



# Take 5 Oil Change

**\$1,245,500 | 5.50% CAP**

402 N Bryant Blvd, San Angelo, TX 76903

- ✓ **Brand New 15-Year Absolute NNN Corporate Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Excellent Visibility Near High Traffic Corner** - Located on N Bryant Blvd (31,000+ VPD), right off of US-67/W Houston Harte Expy (34,100+ VPD)
- ✓ **Adjacent to Central High School, the Biggest HS in San Angelo, and Downtown San Angelo** Providing a Consistent Consumer Base
- ✓ Located in a High Performing Retail Corridor. Nearby Tenants Include McDonald's, Starbucks, Burger King, and Many More
- ✓ **Located in an Affluent Area** – There Are 93,450 People Within 5 Miles and an Average HH Income of Almost \$93,000.



Take 5 Oil Change is a quick lube service featuring a **unique drive-thru** concept that allows customers to never leave the comfort of their car. The brand offers an on **average 10-minute oil change service** and ancillary services such as **air filter replacement**, wiper blade changes, and coolant exchanges.





CENTRAL HIGH SCHOOL  
(3,127 STUDENTS)

AUSTIN ELEMENTARY SCHOOL  
(368 STUDENTS)

ALTA LOMA ELEMENTARY SCHOOL  
(288 STUDENTS)

RIVEREDGE APARTMENTS  
(36 UNITS)

FANNIN ELEMENTARY SCHOOL  
(335 STUDENTS)

ROSEWOOD PARK APARTMENTS  
(72 UNITS)

NUEVA VISTA APARTMENTS  
(186 UNITS)

PAYS SCHOOL



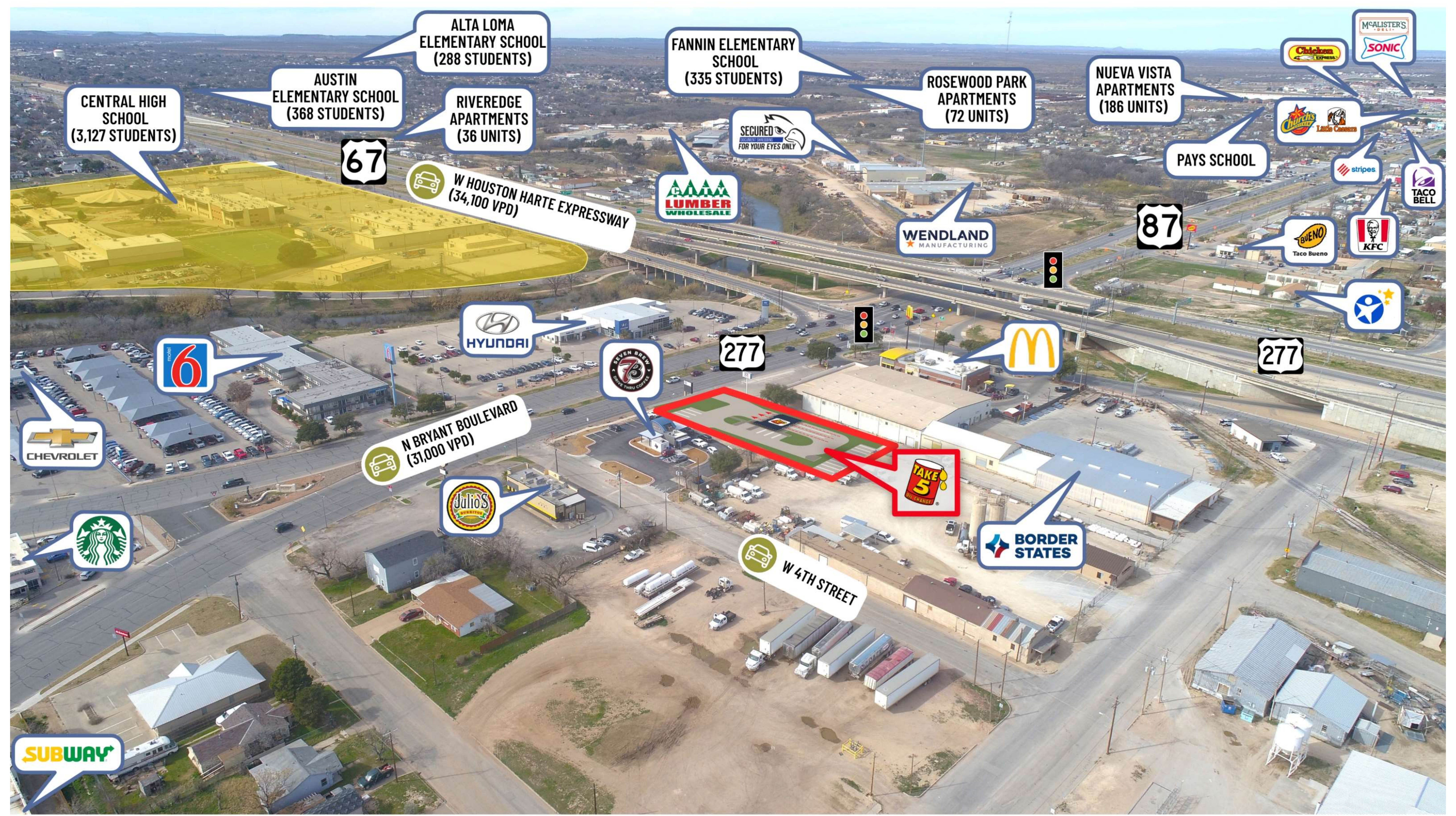
W HOUSTON HARTE EXPRESSWAY  
(34,100 VPD)



N BRYANT BOULEVARD  
(31,000 VPD)



W 4TH STREET





CENTRAL HIGH SCHOOL (765 STUDENTS)

SHANNON WEST TEXAS MEMORIAL HOSPITAL (600+ BEDS)

DOWNTOWN SAN ANGELO

FIRST FINANCIAL BANK



W 4TH STREET



Schlottsky's IT'S A MOUTHFUL



W HOUSTON HARTE EXPRESSWAY (34,100 VPD)

N BRYANT BOULEVARD (31,000 VPD)





# INVESTMENT OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

File Photo



## CONTACT FOR DETAILS

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# \$1,245,500

## 5.50% CAP

NOI

\$68,500

Building Area

±1,421 SF

Land Area

±0.40 AC

Year Built

2024

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN Corporate Ground Lease** with 10% Rental Increases Every 5 Years and (4), 5-Year Options to Renew
- ✓ **Excellent Visibility Near High Traffic Corner** – Located on N Bryant Blvd (31,000+ VPD), right off of US-67/W Houston Harte Expy (34,100+ VPD)
- ✓ **Adjacent to Central High School, the Biggest HS in San Angelo.** Downtown San Angelo is also less than 0.5 Mile Away Providing a Strong and Consistent Consumer Base
- ✓ **Subject Property is Only 1.5 Miles from Angelo State University** - A public university with over 10,775 students. It is a dynamic learning institution ranked by The Princeton Review as one of the nation's Best Colleges every year since 2010. They offer over 100 majors within their six colleges.
- ✓ **Located in an Affluent Area of San Angelo, TX** - There are 93,450 people within 5 miles of the subject property with an average household income of almost \$93,000.
- ✓ **The Site is Surrounded by Many Nationally Recognized Tenants** - Some of these include Starbucks, McDonald's, Walgreens, Popeyes, Subway, Burger King, and many more.
- ✓ **Investment Grade Tenant** - With over 1,000 locations and \$1.29M in annual sales, Take 5 has been awarded the #1 spot in customer satisfaction for aftermarket quick oil changes two years in a row. Also, over the last two years their brand has doubled in size and has hundreds of franchised locations in their pipeline.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

## Take 5 Oil Change

**Lessee:** Take 5 Properties SPV LLC

**Guarantor:** Driven Systems LLC

REVENUE  
**\$1.29M**

LOCATIONS  
**1,000+**



[Take5.com](https://www.Take5.com)

Since 1984, Take 5 has made it their mission to provide quick, friendly, quality car services. They originally began as a quick service oil change company, and have now expanded their brand to include both oil changes and car washes.

They have been awarded the **#1 spot** in customer satisfaction for aftermarket quick oil changes **2 years** in a row, and over the last 2 years, their brand has doubled in size and has **hundreds of franchised locations** in their pipeline.

Take 5 Oil Change is a **quick lube service** featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on **average 10-minute oil change service** and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 has more than **760 company-owned** and franchised service centers throughout the United States and Canada.





## IN THE NEWS

TAKE 5 OIL CHANGE SAN ANGELO, TX

### Driven Brands Doubles U.S. Take 5 Oil Change® Franchise Locations in Last 12 months Supported by Consumer Demand and Compelling Economics

OCTOBER 06, 2022 (PR NEWSWIRE)

**Take 5 Oil Change® expands total footprint to over 800 locations across the U.S. and Canada, with over 950 additional locations in pipeline, providing a multiyear runway for growth**

Driven Brands Holdings Inc. (NASDAQ: DRVN) ("Driven Brands" or the "Company") the **largest automotive** aftermarket company in North America, announced today that Take 5 Oil Change® opened its **200th U.S. franchised location** this week, in Hutto, Texas.

Since acquiring Take 5 Oil Change® in 2016 with its differentiated fast, friendly, 10-minute stay-in-you-car oil change model, Driven Brands has scaled the business from less than 50 locations to more than 800 company-operated and franchised locations across the U.S. and Canada today. Franchise openings have accelerated as the differentiated speed and service of the Take 5 Oil Change® offering continues to resonate with consumers and drive strong unit level economics and high return on investment.

Ranked in Entrepreneur magazine's **2022 list** of the Fastest-Growing Franchises, Take 5 Oil Change® has doubled its **U.S. franchise store count** over the last year.

Take 5 Oil Change® franchisees are often **multi-unit developers** and operators who commit to opening multiple locations in a geographic region.

EXPLORE ARTICLE



### Driven Brands opens 10th Take 5 co-development, driving synergies across Take 5 Oil Change and Take 5 Car Wash

JANUARY 31, 2023 (PR NEWSWIRE)

**Driven Brands Holdings Inc. (NASDAQ: DRVN), the largest automotive aftermarket company in North America, today announced the grand opening of its tenth Take 5 co-development in Concord, North Carolina.**

Bringing Take 5 Oil Change® and Take 5 Car Wash® together in one convenient location simplifies the car care experience for customers and **drives operational synergies** by developing a quick lube and car wash concurrently, further **enhancing** the unit-level economics. Building on the early success of the concept, the Company has a pipeline of over **50 co-developed locations** set to open in the next two years.

"At Take 5, we dreamed of building a brand that transformed the category by embracing simplicity, transparency, and a great customer experience. Co-developing our Take 5 concepts is the next evolution of that transformation, improving the customer value proposition and driving share of wallet for Driven Brands," said Danny Rivera, Chief Operating Officer – Elect. "As the car wash business benefits from the strong and growing brand awareness of Take 5, its high-volume locations provide a lower cost of customer acquisition for the quick lube business.

"With such **substantial benefits** to our consumers, the benefit to our franchisees is also tangible. Last month we signed our **1,000th franchise** license for Take 5 Oil Change, giving us a path to more than **double our footprint** over the next three to four years," continued Rivera.

EXPLORE ARTICLE





# LEASE OVERVIEW

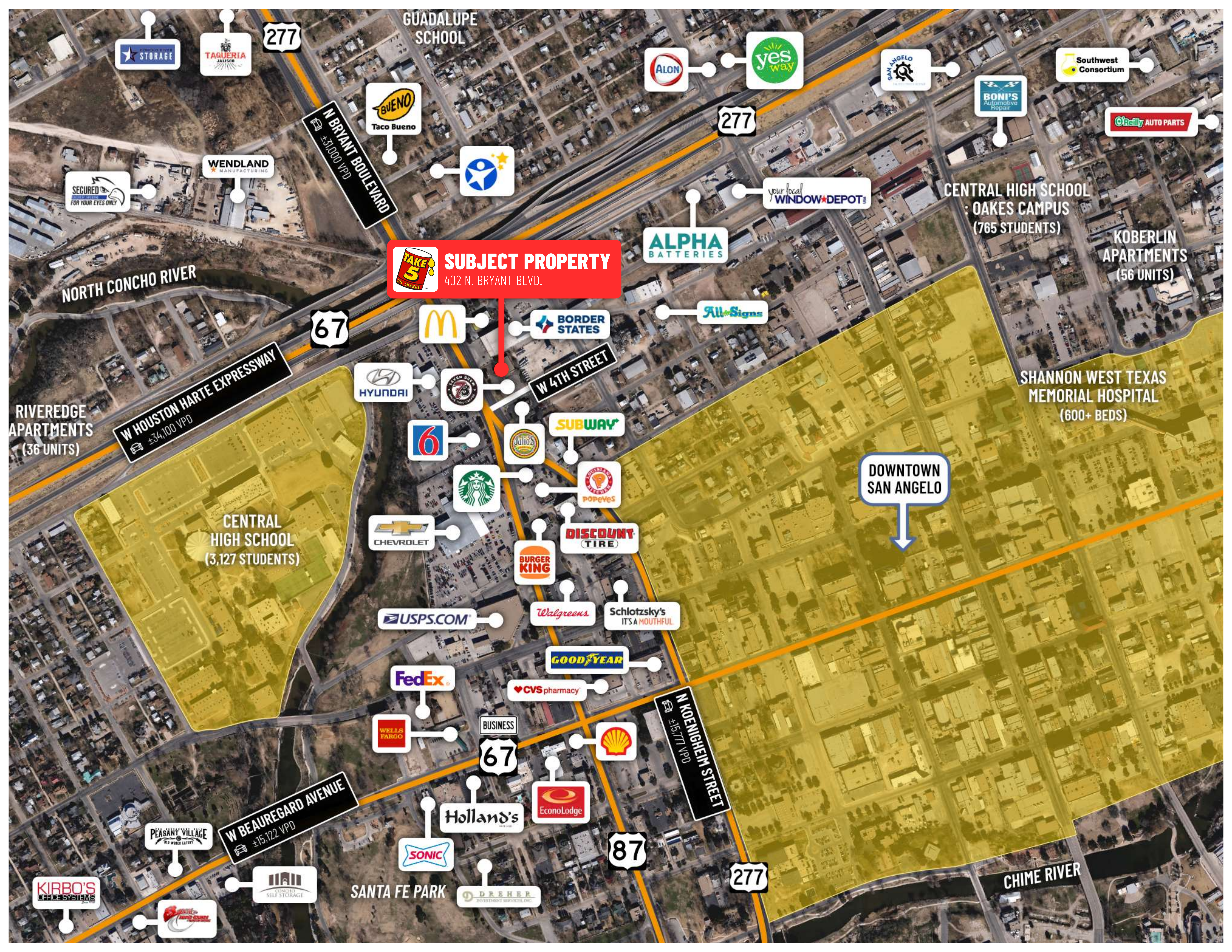
TAKE 5 OIL CHANGE SAN ANGELO, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	May 1, 2024
Lease Expiration	April 30, 2039
Lease Type	Absolute NNN Corporate Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$68,500.00
Annual Rent YRS 6-10	\$75,350.00
Annual Rent YRS 11-15	\$82,885.00
Option 1	\$91,173.50
Option 2	\$100,290.85
Option 3	\$110,319.94
Option 4	\$121,351.93

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.







**SUBJECT PROPERTY**  
402 N. BRYANT BLVD.



GUADALUPE SCHOOL



CENTRAL HIGH SCHOOL : OAKES CAMPUS (765 STUDENTS)

KOBERLIN APARTMENTS (56 UNITS)

NORTH CONCHO RIVER



RIVEREDGE APARTMENTS (36 UNITS)

CENTRAL HIGH SCHOOL (3,127 STUDENTS)

SHANNON WEST TEXAS MEMORIAL HOSPITAL (600+ BEDS)



CHIME RIVER



# SITE OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

	Year Built		2024
	Building Area		±1,421 SF
	Land Area		±0.40 AC



## NEIGHBORING RETAILERS

- McDonald's
- Subway
- Starbucks
- Burger King
- O'Reilly Auto Parts
- United States Postal Service
- Walgreens
- CVS
- Discount Tire
- Goodyear Auto Service

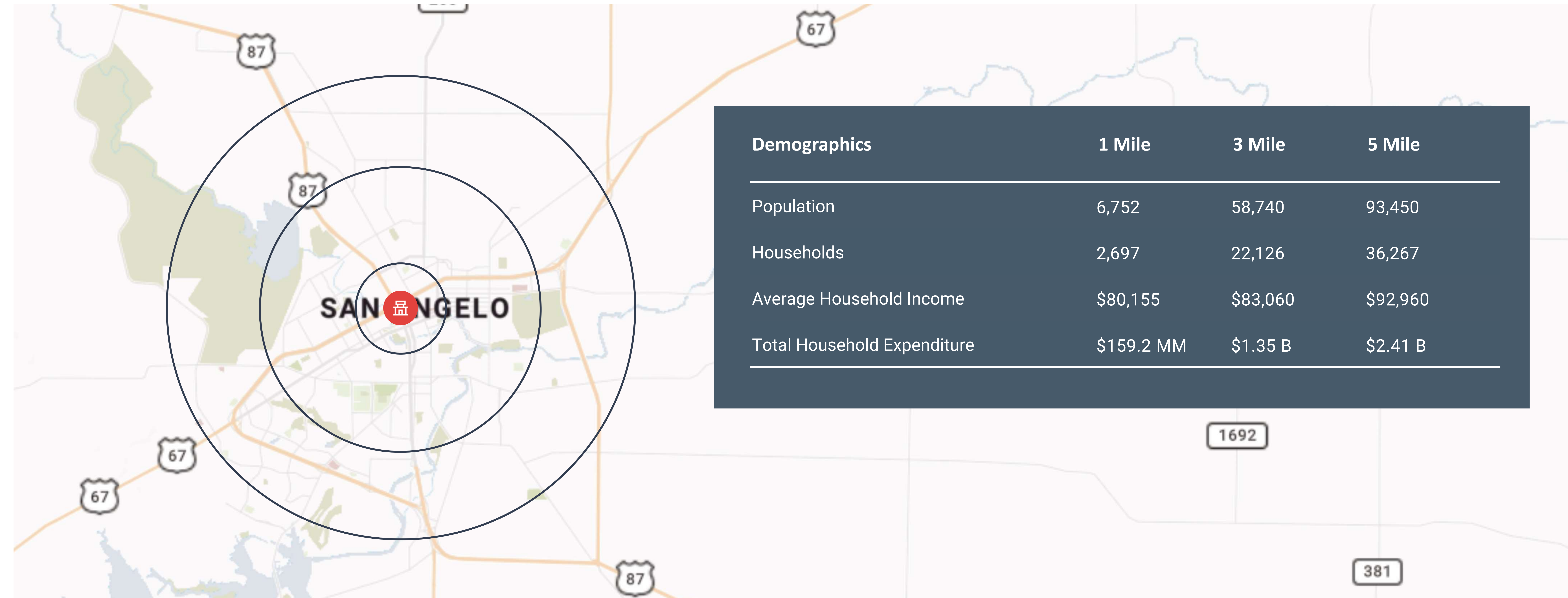


File Photo



# LOCATION OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Goodfellow Air Force Base (5,333)
2. Shannon Health System (4,149)
3. San Angelo Independent School District (1,934)
4. Angelo State University (1,558)
5. City of San Angelo (977)
6. San Angelo State Supported Living Center (950)
7. Tom Green County (670)
8. Ethicon (Johnson & Johnson) (655)
9. TimeClock Plus (637)
10. Blue Cross Blue Shield of Texas (406)




# LOCATION OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

## San Angelo

Texas

 99,112  
Population

 \$59,148  
Median Household Income



Home to over 10,775  
Students

ANGELO STATE  
UNIVERSITY

Designated 1 of 5 Great  
Public Spaces by the  
American Planning  
Association

CONCHO RIVER  
WALK

**San Angelo lies in the midst of West Texas ranching country, almost in the center of Texas, and is home to over 100,000 friendly people.**

A virtual oasis, San Angelo is home to three lakes, as well as the beautiful Concho River, which runs through the heart of the city.

**While San Angelo's culture is proudly rooted in its West Texas ranching heritage, it has become a glimmering community filled with color and excitement.**

Today's San Angelo offers a delightful mixture of arts and culture of west Texas, from a sophisticated symphony that showcases artists such as the Vienna Boys

Choir to country and western music, from a civic ballet whose students regularly earn spots at top national dance academies to folk dances of Mexico. You can enjoy live theater at the state's longest running theater, Angelo Civic Theater, and on the Angelo State University campus. The Old Chicken Farm Art Center displays works by visual artists of all media, and the San Angelo Museum of Fine Arts, a world-class museum that received the prestigious National Museum Service Award, houses continually changing exhibits by artists from Texas and around the world.



## IN THE NEWS

TAKE 5 OIL CHANGE SAN ANGELO, TX

### SMC Oilfield Celebrates New Facility in San Angelo

YANTIS GREEN, NOVEMBER 3, 2023 (SANANGELOLIVE.COM)

SAN ANGELO – SMC Oilfield Chemicals, a division of Special Materials Company (SMC Global) has opened a new industrial facility in San Angelo with a ribbon cutting ceremony Thursday.

“The decision to **expand** and **continue** to **grow in San Angelo** is a **logical step** in our **business strategy** in the booming Permian Basin,” said Kevin Huber, Vice President Executive and Founder. “We are very happy and thankful to the San Angelo Chamber of Commerce Economic Development Department and its community for helping us with this new opportunity to further **increase** our operations here.”

SMC Global has been recently rated 23rd Largest Distributor in North America and 80th largest Global Chemical Distributor in ICIS Top 100 Chemical Distributors Ranking for 2018.

SMC Global, founded in **1996** and headquartered in New York City, is a global specialty chemical company with sales of **\$185 million** specializing in Oilfield Chemicals, Phosphorous Derivatives, EPA registered Biocides, Flame Retardants, Solvents for Paints and Coatings, and Pulp and Paper Chemicals.

SMC Global has production sites in Kershaw, SC, Kansas City, KS, and San Angelo, TX as well as two manufacturing facilities in China and sales offices in Switzerland, Latin America, and China.

SMC Global has been recently rated **23rd Largest Distributor** in North America and **80th largest** Global Chemical Distributor in **ICIS Top 100 Chemical Distributors** Ranking for 2018.

EXPLORE ARTICLE



### Leading heavy hauling company coming to San Angelo

DUSTY ELLIS, MAY 24, 2022 (CONCHO VALLEY)

A statement issued by the Chamber of Commerce discusses the purchase of a facility in San Angelo for one of the lead heavy-hauling and logistics companies in North America, Allens Transport, Ltd (ATL).

ATL is based out of **Leduc, Alberta, Canada**, and works with a fleet of trucks, custom trailers, and equipment combinations in order to **safely** and **efficiently service** **petrochemical, mining, pulp and paper, industrial, refinery and generator stations**.

This company has committed to a multi-million-dollar investment in San Angelo and seeks to further its success in the lower 48 of the United States as a premier logistics and supply chain provider to multiple industries from their San Angelo, Texas facility serving heavy industrial transportation needs throughout Texas, the southwest US, central and western Canada.

This company was founded in **1991** and has since expanded into various other oilfield related areas as they provide the equipment for both chemical and acid hauling, complete tank truck services, refined products, waste hauling, flat deck hauling, bed trucks, gravel hauling, hotshots, dust control, complete tank farm rentals, rail freight transloading and rail cargo storage.

The purchase of the facility is located at 1182 Gas Plant Road in San Angelo, Texas. This new terminal is a **24,500 sf** industrial facility on **10 acres** and features **7 high-bays**, repair and maintenance areas, equipment cleaning area and operations offices. The property was **built in 2014** and will serve as Allen’s Transport’s US headquarters with services provided throughout Texas, the United States and Canada.

“Allen’s Transport acquiring the Gas Plant Road property adds to our position as a city with strong ties as a trucking transportation hub. It solidifies our city as **well-positioned** to support the needs of the oil and gas industry. As Mayor, I am proud to welcome **Allen’s Transport** to Texas and the San Angelo business community” said Brenda Gunter, Mayor, San Angelo, Texas.

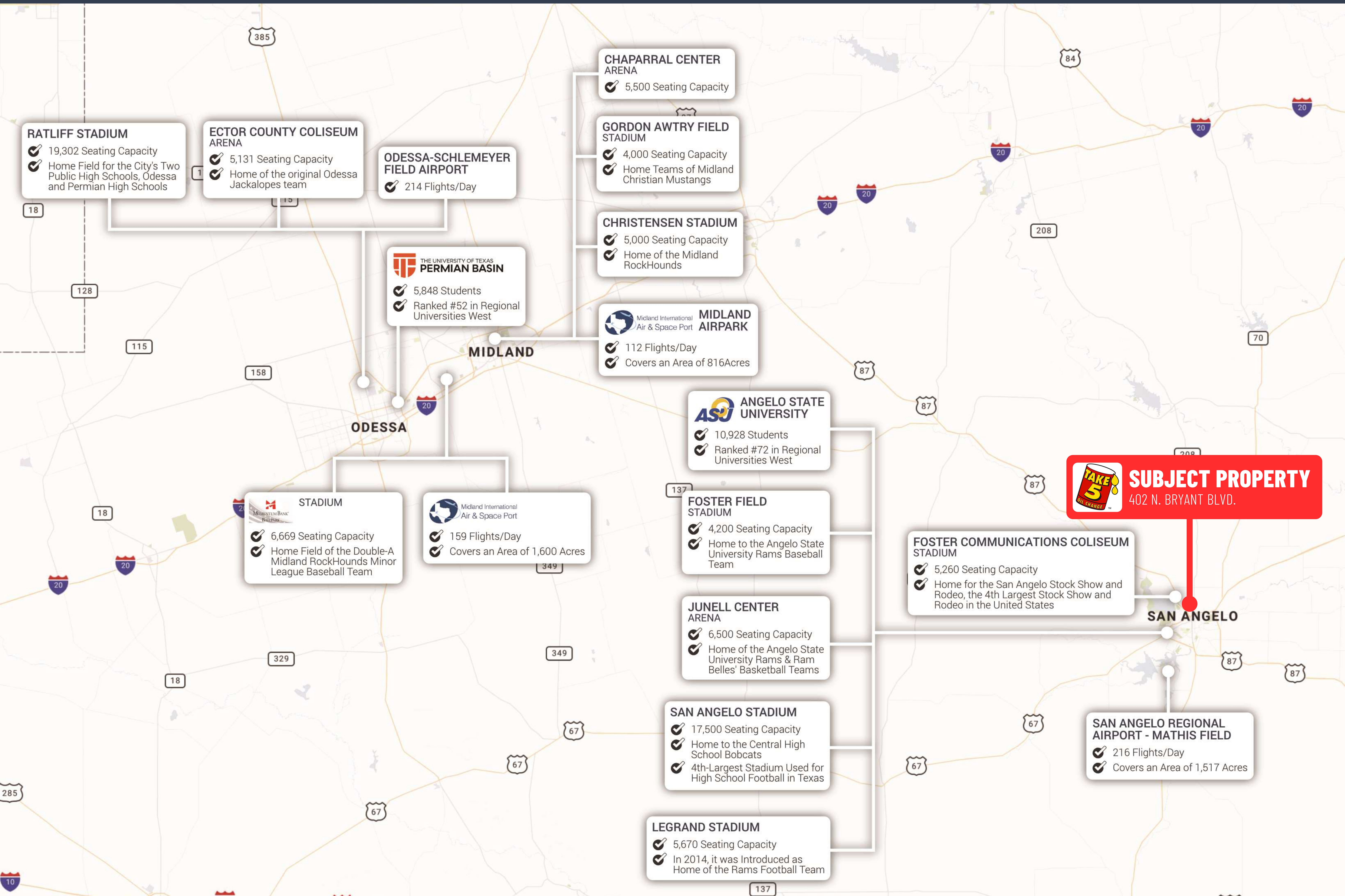
EXPLORE ARTICLE





# METRO AREA

## TAKE 5 OIL CHANGE SAN ANGELO, TX



**RATLIFF STADIUM**

- ✓ 19,302 Seating Capacity
- ✓ Home Field for the City's Two Public High Schools, Odessa and Permian High Schools

**ECTOR COUNTY COLISEUM ARENA**

- ✓ 5,131 Seating Capacity
- ✓ Home of the original Odessa Jackalopes team

**ODESSA-SCHLEMEYER FIELD AIRPORT**

- ✓ 214 Flights/Day

**THE UNIVERSITY OF TEXAS PERMIAN BASIN**

- ✓ 5,848 Students
- ✓ Ranked #52 in Regional Universities West

**CHAPARRAL CENTER ARENA**

- ✓ 5,500 Seating Capacity

**GORDON AWTRY FIELD STADIUM**

- ✓ 4,000 Seating Capacity
- ✓ Home Teams of Midland Christian Mustangs

**CHRISTENSEN STADIUM**

- ✓ 5,000 Seating Capacity
- ✓ Home of the Midland RockHounds

**MIDLAND AIRPARK**  
Midland International Air & Space Port

- ✓ 112 Flights/Day
- ✓ Covers an Area of 816 Acres

**ANGELO STATE UNIVERSITY**

- ✓ 10,928 Students
- ✓ Ranked #72 in Regional Universities West

**STADIUM**

- ✓ 6,669 Seating Capacity
- ✓ Home Field of the Double-A Midland RockHounds Minor League Baseball Team

**MIDLAND INTERNATIONAL AIR & SPACE PORT**

- ✓ 159 Flights/Day
- ✓ Covers an Area of 1,600 Acres

**FOSTER FIELD STADIUM**

- ✓ 4,200 Seating Capacity
- ✓ Home to the Angelo State University Rams Baseball Team

**JUNELL CENTER ARENA**

- ✓ 6,500 Seating Capacity
- ✓ Home of the Angelo State University Rams & Ram Belles' Basketball Teams

**SAN ANGELO STADIUM**

- ✓ 17,500 Seating Capacity
- ✓ Home to the Central High School Bobcats
- ✓ 4th-Largest Stadium Used for High School Football in Texas

**LEGRAND STADIUM**

- ✓ 5,670 Seating Capacity
- ✓ In 2014, it was Introduced as Home of the Rams Football Team

**TAKE 5 OIL CHANGE SUBJECT PROPERTY**  
402 N. BRYANT BLVD.

**FOSTER COMMUNICATIONS COLISEUM STADIUM**

- ✓ 5,260 Seating Capacity
- ✓ Home for the San Angelo Stock Show and Rodeo, the 4th Largest Stock Show and Rodeo in the United States

**SAN ANGELO REGIONAL AIRPORT - MATHIS FIELD**

- ✓ 216 Flights/Day
- ✓ Covers an Area of 1,517 Acres



CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)



# TEXAS DISCLAIMER

## TAKE 5 OIL CHANGE SAN ANGELO, TX

### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### Information 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 subagency 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 the owner knows.

#### 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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions.