. and the 3rd largest quick-lube chain in Canada. The brand is popular for its drive-thru oil changes which is complete in 15 minutes. Each location features Valvoline oils and products, and provides a variety of maintenance services including oil changes, antifreeze changes, smog checks, and other car repair services.

Founded in 1986, the company's 1,170 locations serve over 9 million customers annually. Valvoline Instant Oil Change is a division of Valvoline Inc., one of the leading worldwide marketers and suppliers of automotive lubricants and supplies. The company sells its products in over 140 counties making it the 3rd highest selling car motor oil by volume in the DIY market.



**PUBLICLY TRADED**  
NYSE: VVV



**1,400+** LOCATIONS



**6,100+** EMPLOYEES

# LOCATION AERIAL



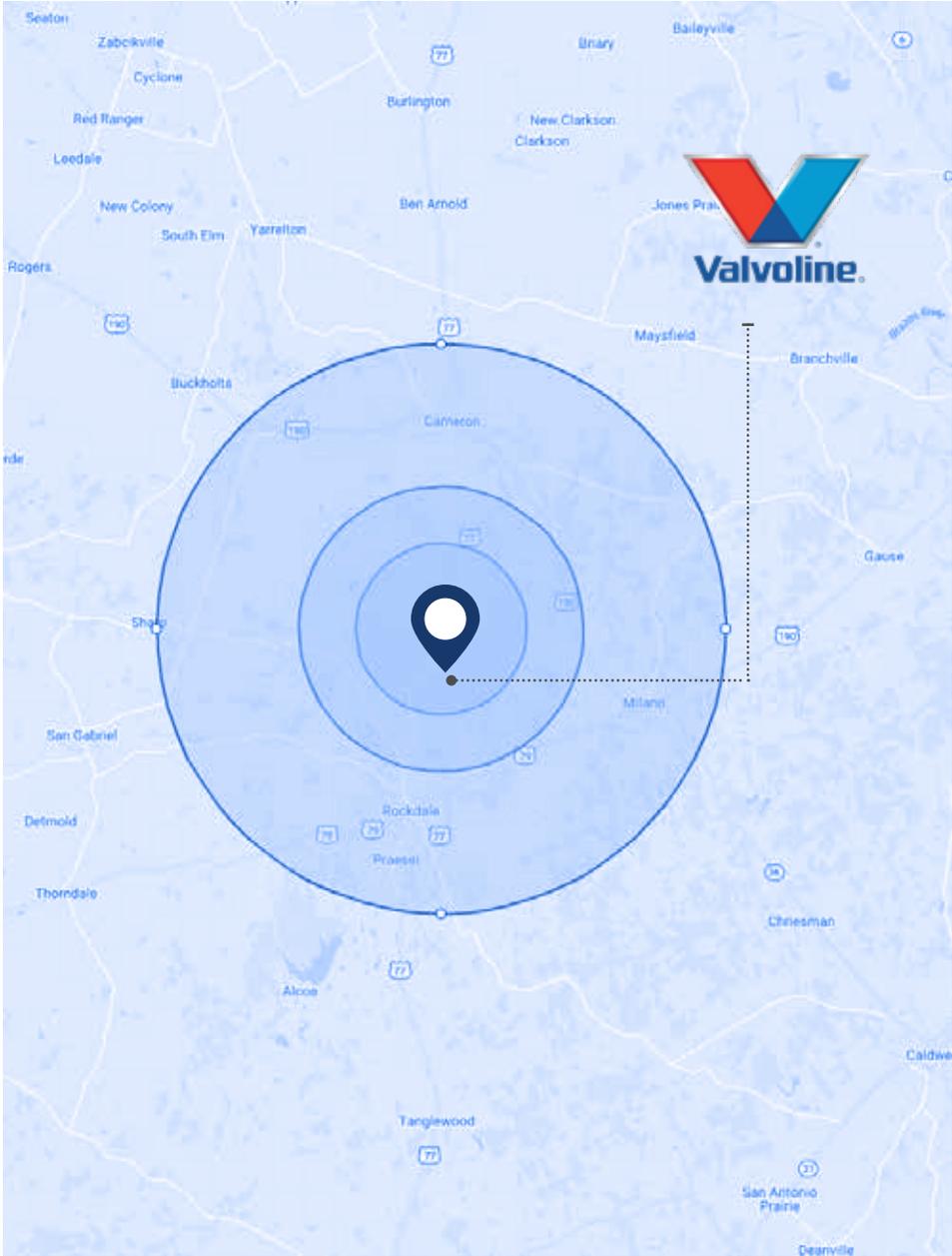
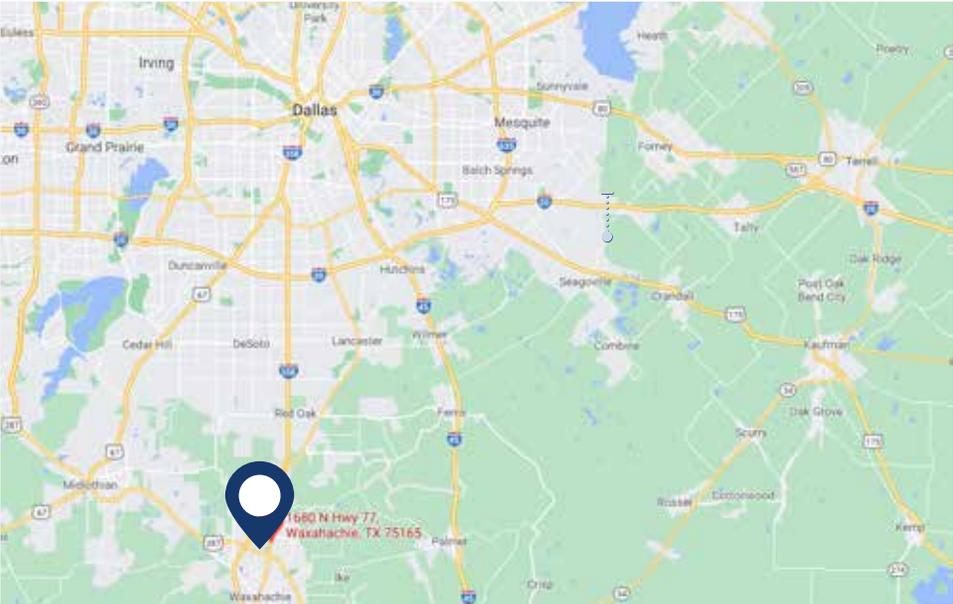
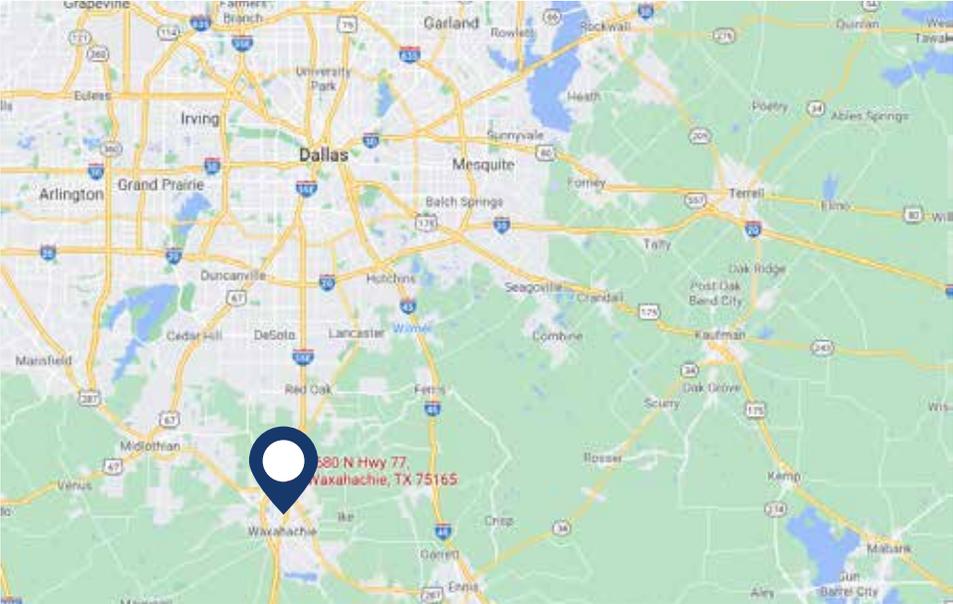
# LOCATION AERIAL



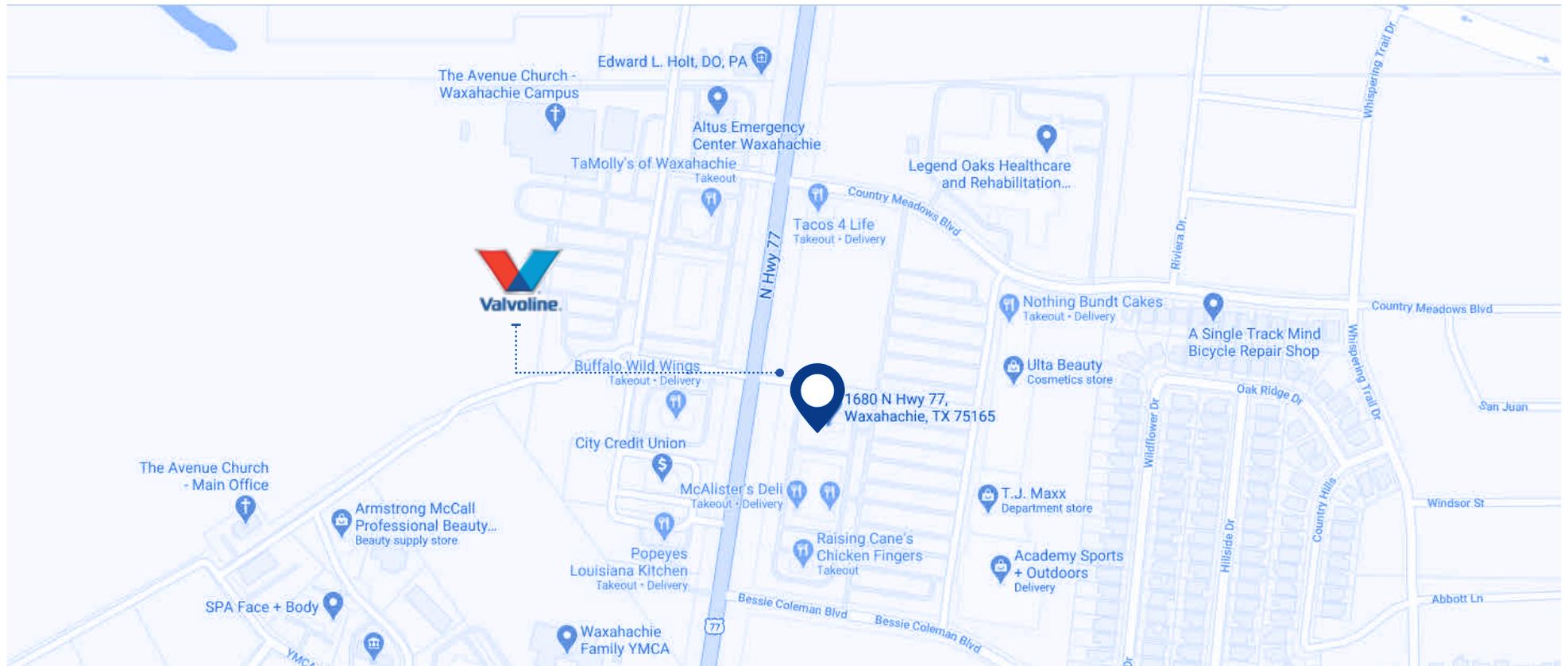
# LOCATION AERIAL



# REGIONAL OVERVIEW



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,774	32,293	48,032
<b>TOTAL HOUSEHOLDS</b>	1,487	11,524	16,621
<b>AVERAGE HOUSEHOLD INCOME</b>	\$78,436	\$90,967	\$91,109
<b>AVERAGE AGE</b>	32.4	34.9	35.2

# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,774	32,293	48,032
<b>TOTAL HOUSEHOLDS</b>	1,487	11,524	16,621
<b>PERSONS PER HOUSEHOLD</b>	2.5	2.7	2.8
<b>AVERAGE HOUSEHOLD INCOME</b>	\$78,436	\$90,967	\$91,109
<b>AVERAGE HOUSE VALUE</b>	\$168,604	\$201,861	\$210,308
<b>AVERAGE AGE</b>	32.4	34.9	35.2
<b>WHITE</b>	3,154	27,600	39,752
<b>BLACK</b>	460	3,458	6,509
<b>AMERICAN INDIAN/ALASKAN NATIVE</b>	30	251	354
<b>ASIAN</b>	45	275	364
<b>HAWAIIAN &amp; PACIFIC ISLANDER</b>	7	54	81
<b>TWO OR MORE RACES</b>	78	656	971
<b>HISPANIC ORIGIN</b>	992	7,947	12,373

## WAXAHACHIE, TEXAS

Waxahachie, Texas is located just beyond the southern suburbs of Dallas and is part of the Dallas–Fort Worth metroplex. The population was 29,621 at the 2010 census, with an estimated population of 37,988 in 2019. Interstate 35E is a major north-south freeway serving as a bypass around the west side of Waxahachie. The freeway connects with Red Oak, Desoto/Lancaster, and Dallas to the north; Italy, Hillsboro, and Waco to the south.

Employment opportunities in the city are highly oriented toward industry. Owens Corning, Georgia-Pacific, International Paper, James Hardie Industries, Berry Global, Americase, Cardinal Glass, Magnablend, and Dart Container are located within a few miles of each other. Non-industrial employers include Baylor Scott & White Health, Waxahachie Independent School District, Walgreen Distribution Center, Wal-Mart, HEB Grocery, Navarro College, and Southwestern Assemblies of God University.



**WAXAHACHIE, TX**



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