



\*NOT ACTUAL SIGNAGE



# CALIBER COLLISION

NEW BRAUNFELS, TX

OFFERING MEMORANDUM



LISTED BY

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REAL ESTATE INVESTMENT SERVICES



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# CALIBER COLLISION

1437 S STATE HWY 46 | NEW BRAUNFELS, TX 78130

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# EXECUTIVE OVERVIEW

## LOCATION HIGHLIGHTS

- **Top Location – Fastest Growing City in Texas & 3rd Fastest Growing City in the Entire USA with Phenomenal Traffic Counts – New Braunfels, Texas, in the thriving corridor between San Antonio and Austin– one of the most attractive markets in the entire country.**
- **Huge Traffic Counts** – Just off Hwy 35 with over 123,000 VPD and situated on Hwy 46 with over 34,000 VPD.
- **Incredibly Dense Population** – This property has more than 86,022 residents in the 5-mile radius and growing at 3rd fastest rate in the entire country.
- **Massive Population Growth** – This property has experienced an incredible **52.59% population growth in the 5-mile radius since 2010 and projected an additional 40.04% growth over next 5 years.**
- **Incredible Retail Synergy** – Nearby national tenants include: Walmart Supercenter, Kohls, Home Depot, Walgreens, McDonalds, Buffalo Wild Wings, Chipotle, Sonic Drive In, AT&T, Dollar Tree, Walgreens and more.
- **Surrounded By New Construction** – The property is perfectly situated across the street from one of the area's largest Multifamily and Single-family housing communities.

## ATTRACTIVE LEASE STRUCTURE WITH 3.4+ YEARS REMAINING ON TERM

- **Ideal Location** – Caliber Collision signed a long-term NN+ lease, with minimal management responsibilities. with two, 5-year extensions, all of which include a very attractive increase.
- **Attractive Lease Structure** – CPI Increases every 3 years (up to 6% increases) and continually in the option periods
- **Minimal Landlord Responsibility** – NN+ lease providing minimal landlord responsibilities (tenant responsible for taxes, insurance, CAM)
- **Ideal 1031 exchange opportunity**
- **Perfect for out of state and tax-free state investors**

## INVESTMENT GRADE TENANT - CORPORATE GUARANTEED LEASE BY CALIBER COLLISION CORPORATE (1,200+ LOCATIONS W/ ESTIMATED \$4B ANNUAL REVENUE)

- **Ideal 16,600 SF Prototype** for Caliber Collision situated on a massive lot – 1.75 total Acre parcels
- Caliber Collision has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Caliber Collision is the world's leader in Repair Centers. Restoring 850,000+ vehicles every day with 1,100 locations all around the country.
- Caliber Collision is one of the most sought-after investments due to being essential, recession resistant, and ecommerce proof



# CALIBER COLLISION

1441





# CALIBER COLLISION



**\$5,017,152**  
LIST PRICE



**\$301,029**  
NOI



**6.00%**  
CAP RATE

## BUILDING INFO

Address	1437 - 1441 S State Highway 46 New Braunfels, TX 78130
GLA	± 16,600 SF
Lot (Acres)	± 1.75 AC
Year Built	2005
APN	2G-0020-0000-35700-000
Lease Type	NN



## TENANT SUMMARY

## ANNUALIZED OPERATING DATA

		Lease Commence	Annual Rent
Type of Ownership	Fee Simple		
Lease Guarantor	Caliber Collision	Current - 2024	\$301,029
Roof and Structure Responsible	Tenant Responsible		
Original Lease Term (Years)	10	2024 - 2027*	\$319,091
Lease Commencement Date			
Rent Commencement Date	5/30/2015		
Lease Expiration Date	5/31/2025	Option 1*	\$338,236
Term Remaining on Lease	±3.41666666666667 Years		
Increases	CPI Increases Every 3 Years		
Options	Two Five- Year Options	Option 2*	\$358,530
Cap Rate	6.00%		

\*Initial Term expiration is 5/31/2025 & Increases Assume 6% CPI Increase Over 3 Year Period



## WESTPOINT VILLAGE SHOPPING CENTER



46  
TEXAS

± 34,000 VPD



## NEW BRAUNFELS TOWN CENTER AT CREEKSIDE



## NEW BRAUNFELS MARKETPLACE



DOLLAR GENERAL

## WALNUT SQUARE SHOPPING CENTER



INTERSTATE  
35

± 123,000 VPD



CVS pharmacy

46  
TEXAS

± 34,000 VPD



## NEW BRAUNFELS REGIONAL AIRPORT





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## TENANT OVERVIEW

Caliber Collision became the nation's largest collision repair company dating back to 1997. Caliber is committed to everything they do and they put their customers first. Caliber stands out by their culture and the people who cultivate it. Caliber is responsible for 285 vehicles gifted to veterans and their families. They have also worked towards 19 million meals being raised for local food banks. Giving back sits at the core of everything Caliber Collision does which is why they remain a Manufacturer-Approved Repair Specialist. Caliber Collision and Abra Auto Body Repair of America today announced a definitive merger agreement that brings together the companies' teams, brands and operations to better serve their customers and insurance clients with the "highest-quality repairs and a seamless customer experience." The merger brings together two complementary leaders in the \$47-billion-a-year collision repair industry and puts the combined company in a better position to make investments that benefit customers and teammates, which include enhanced technologies, high-level customer experience and expanded best operational practices.

**1,100+**

State of the Art Repair Centers

**#1**

Largest Collision Repair  
Company in the Nation

**850,000+**

Vehicles Restored  
Every Year



## NEW BRAUNFELS, TX

In the heart of the Texas Hill Country lies the beautiful community of New Braunfels. Communities like this are unique. 90,206 is visited by more than three million tourists each year and has grown by 102% since 2003.

The city's strategic location in Central Texas puts it at almost equal distances between the seventh largest city in the U.S. (San Antonio) and the State Capitol (Austin). This opportunistic placement, along with access to a strong education system, an affordable cost of living, a stable economic climate, and a plethora of recreational opportunities, has created an environment people are flocking to. Ranked as the second fastest growing county and 2nd fastest growing city in the nation, the New Braunfels area is experiencing unprecedented growth.

New Braunfels' astounding beauty and leisure opportunities, coupled with the hospitality of the locals, brings droves of tourists to the community every year.





# BRAUNFELS ECONOMY

Communities like New Braunfels are unique. 90,206 is visited by more than three million tourists each year and has grown by 102% since 2003. U.S. Census officials say New Braunfels grew a whopping 56% over the past decade. New Braunfels also added more than 32,000 residents. The city's strategic location in Central Texas puts it at almost equal distances between the seventh largest city in the U.S. (San Antonio) and the State Capitol (Austin). This opportunistic placement, along with access to a strong education system, an affordable cost of living, a stable economic climate, and a plethora of recreational opportunities, has created an environment people are flocking to. Ranked as the second fastest growing county and 2nd fastest growing city in the nation, the New Braunfels area is experiencing unprecedented growth.

New Braunfels' astounding beauty and leisure opportunities, coupled with the hospitality of the locals, brings droves of tourists to the community every year. New Braunfels also posted a 6.9 percent population increase last year, making it the 9th fastest-growing city in the U.S.





## AREA OVERVIEW

# SAN ANTONIO

## TEXAS

San Antonio officially the City of San Antonio, is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”.

San Antonio is the center of the San Antonio–New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,601,940, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west, and east make it likely that the metropolitan area will continue to expand. With a strong economy, A vast amount of tourist amenities, and multiple institutions of higher education, San Antonio is the place for everyone to thrive.



**3rd Largest**  
CITY IN TEXAS



**26M**  
TOURISTS EACH YEAR



**#4 Best**  
PLACES TO LIVE IN TEXAS



**\$134B**  
GROSS METRO  
PRODUCT



**Four Fortune 500**  
COMPANY CORPORATE  
HEADQUARTERS



**2.6M**  
MILLION PEOPLE

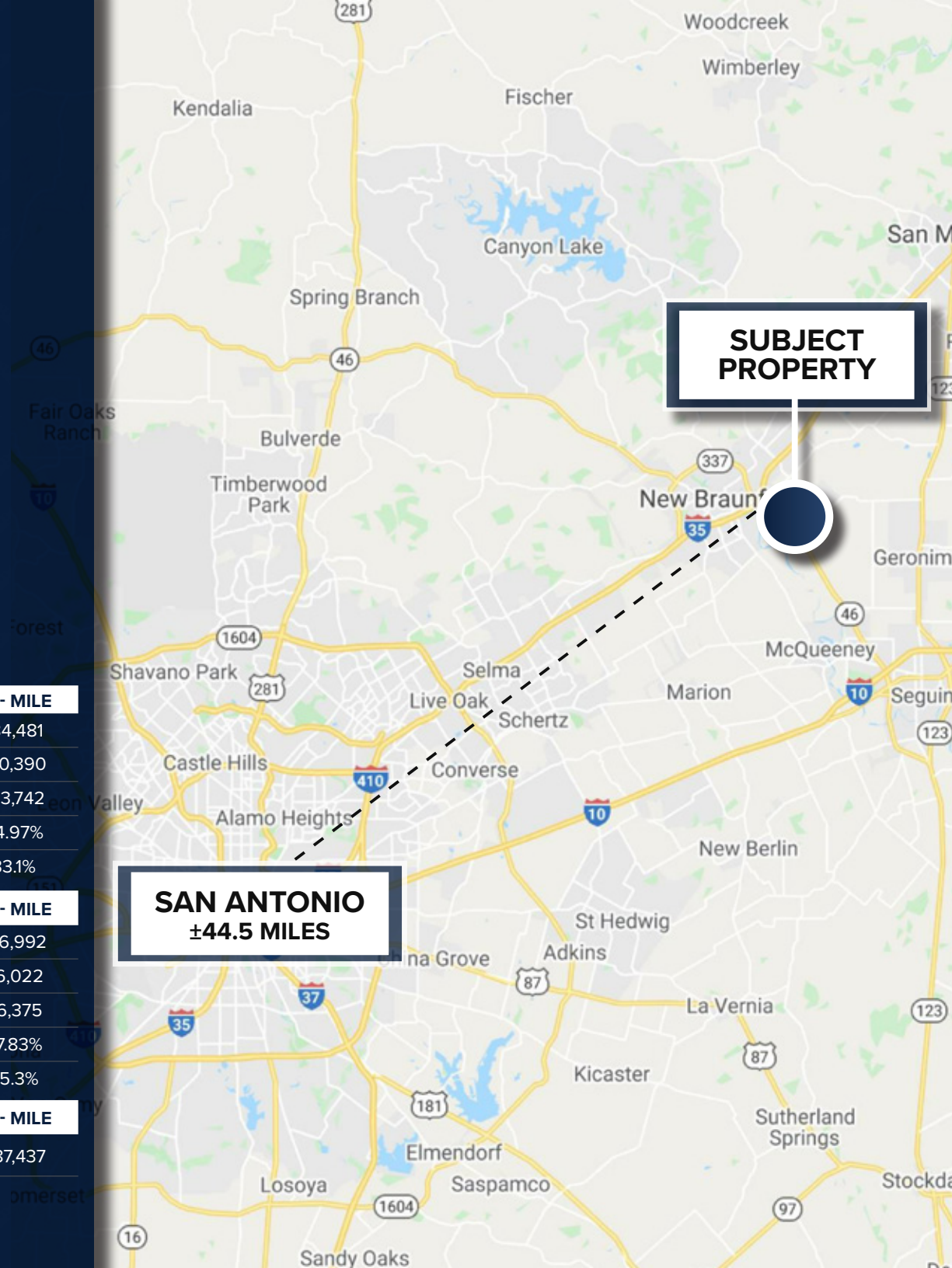






## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE	10 - MILE
2026 Projection	3,436	41,658	106,992	184,481
2021 Estimate	2,903	33,254	86,022	150,390
2010 Census	2,436	20,994	56,375	103,742
Annual Growth 2010-2021	19.17%	58.4%	52.59%	44.97%
Annual Growth 2021-2026	78.76 %	51%	40.04%	33.1%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE	10 - MILE
2026 Projection	1,165	13,836	37,093	106,992
2021 Estimate	988	11,722	31,947	86,022
2010 Census	801	7,205	175,931	56,375
Annual Growth 2010-2021	23.23%	62.71%	55.77%	47.83%
Annual Growth 2021-2026	70.83%	47.74%	40.21%	35.3%
INCOME	1 - MILE	3 - MILE	5 - MILE	10 - MILE
Avg HH Income	\$97,175	\$84,174	\$82,818	\$87,437







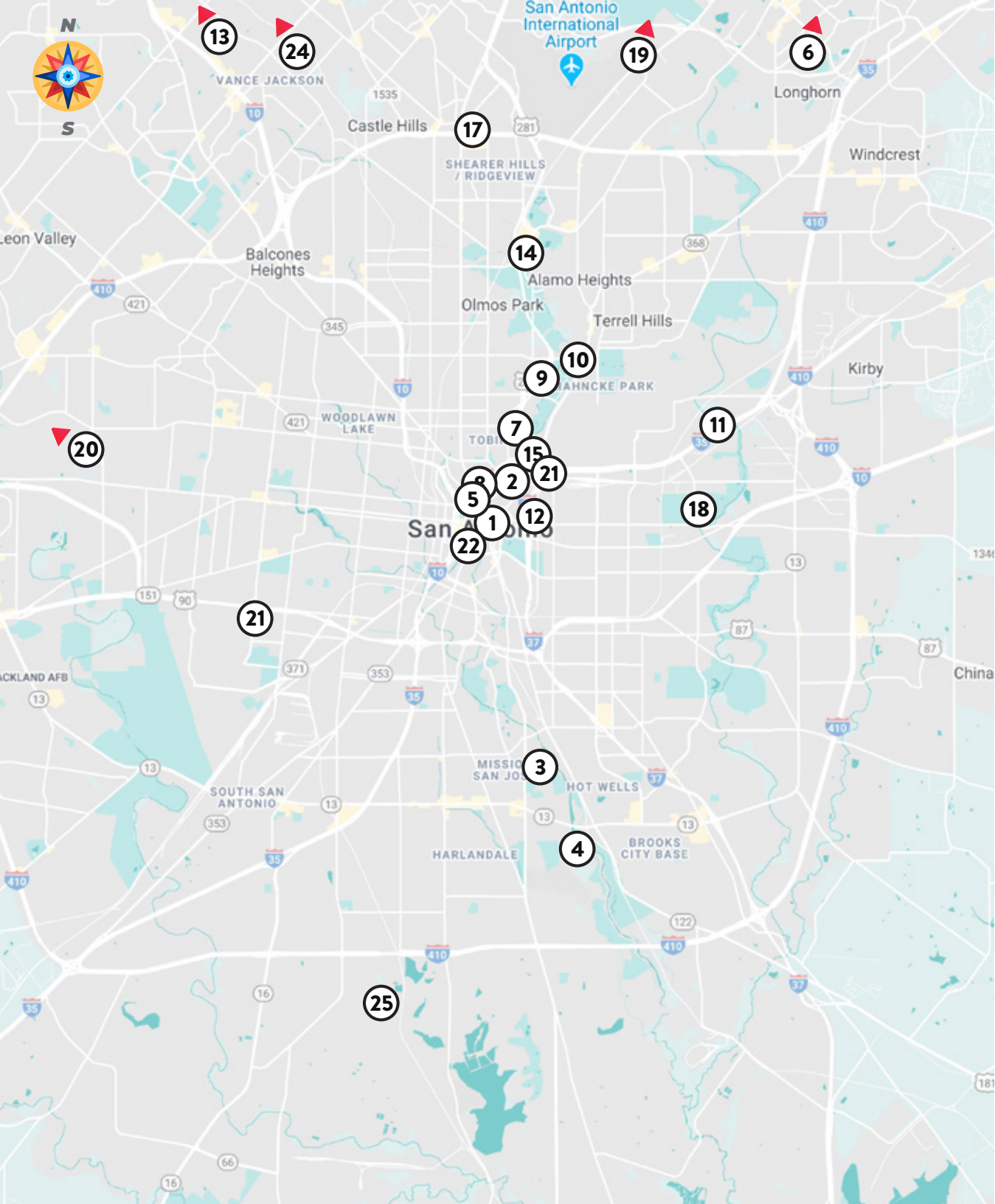
## SAN ANTONIO CULTURE

San Antonio is a popular tourist destination. The Alamo Mission in San Antonio (“The Alamo”), located in Downtown, is Texas’ top tourist attraction. Because of the mission, San Antonio is often called “Alamo City”. The River Walk, which meanders through the Downtown area, is the city’s second-most-visited attraction, giving it the additional nickname of “River City”. Extended an additional 13 miles between 2009–2013, the landscaped walking and bike path line the San Antonio River from the “Museum Reach” beginning in Brackenridge Park through downtown, “Downtown Reach”, past the Blue Star’s “Eagleland” to the “Mission Reach” ending near Loop 410 South past Mission Espada. Lined with numerous shops, bars, and restaurants, as well as the Arneson River Theater, this attraction is transformed into an impressive festival of lights during the Christmas and New Year holiday period (except for the Mission Reach), and is suffused with the local sounds of folklorico and flamenco music during the summer, particularly during celebrations such as the Fiesta Noche del Rio.

## SAN ANTONIO ATTRACTIONS

The city is home to three animal attractions. SeaWorld, 16 miles west of Downtown in the city’s Westover Hills district, is the number 3 attraction and one of the largest marine life parks in the world. The very popular and historic San Antonio Zoo is in the city’s Brackenridge Park. A third animal attraction is in development by British company Merlin Entertainments to accompany SeaWorld as a second aquarium attraction and indoor counterpart.





## KEY ATTRACTIONS AND EVENTS

- 1 San Antonio River Walk
- 2 The Alamo
- 3 San Antonio Missions National Historical
- 4 Park & Mission Trail
- 5 San Fernando Cathedral
- 6 Natural Bridge Caverns
- 7 Pearl District and Farmers Market
- 8 Historic Market Square
- 9 Japanese Tea Garden
- 10 San Antonio Zoo & Aquarium
- 11 Splashtown San Antonio



## SHOPPING

- 12 Shops at Rivercenter
- 13 Shops at La Cantera
- 14 Alamo Quarry Market
- 15 Pearl Farmers Market
- 16 Historic Market Square
- 17 North Star Mall



## GOLF COURSES

- 18 Willow Springs Golf Course
- 19 JW Marriott San Antonio Hill Resort
- 20 Hyatt Regency Hill Country Resort



## MUSEUMS

- 21 San Antonio Museum of Arts
- 22 The Guenther House Museum
- 23 La Villita Historic Arts Village



## UNIVERSITIES

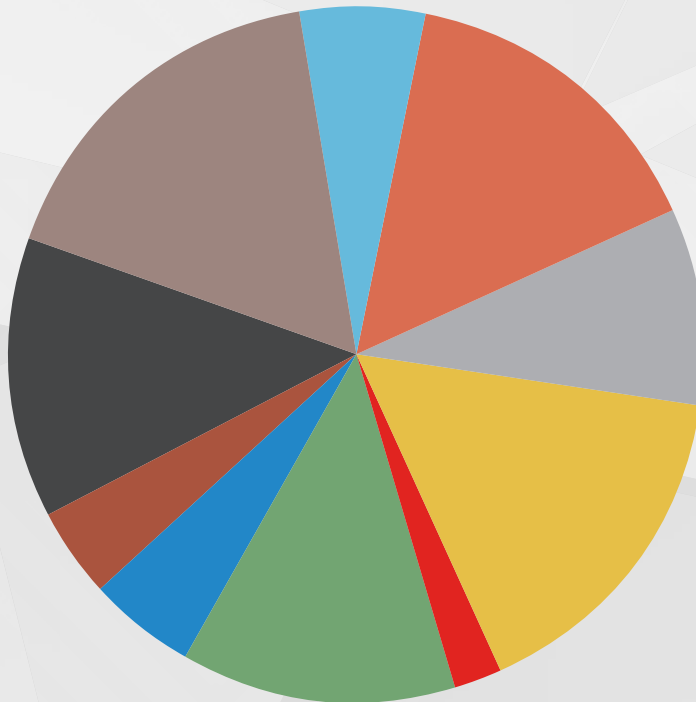
- 24 The University of Texas at San Antonio
- 25 Texas A&M



## SAN ANTONIO, TX, MSA LARGEST EMPLOYERS



## LARGEST EMPLOYERS BY SECTOR



17% Trade, Transportation & Utilities

6% Construction

15% Education & Health Services

9% Education & Health Services

16% Education & Health Services

2% Information

13% Leisure & Hospitality

5% Manufacturing

4% Other Services

13% Professional & Business Services



# MAJOR EMPLOYERS



HEADQUARTERED IN SAN ANTONIO



**3,000**  
Employees



**1,245,000**  
SF of Office Space



SAN ANTONIO SUPER REGIONAL GROCERY WAREHOUSE  
H-E-B's largest investment in manufacturing and supply-chain



**2020**  
Expected Date of  
Completion



**1.6M**  
Square Feet



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Caliber Collision** located at **1437 TX-46, New Braunfels, TX 78130** ("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.



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CALIBER  
COLLISION

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MARKET LEADER

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BROKER OF RECORD

LICENSE NO. 9005919 (TX)





## 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