



# Take 5 Oil Change

8434 SPRING CYPRESS ROAD | SPRING, TX 77379

**Exclusive  
Marketing  
Advisors**

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**CBRE**

# Offering Summary

**PRICE:** \$1,500,000

**CAP RATE:** 5.50%



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NET OPERATING INCOME (NOI)	\$82,500
RENT INCREASES	YES
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	DECEMBER 2017
LEASE EXPIRATION	MARCH 2027
REMAINING TERM	5+ YEARS
OPTIONS	4 x 5 YEAR

YEAR BUILT	2017
GROSS LEASABLE AREA (GLA)	1,634 SF
LOT SIZE	0.57 ACRES
LEASE TYPE	GROUND LEASE
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	N/A
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
Years 1 - 5	12/16/2017	\$75,000	-	5.00%
Years 6 - 10	12/1/2022	\$82,500	10.00%	5.50%
Option 1:	12/1/2027	\$90,750	10.00%	6.05%
Option 2:	12/1/2032	\$99,825	10.00%	6.66%
Option 3:	12/1/2037	\$109,808	10.00%	7.32%
Option 4:	12/1/2042	\$120,788	10.00%	8.05%
NET OPERATING INCOME		\$82,500		



# Investment Highlights

**Absolute NNN Ground Lease with Zero Landlord Responsibilities** – Allows an Investor the Opportunity to Acquire a NNN Asset On a Truly Passive Income Structure

**10% Rental Increases Every 5 Years** – Provides Investors a Hedge Against Inflation

**Corporate Guarantee** – Take 5 Has More Than 500 Locations in the US and Is Owned By Driven Brands

**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 245,000 people in the 5-mile Demographic Ring With Over 87,000 households With Incomes Exceeding \$151,000

**Excellent Access & Visibility** – The Subject Property is Located off Spring Cypress Dr. (33,000 Vehicles Per Day) and Just South of Highway 99

**Robust Retail Corridor** – Take 5 benefits from its close proximity to the Stable's Town Center, a shopping center anchored by Kroger which serves the immediate trade area

**Take 5 is Strategically Located Directly Adjacent to a large Chick-fil-A with a Double Drive-Thru and a Starbuck's** - Two of the Most Heavily Trafficked and Visited Businesses Providing Take 5 a Strategic Advantage

**Take 5 is the Fastest Growing Lube Franchise in The Country**

**Take 5 Oil Change Has Been Designated an "Essential Business"** and Locations Across the Country Have Remained Open Throughout the Pandemic

**Texas has NO State Income Tax**





# Tenant Overview

## TAKE 5 OIL CHANGE

TYPE:	Retail
NO. OF LOCATIONS:	674
YEARS IN BUSINESS:	35+
HEADQUARTERS:	Charlotte, NC
WEBSITE:	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>

Take 5 Oil Change is your neighborhood go-to oil change spot. Take 5 keeps it friendly by letting you stay in the comfort of your car or truck while they change your oil. They know that oil changes are important and they also know they aren't the most fun. At Take 5 Oil Change, they try to make them the most enjoyable (and the quickest) as they can. They pride themselves on friendly technicians, oil change expertise and their efficient process that gets you on your way safely and swiftly.





## DRIVEN BRANDS

Driven Brands is the largest automotive services company in North America, providing a range of consumer and commercial automotive needs, including paint, collision, glass, vehicle repair, oil change, maintenance and car wash. Driven Brands is the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®. Driven Brands has more than 4,200 centers across 15 countries, and services over 50 million vehicles annually.

**Driven Brands, which was acquired by Roark Capital in 2015, generates more than \$3 billion in systemwide sales.**

– Franchise Time

Click [here](#) to read more about DrivenBrands



### THE FACTS ABOUT **DrivenBrands**

**4900+**

employees

**4200+**

brand locations

**200+**

years of service



# Property Location



**CBRE**



# Retail Aerial





# Retail Aerial





# Take 5 Oil Change

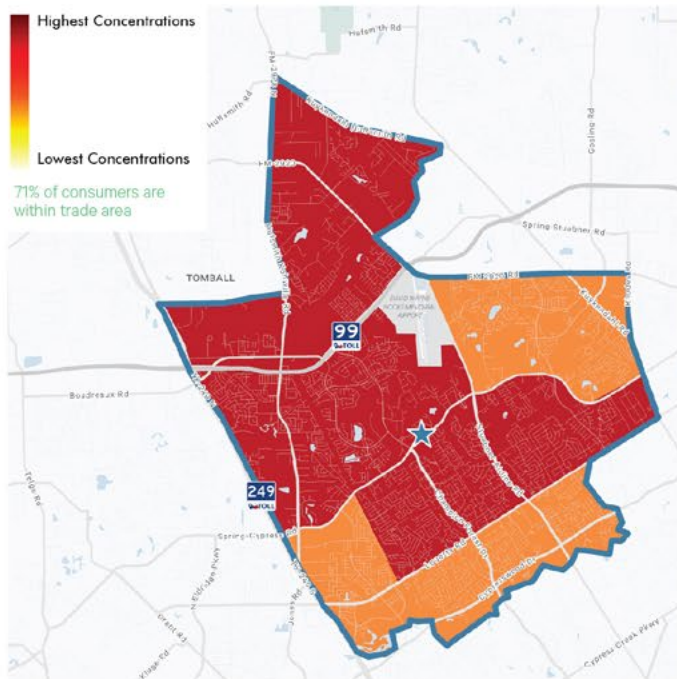
8434 Spring Cypress Rd

Study Period: Dec 2020 to Dec 2021  
Spring, TX 77379

## Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

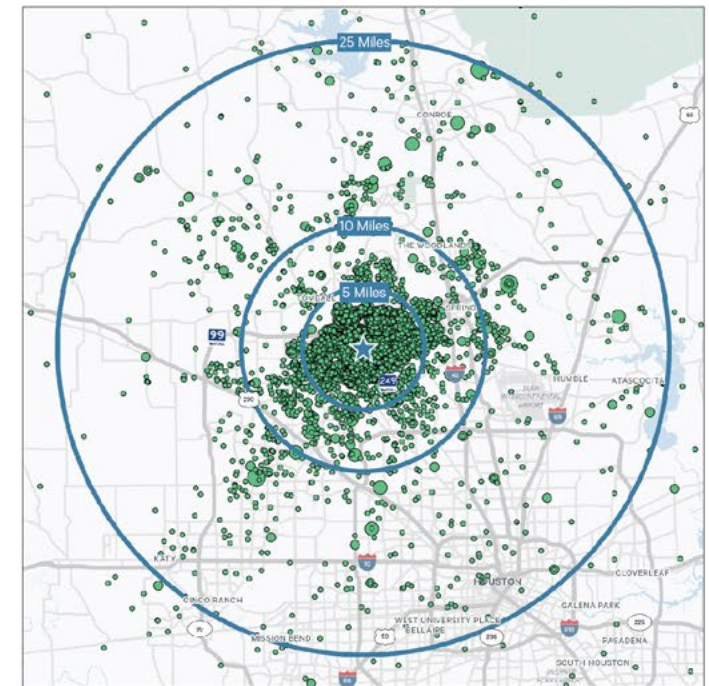
## Trade Area



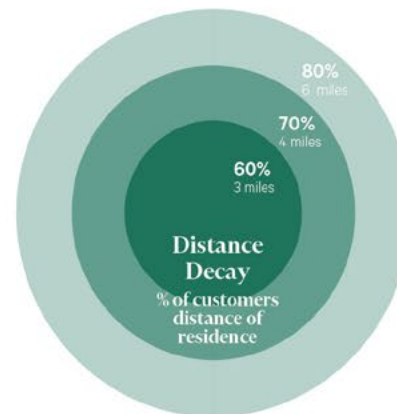
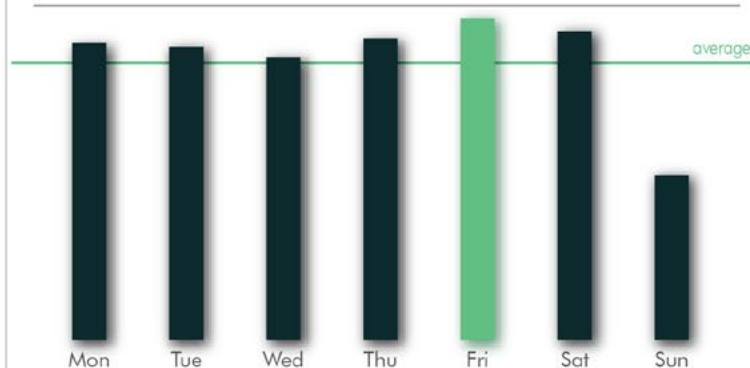
## Trade Area Demographics



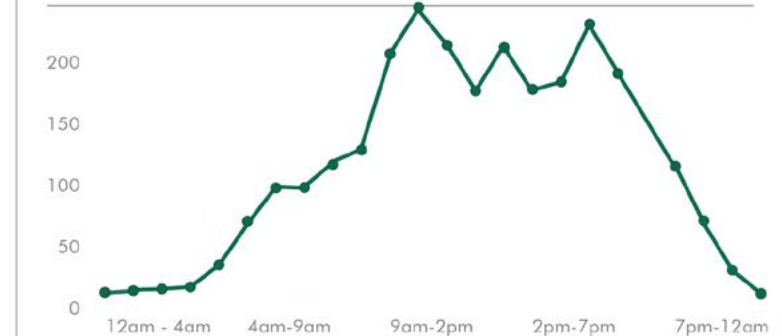
## Common Evening Radius



## Traffic By Day



## Traffic By Hour







# Demographics

## POPULATION (2021)

1 MILE	10,212
3 MILES	88,789
5 MILES	245,822
7 MILES	439,944

## HOUSEHOLDS (2021)

1 MILE	3,309
3 MILES	30,109
5 MILES	87,754
7 MILES	153,789

## AVG HH INCOME (2021)

1 MILE	\$151,231
3 MILES	\$127,812
5 MILES	\$114,202
7 MILES	\$108,604

## ANNUAL POP. GROWTH RATE (3 MILES)

2010 - 2021	1.81%
2021 - 2026	1.70%

## TRAFFIC COUNTS (VPD)

STUEBNER AIRLINE RD	30,892
SPRING CYPRESS RD	20,108



# Houston Advantage

With over 7 million residents, the Houston metropolitan area continues to be one of the fastest growing metros in the nation. The area is home to a mix of industries that create thousands of jobs that make up a local gross metropolitan product (GMP) of \$490 billion – a figure that is expected to double by 2040.

Many know Houston as the energy capital of the world, but much like the people who live here, the economy is also deeply diverse. Houston is one of the most important industrial bases in the world, the medical center contains over 50 different institutions, and is also an ideal hub for distribution, 50 percent of the US population is within a 1,000-mile radius.

**RANKED 1ST IN FOREIGN TONNAGE, IMPORTS,  
EXPORT TONNAGE, & BREAKBULK AMONG US  
PORTS**

**THE LARGEST MEDICAL CENTER IN THE WORLD  
- 106,000+ EMPLOYEES, 8M PATIENT VISITS PER  
YEAR**

**100+ MAJOR EMPLOYERS INCLUDES: BOEING,  
LOCKHEED MARTIN, BROWN & ROOT, AND  
JOHNSON ENGINEERING**

**50 COLLEGES, UNIVERSITIES, AND TECHNICAL  
SCHOOLS, 418K STUDENTS**

SOURCE: GREATER HOUSTON PARTNERSHIP, THE TEXAS MEDICAL CENTER



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