



SERVICE KING

1215 U.S. 80 FRONTAGE ROAD
MESQUITE, TX 75150

OFFERING MEMORANDUM

Marcus & Millichap
ISAAC | BAILEY



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MESQUITE, TX 75150

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INVESTMENT HIGHLIGHTS

CORPORATELY GUARANTEED DOUBLE-NET LEASE WITH 18.50 YEARS REMAINING

Service King occupies the subject property on a double-net lease with 18.5 years remaining which includes two (2) 5-year options and 5% increases every 5 years. The Lease is set to expire on 4/30/2040.

PROVEN COMMITMENT TO SITE WITH NEW 15-YEAR EXTENSION TO LEASE

In October of 2021, Service King executed a 2nd amendment to the lease that extends the lease until 4/30/2040. The extension proves Service King's commitment to the location.

FORWARD THINKING OPERATOR

Service King is the first collision repair operator to introduce a completely digital experience. As part of their "Building for Tomorrow" campaign, they introduced a digital scheduling, insurance handling, and rental car replacement service to their customers. The new platform allows for a seamless collision repair experience.

EXCELLENT VISIBILITY ALONG HIGHWAY 80 (74,402 VPD)

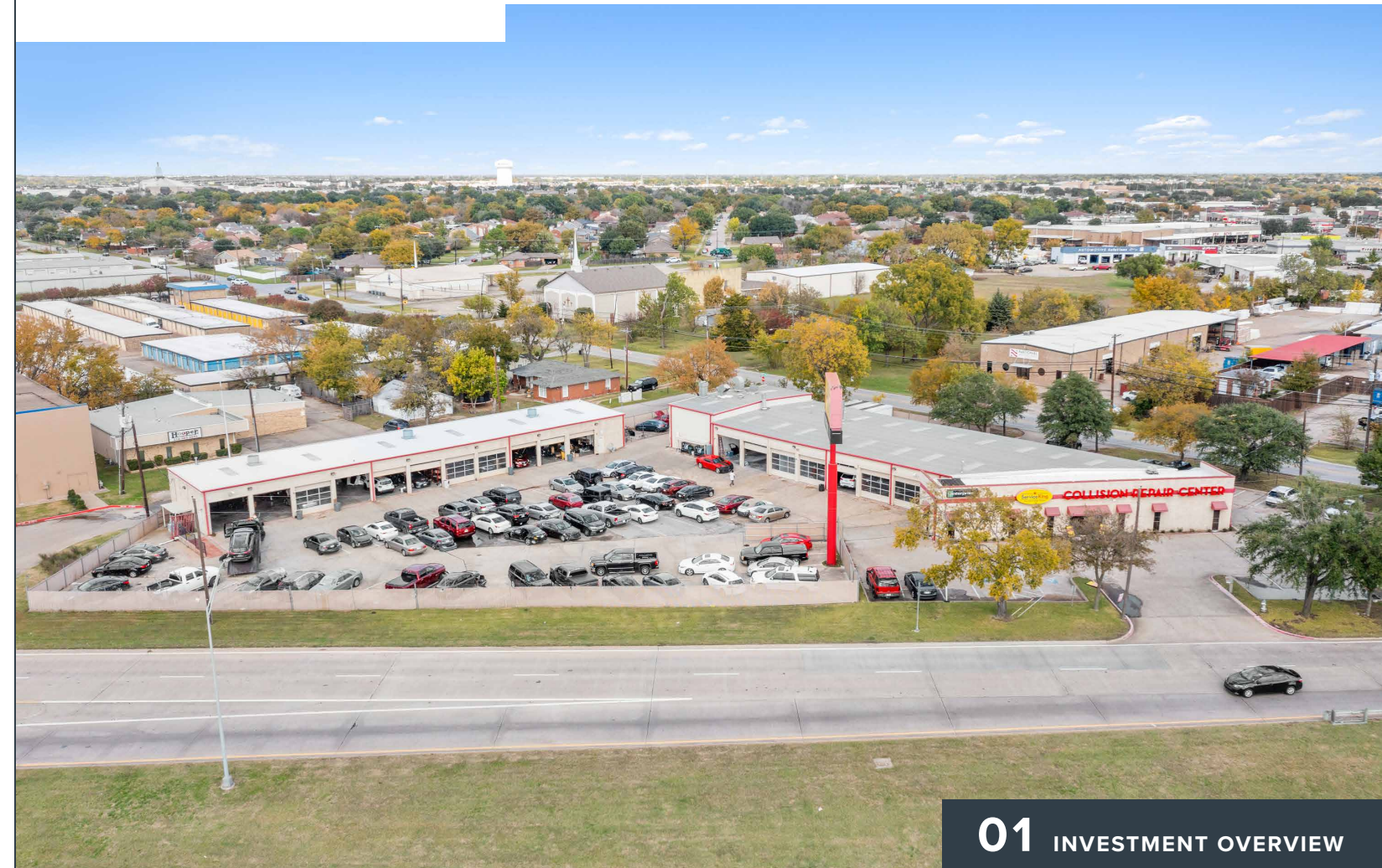
The subject property features direct access to the heavily trafficked Highway 80 which is a major thoroughfare of the Dallas-Fort Worth Metropolitan Area. The property is also under a mile away from Interstate 635 (194,430 VPD).

CORE SERVICE KING LOCATION WITH GOLD CLASS CERTIFICATION FROM I-CAR

The subject property is an elite Service King location because of its Gold Class Certification, just 10% of all collision repair locations in the U.S. are Gold Class Certified.



PROPERTY PHOTOS



ASKING PRICE
\$3,840,000

CAP RATE
5.25%

PROPERTY OVERVIEW

Tenant	Service King
Address	1215 U.S. 80 Frontage Rd, Mesquite, TX
Building Size	14,597 SF
Lot Size	1.6 AC
Year Built/Renovated	1998/2008



LEASE OVERVIEW

Initial Lease Term*	27 Years
Rent Commencement Date	12/9/2013
Expiration Date	4/30/2040
Lease Term Remaining	18.45
Lease Execution Date	12/6/2013
Lease Type	Double-Net (NN)
Roof & Structure	Landlord
Rent Increases	5% Every 5 Years
Options	Two (2) 5-Year Options
Lease Guarantor	Service King Corporate

*Term was ammended to 27 years from the original 10 year lease in October of 2021

RENT SCHEDULE

TERM	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
(Current) 8/1/2020 - 4/30/2025	\$16,800	\$201,600	N/A
5/1/2025 - 4/30/2030	\$17,640	\$211,680	5.00%
5/1/2030 - 4/30/2035	\$18,522	\$222,264	5.00%
5/1/2035 - 4/30/2040	\$19,448	\$233,376	5.00%
(Option 1) 5/1/2040 - 4/30/2045	\$20,420	\$245,040	5.00%
(Option 2) 5/1/2045 - 4/30/2050	\$21,441	\$257,292	5.00%



DALLAS

80
83,588
VPD

ServiceKing
COLLISION







Founded in 1976 in Dallas, TX, Service King is a collision repair center that is a part of the “Big 4” Collision repair companies. Today, Service King currently has 335 locations in 24 states, up from 275 locations in 2015. Service King celebrated their 45th year of operating in 2021 by announcing a new campaign for their new vision of “Building for Tomorrow” which focuses on digitalizing the collision repair experience. In January of 2021, Service King launched a 24/7 online self-scheduling service which streamlines the entire process of collision repair for Service King customers. The service expedites the process of scheduling an appointment, acquiring a rental car, and communicating with insurance companies. Another piece of their 45th anniversary included a \$45,000 donation to the Collision Repair Education Foundation, a non-profit that aids the next generation of auto body employees with pre-employment education and training. Majority owned by two private equity companies, The Carlyle Group and Blackstone, Service King will look to continue their expansion and innovation for years to come.



DALLAS COLLEGE EASTFIELD CAMPUS
12,919+ STUDENTS

INTERSTATE 30
94,092 VPD

TOWN EAST MALL
★macy's JCPenney
Dillard's DICK'S SPORTING GOODS

N Town East Blvd
48,305 VPD

80
83,588 VPD

INTERSTATE 65
167,059 VPD

Sr. Jalapeño
FAMILY DOLLAR
TACO SANATICO

RANGE ELEMENTARY SCHOOL

THE HOME DEPOT
McDonald's BED BATH & BEYOND DSW
AT&T FARMVILLES FedEx
Doritos Ford BEST BUY

THE MARKETPLACE AT TOWN CENTRE
five BELOW PET SMART ROSS
OLD NAVY Baby's R Us Edible Arrangements
KOHLS Applebees TWIN PEAKS

PARK RIDGE APARTMENTS
97 UNITS

SPANISH LAGOS APARTMENTS
288 UNITS

PARC EAST APARTMENTS
209 UNITS

THE BARONS APARTMENTS
508 UNITS

PRESCOTT PLACE APARTMENTS
128 UNITS

FALLTREE APARTMENTS
128 UNITS

ServiceKing COLLISION

WILKINSON MIDDLE SCHOOL

AMC THEATRES

Wendy's Chevron
Cheddar's ON THE BORDER
Del Rio TEXAS ROADHOUSE

Walmart+ IHOP
SONIC BUENO Valero

LEGACY PREPATORY CHARTER ACADEMY

GALLOWAY ELEMENTARY

POTEET HIGH SCHOOL

JC AUSTIN ELEMENTARY

O'Reilly AUTO PARTS

Vista Crossing Shopping Center
HOBBY LOBBY ExogenMobil
DOLLAR GENERAL HUNGER KINGS Jack in the Box
TACO BELL cricket KFC 7 ELEVEN

MISSION RANCH APARTMENTS
295 UNITS

CHIPOTLE MEXICAN GRILL

STARBUCKS COFFEE

SONIC

WALMART SUPERCENTER
Arby's MURPHY USA
MCDONALD'S FIRST CONVENIENCE BANK

LA QUINTA INNS & SUITES
Tractor SUPPLY CO.
TACO CABANA
7 ELEVEN Wendy's SHELL

PINE OAK APARTMENTS
240 UNITS

HEATHER CREEK APARTMENTS
200 UNITS

MESQUITE GARDEN APARTMENTS
352 UNITS

TEXACO
SMALL CAKES TIGER BRAND
QuikStop

TISINGER ELEMENTARY

HILLCREST APARTMENTS
352 UNITS

Kroger
GameStop TACO A CASA
AutoZone

WALGREENS

UNITED STATES POSTAL SERVICE
Quality Furniture CVS pharmacy Dollar Tree
metro O'Reilly AUTO PARTS

FUEL CITY
☆☆☆☆☆
ExxonMobil
SUBWAY

MESQUITE

Mesquite is a city in north central Texas located only 12 miles east of Dallas. Situated on U.S. Route 80 near the junction of Interstate Highways I-30 and I-635, Mesquite is bordered by the cities of Garland (to the north) and Balch Springs (to the south). Home of the Mesquite Championship Rodeo, the city is generally known as the “Rodeo Capital of Texas.”

First established by the Texas and Pacific Railway in 1873, Mesquite was named after nearby Mesquite Creek. Incorporated in 1887, the city grew very slowly with cotton as one of its primary industries. Between 1950 and 1970, the city’s population exploded, growing from less than 2,000 to upwards of 50,000 residents. This surge was largely attributable to the growth of neighboring Dallas. In the 1980s, the Mesquite Historical Commission was formed as part of an initiative to help preserve the city’s culture and heritage. The commission, now known as Historic Mesquite, Inc., is still active and working on several projects, including plans for a historical park.

<https://www.citytowninfo.com/places/texas/mesquite>

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 PROJECTION	19,764	101,202	308,902
2021 ESTIMATE	19,274	98,827	301,976
GROWTH 2021 – 2026	2.54%	2.40%	2.29%
DAYTIME POPULATION	17,618	112,510	266,265
2021 AVERAGE HH INCOME	\$63,950	\$74,541	\$70,371

SELECT NEIGHBORING AMENITIES, RETAILERS, & MORE

DALLAS, TEXAS



MESQUITE ARENA

DALLAS COLLEGE - EASTFIELD



MESQUITE PARKS & RECREATION

AUSTIN, TX - 200 MILES



CONFIDENTIALITY AGREEMENT

Marcus & Millichap

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All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. 2021.

SOURCES
Mesquite Arena - <https://artandseek.org/calendar/event/101155/mesquite-outlaws-futbol-fan-fiesta>
Dallas College Eastfield - <https://www.dallasnews.com/news/education/2020/10/01/dallas-college-receives-millions-to-help-latino-students-earn-degrees-gain-job-training/>
Mesquite Parks & Recreation - <https://www.visitmesquitetx.com/business/mesquite-parks--recreation-centers>
Austin, TX - <https://www.kxan.com/weather/weather-blog/sunniest-cities-in-america-austin-ranks-better-than-most/>



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