



MEINEKE

7339 Boulevard 26 - North Richland Hills, TX 76180

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SIGnnn.com

MEINEKE - NORTH RICHLAND HILLS, TX

EXCLUSIVELY MARKETED BY



DREW ORTIZ

NC #335490
980.261.5946 | DIRECT
dortiz@SIGnnn.com



GARY W. BERWICK, CCIM

NC #312724
980.729.5648 | DIRECT
gary@SIGnnn.com



AMAR GOLI

NC #310575
704.275.3787 | DIRECT
amar@SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary
- 9 Rent Roll

3 PROPERTY INFORMATION

- 11 Location Map
- 12 Property Images
- 13 Aerial Map
- 14 Retailer Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview

5 TENANT OVERVIEW

- 19 Tenant Profile
- 20 Confidentiality Agreement
- 22 IABS - TX

CONFIDENTIALITY & DISCLAIMER

© 2022 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,920 SF Meineke Located at 7339 Boulevard 26 in North Richland Hills, TX. This Deal Includes 7+ Years on an Absolute Triple Net (NNN) Lease With Multiple Additional 5 Year Extensions, Providing For a Unique Investment.

Sale Price

\$1,585,000

OFFERING SUMMARY

Cap Rate:	5.30%
NOI:	\$84,000
Price / SF:	\$322.15
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	7339 Boulevard 26
City, State, Zip:	North Richland Hills, TX 76180
County:	Tarrant
Building Size:	4,920 SF
Lot Size:	0.53 Acres
Year Built:	1959



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Long Term Investment: There Are Over 7 Years on an Absolute Triple Net (NNN) Lease With Multiple Additional 5 Year Extensions; This Makes For a Very Passive Investment For Potential Buyers
- Desirable Location Great Demographics: There Are Over 272,774 People Within a 5-Mile Radius With an Average Annual Income of Over \$77,208
- There Are Growth Projections of 1.2% in a 3-Mile Radius By 2027; Property is Located in the Fort Worth MSA; Property is Located Just 15 Minutes From Downtown Fort Worth and 20 Minutes From Downtown Dallas
- Proven Tenant: Meineke Car Care Center is the Leading Automotive Service and Repair Franchise; Meineke Car Care Center Has Over 1,200 Locations Nationwide
- Good Location in a Heavy Traffic Area; Boulevard 26 Sees Roughly 20,000 Cars Per Day
- Below Market Rents: This Property Has a Rent of \$17.07 Compared to the Market Rents of \$20.74



SECTION 2

LEASE ABSTRACT



LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Meineke
Premises:	4,920 SF
Base Rent:	\$84,000
Rent Per SF:	\$17.07
Lease Commencement:	10/23/2019
Rent Commencement:	1/24/2020
Lease Expiration:	1/24/2030
Lease Term:	7+ Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	Rent Increases Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee

RENT ROLL

Suite	Size SF	% of Building	Options	Price/SF/Year	Annual Rent	Pro Forma Cap Rate	Lease Start	Lease End
-	4,920	100%	1 x 5 Year	\$17.07	\$84,000	5.30%	10/23/2019	10/23/2024
-	4,920	100%	5 x 10 Years	\$18.29	\$90,000	5.68%	10/25/2024	1/25/2030
-	4,920	100%	Option Period 1	\$19.76	\$97,200	6.13%	1/26/2030	1/26/2035
-	4,920	100%	Option Period 2	\$21.95	\$108,000	6.81%	1/27/2035	1/27/2040
Totals	19,680	400%	\$77.07	\$379,200				
Averages	4,920	100%	\$19.27	\$94,800				



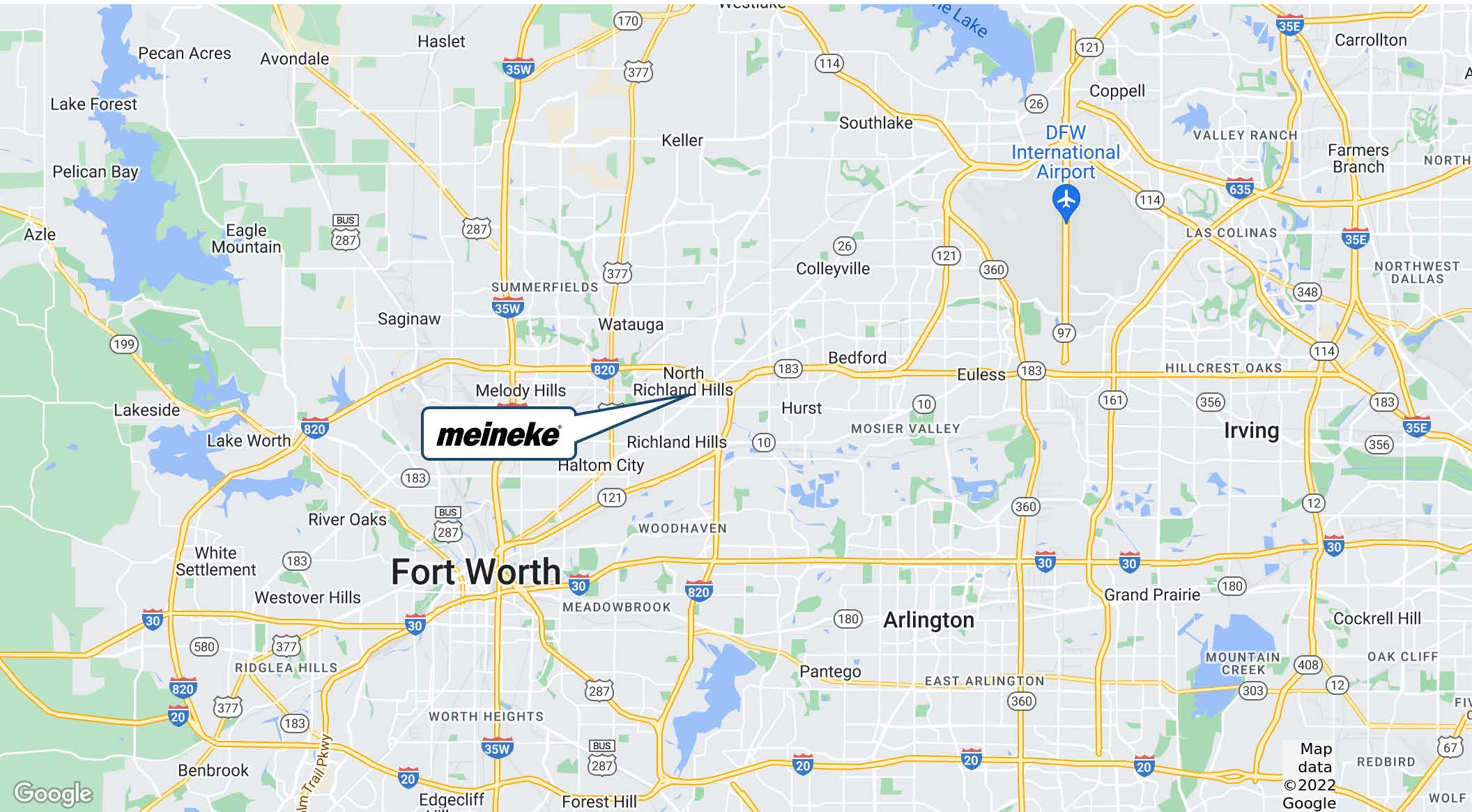


SECTION 3

PROPERTY INFORMATION

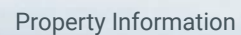


LOCATION MAP



PROPERTY IMAGES





RETAILER MAP

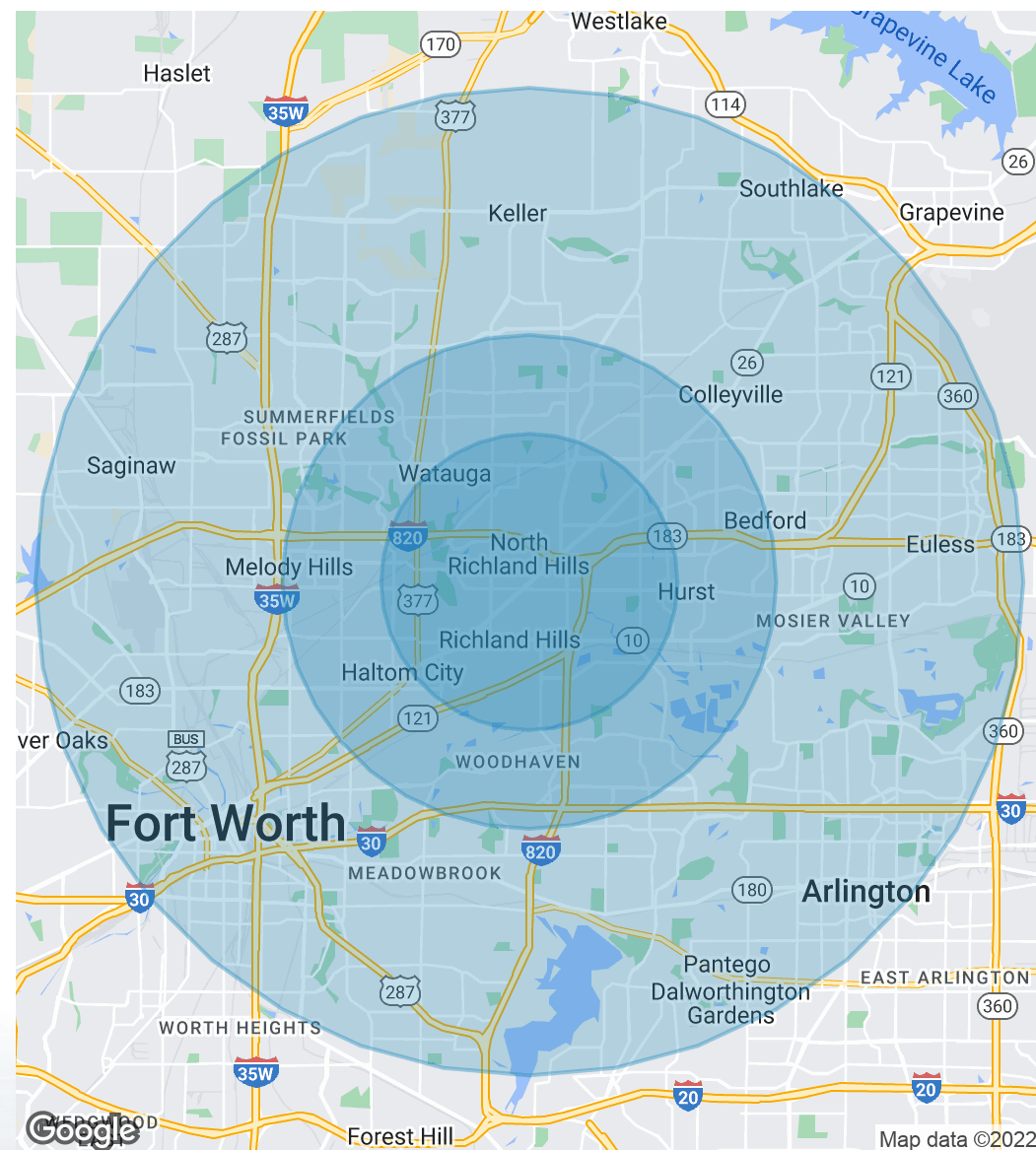


Google

Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	98,341	272,774	1,023,800
Average Age	38	37.2	36.2
Average Age (Male)	37.4	36.1	35
Average Age (Female)	38.8	37.8	36.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	39,215	105,874	393,115
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$71,191	\$77,208	\$88,021
Average House Value	\$174,717	\$185,622	\$219,595
TRAFFIC COUNTS			
Boulevard 26	17,517 VPD		
Interstate 820	168,144 VPD		
Glenview Drive	12,020 VPD		
Denton Hwy	19,993 VPD		





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Medical City North Hills



NRH20 Waterpark

NORTH RICHLAND HILLS, TX

North Richland Hills, incorporated in 1953, is a growing community located in the heart of the Dallas/Fort Worth Metroplex. The fourth largest city in Tarrant County, North Richland Hills ("NRH") is only 10 minutes from downtown Fort Worth and 25 minutes from downtown Dallas. Interstate Loop 820 and Texas 121/183 ("Airport Freeway") traverse the city, providing freeway access to five additional interstates and numerous US and state highways. The city is part of the Fort Worth - Arlington metro area. According to the United States Census Bureau, the city has a total area of 18.2 square miles. The City of North Richland Hills had a population of 71,904 as of July 1, 2022.

The city is also home to commercial and industrial businesses. The city is also conveniently located 10 minutes from Dallas/Fort Worth International Airport and 15 minutes from Alliance Airport. D/FW International Airport has over 1,900 flights daily with non-stop service to all major North American cities and many overseas destinations. The City continues to grow as all major economic indicators are trending in the right direction and it remains geographically positioned as the main link between bustling downtown Fort Worth and affluent Northeast Tarrant County. The city maintains a diverse mix of 1,200 brick and mortar businesses with 14 primary employers representing 5,000 full time jobs within the healthcare, finance, aerospace and supply chain sectors. The city welcomed 57 office-based businesses adding 500 professional jobs across 175,000 square feet of office space. Principal employers in the city include: Santander Consumer USA, Inc., City of North Richland Hills, Birdville ISD, Wal-Mart Supercenters and Medical City North Hills.

Located just minutes out of Dallas and Fort Worth, the City of North Richland Hills offers a variety of entertainment opportunities. North Richland Hills is home to NRH20 Waterpark which has several waterslides. The water park also has an artificial ocean where you can float on the waves or simply relax in the Endless River. The city has several other parks including North Richland Hills City Park, Fossil Creek Park, Richfield Park, and Norich Park. The Grand Hall at NRH Centre offers a variety of rental spaces and amenities to accommodate weddings, receptions, reunions, business conferences, parties and more. The Maker Spot is a 4,500 sq. ft. makerspace on the second floor of the North Richland Hills Library. The NYTEX Sports Centre is a 2,400 seat multi-purpose arena in North Richland Hills, Texas. It is home to the Texas Brahmas of the Central Hockey League.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



meineke[®]

TENANT OVERVIEW

Company:	Subsidiary
Founded:	1972
Locations:	900+
Headquarters:	Charlotte, NC
Website:	meineke.com

MEINEKE

Meineke Car Care Centers, Inc. is a franchise-based international automotive repair chain with more than 900 locations. Meineke Car Care Centers offer complete auto repair services including, oil changes, brake repair, exhaust services & more. Since our first Houston, TX, location got up and running in 1972, we've worked to create a network of friendly, locally-owned shops led by true car care pros. Meineke has come a long way since 1972 in Houston, Texas when Sam Meineke began with only one store and a single product line. He also started with a simple concept: he would provide quality products and workmanship at a fair price and repair vehicles correctly, the first time. Today, still based on Sam's ideals, Meineke is one of the most recognized and trusted brands in North America. Meineke is one of the cornerstone franchise companies of Driven Brands, the nation's leading automotive franchise holding company with nearly 2,700 units operating throughout North America. Driven Brands provides management services and synergies to not only Meineke, but also Maaco, CARSTAR, Econo Lube N' Tune, 1-800 Radiator, and our Mobile Services Division.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



MEINEKE

7339 Boulevard 26 - North Richland Hills, TX 76180

Exclusively Marketed by:

Drew Ortiz // NC #335490

980.261.5946 // dortiz@SIGnnn.com

Gary W. Berwick, CCIM // NC #312724

980.729.5648 // gary@SIGnnn.com

Amar Goli // NC #310575

704.275.3787 // amar@SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SIGnnn.com

TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.