



# Corporate Grease Monkey

**\$1,818,908 | 6.50% CAP**

2205 W Parkwood Ave, Friendswood, TX 77546 (Houston, TX)

- ✓ Corporate Owned and Operated Store
- ✓ Absolute NNN Lease – Perfect For Passive Investors
- ✓ Newer Construction - Built in 2019
- ✓ Property sits ±10-mi from the famous NASA mission control
- ✓ Extremely Affluent Houston Area - Average Incomes Exceed \$200K

Grease Monkey International, is the **nation's largest independent franchisor** of automotive fast lube centers serving **more than 2 million customers** each year.



# INVESTMENT OVERVIEW

GREASE MONKEY FRIENDSWOOD, TX

File Photo



## CONTACT FOR DETAILS

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# \$1,818,908

## 6.50% CAP

NOI

\$118,229\*

Building Area

±3,230 SF

Land Area

±0.68 AC

Year Built / Renovated

2019

Lease Type

Absolute Net Lease

Occupancy

100%

- ✓ **Landlord Friendly Lease Structure** - Absolute NNN lease with more than 10-years remaining provides a potential Buyer with a long-term passive cash flow at an attractive 6.50% CAP rate
- ✓ **Attractive Rent Increases** - 10% increases in the base rent every 5-years during the base term of the lease and at the beginning of each option to hedge against inflation during the time of ownership
- ✓ **Strong Corporate Guarantee** - Grease Monkey International is a wholly owned subsidiary of Full Speed Automotive, who is growing to become one of the largest independent automotive service providers in the country
- ✓ **Larger Footprint Store for Quick Lube** - with more than 3,000 SF and +1/2 AC, this location gives owners flexibility in potential future uses that most quick lube properties don't provide
- ✓ **Ideally Positioned Along Parkwood Ave (FM 528)** - Which is the main arterial road through Friendswood that sees ±33,500 VPD and connects the I-35 to the I-45, where it becomes NASA Pkwy
- ✓ **Phenomenal Demographics and Growth** – 5-mile radius of the subject property contains a population of ±110K people with an average Household Income of \$\$162K per year, which has attracted significant investment and growth as indicated by the \$700MM community development coming to the area.

\*Rent is \$107,481 per year until 10/1/2024 - Seller will credit Buyer with the difference in rent of \$895.67 per month between closing and the rental increase at closing

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

GREASE MONKEY FRIENDSWOOD, TX

# Grease Monkey

**Lessee:** Grease Monkey International, LLC.

### LOCATIONS

±340



[greasemonkey  
auto.com](http://greasemonkeyauto.com)

Grease Monkey International is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year with 75% of them being return customers. Our "less hassle, more hustle!" customer experience is part of every signature Grease Monkey® service.

Founded in 1978, and headquartered in Denver Colorado, the Grease Monkey® brand currently has more than 300 centers operating in the United States, Latin America, and China. GMI presently does business under the name Grease Monkey Franchising, LLC and the Grease Monkey® Trademark. GMI is not owned by a major oil company. Being independent means GMI's focus remains on helping customers properly maintain their car or truck, instead of selling a particular brand of oil.

Grease Monkey® oil change includes a 16-point maintenance inspection: Wash Exterior Windows, Vacuum Interior, Check/fill Battery Fluid, Check Air Filter, Check Windshield Wiper Blades, Check Breather Element and PCV Valve, Check/fill Windshield Washer Fluid, Check All Exterior Lights, Check/fill Transmission or Trans-axle Fluid, Check Radiator Level and Test Coolant, Check/fill Power Steering Fluid, Install New Oil Filter, Change Oil (up to 5 quarts), Lubricate Chassis, Check/fill Differential Fluid, Check and Set Tire Pressure.



## IN THE NEWS

GREASE MONKEY FRIENDSWOOD, TX

# Grease Monkey to Celebrate Grand Opening with First 'Store of the Future' Prototype Design

JULY 18, 2023 (PR NEWSWIRE)

FullSpeed Automotive®, one of the nation's largest franchisors and operators of automotive aftermarket repair facilities and home to flagship brands Grease Monkey®, SpeedDee Oil Change & Auto Service®, and Kwik Kar®, recently opened its highly anticipated first ground-up 'Store of the Future' location, a Grease Monkey store at 2305 Watson Blvd., Warner Robins, GA.

The new location will host a **grand opening** event officially unveiling the store on **August 3** through August 5, with a ribbon cutting ceremony on **August 3 at 4:00 p.m.**, that is free and open to the public.

Key features of the new store include new express lanes with a 15-minute stay-in-the-car model; clear and directional signage on the parking lot to bring ease to the consumer; all new comfortable lounge areas and patio seating with refreshments and entertainment for units that already provide additional services; plus, state-of-the-art technology and artificial intelligence that will educate, inform, and streamline the customer experience.

Behind the **first ground-up Store** of the Future location is Salim Chhotoo, Co-Owner and Director of Operations. Chhotoo joined forces with two young entrepreneurs, Zain Attawala and Sagar Panjwani, to build the first Store of the Future center, proudly displaying the sign "Done Fast. Done Right.™" on the top right of the building. This is a visible reminder of the dedication to excellence, and **resonates deeply** with the commitment to providing efficient and high-quality services.

The community is invited to celebrate the **new store** on Thursday, August 3, for the Ribbon Cutting ceremony at **4:00 pm**.

EXPLORE ARTICLE



# Grease Monkey, SpeedDee Oil Change Receive Industry Award

MARCH 3, 2023 (AMN AFTERMARKETNEWS)

FullSpeed Automotive, home to flagship brands Grease Monkey, SpeedDee Oil Change & Auto Service, and Kwik Kar, announces four franchisees who have been awarded the International Franchise Association's (IFA) prestigious Franchisee of the Year Award.

Grease Monkey Franchisees, Greg and Becky Parsons; and SpeedDee Oil Change & Auto Service Franchisees, Ken and Susan Giusti, were honored on **March 1** at the **63rd IFA Annual Convention** in Las Vegas, NV.

The Franchisee of the Year Award, sponsored by IFA's partner Paychex, recognizes leading franchise owners from IFA member brands whose outstanding performance and contributions help protect, enhance, and promote the franchise business model.

Nominated by their parent company, individuals are selected for their service to their communities, fostering a **strong and vibrant workforce**, opening the doors for **career growth** and entrepreneurship, and supporting their fellow franchisees.

"Greg, Becky, Ken, and Susan are great ambassadors of the Grease Monkey and SpeedDee brands, and we are proud that they are a part of our FullSpeed family," said Ron Stilwell, president of FullSpeed Automotive. "Not only do they strive for their own success, but also share their knowledge with other franchisees across the systems. Their **willingness to help others** and deliver a superior customer experience makes them the gold standard of franchisees."

EXPLORE ARTICLE



# LEASE OVERVIEW

**GREASE MONKEY FRIENDSWOOD, TX**

Initial Lease Term	15-Years
Options	Two (2) 5-Year Options to Renew
Rent Commencement	September 24 <sup>th</sup> , 2019
Lease Expiration	September 30 <sup>th</sup> , 2034
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$107,481
<b>Annual Rent Years 6-10</b>	<b>\$118,229</b>
Annual Rent Years 11-15	\$130,052
Option 1	\$143,057
Option 2	\$157,363

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.



File Photo

CLINE ELEMENTARY  
(816 STUDENTS)

FRIENDSWOOD  
HIGH SCHOOL  
(1,983 STUDENTS)

CASTLEWOOD  
POOL & PARK

W PARKWOOD AVENUE  
±33,551 VPD

S FRIENDSWOOD DRIVE  
±33,920 VPD

GARDENS AT  
FRIENDSWOOD LAKE

CENTENNIAL  
PARK

FRIENDSWOOD  
JUNIOR HIGH  
(1,482 STUDENTS)

**GREASE MONKEY**  
Oil Changes & More  
**SUBJECT PROPERTY**  
2205 W. PARKWOOD AVE.

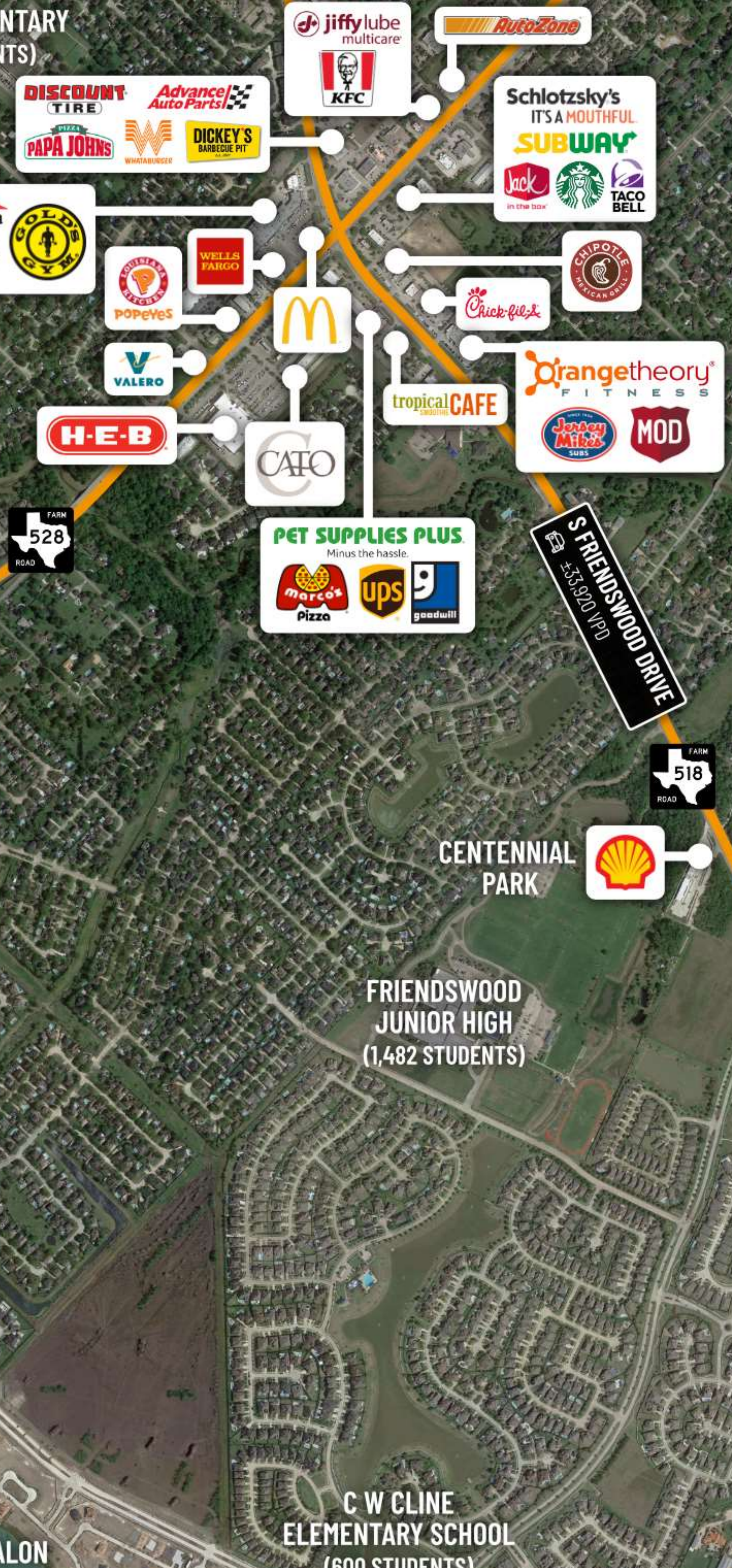
WINDSONG  
ELEMENTARY SCHOOL  
(647 STUDENTS)

LAKE AVALON

C W CLINE  
ELEMENTARY SCHOOL  
(600 STUDENTS)

EXOTIC PETS

THOMAS TRCE



CHAMPIONS INSURANCE

State Farm

F45 TRAINING

Chevron

7 ELEVEN

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

CENTER COURT PIZZA & CREW

J&J CRAWFISH

SHELL

jiffy lube multicare KFC

AutoZone

DISCOUNT TIRE Advance Auto Parts PAPA JOHN'S

Schlottsky's IT'S A MOUTHFUL SUBWAY Jack Starbucks TACO BELL

SMOOTHIE KING Pizza Hut Great Clips GOLD'S GYM

POPEYES WELLS FARGO

CHIPOTE MEXICAN GRILL Chick-fil-A

VALERO

McDonald's

Orangetheory FITNESS Jersey Mike's MOD

H-E-B

CAFO

tropical CAFE

PET SUPPLIES PLUS Minus the hassle. Marc's Pizza UPS goodwill

518 ROAD

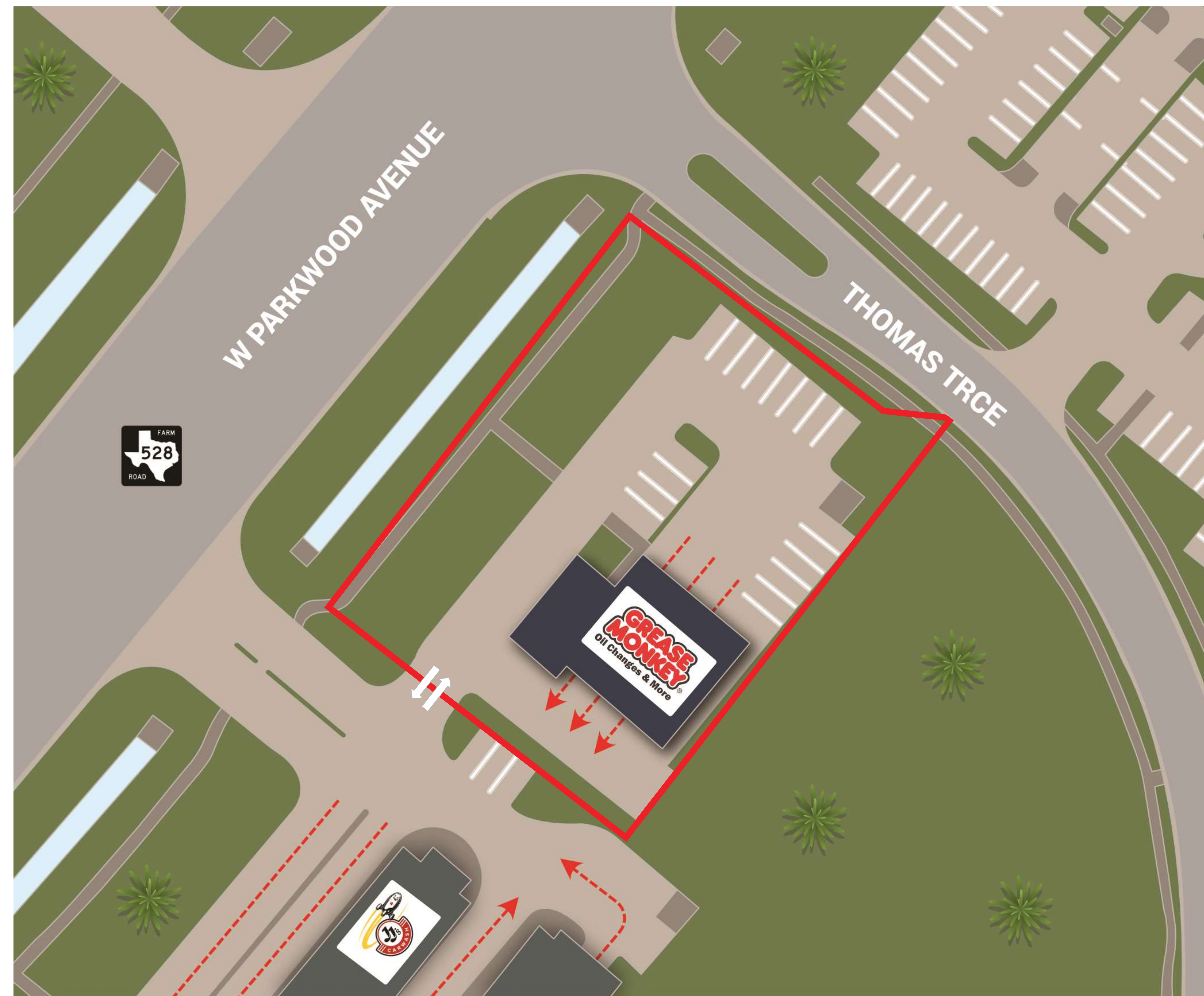
SHELL

528 ROAD

# SITE OVERVIEW

**GREASE MONKEY** FRIENDSWOOD, TX

	Year Built		2019
	Building Area		±3,230 SF
	Land Area		±0.68 AC



## NEIGHBORING RETAILERS

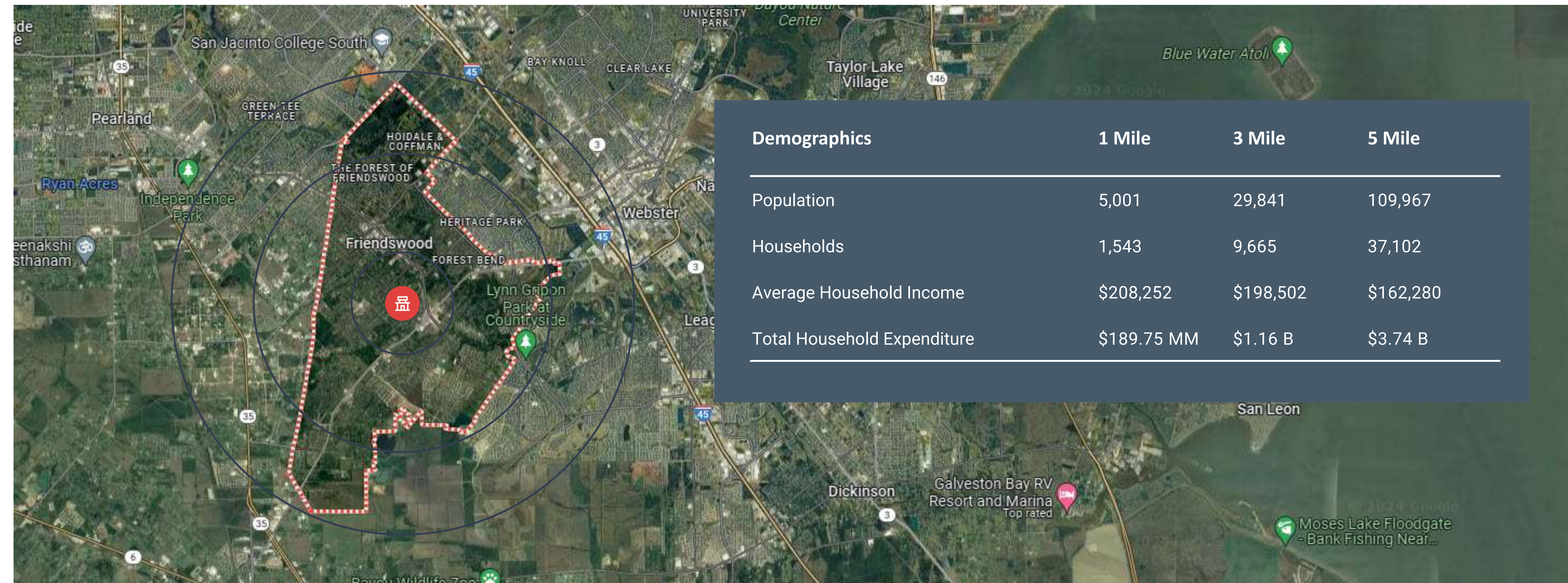
- H-E-B
- Orangetheory Fitness
- Gold's Gym
- F45 Training
- Goodwill
- Pet Supplies Plus
- Discount Tire
- AutoZone Auto Parts
- Advance Auto Parts
- McDonald's





# LOCATION OVERVIEW

GREASE MONKEY FRIENDSWOOD, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Friendswood ISD (817)
2. H-E-B (500)
3. City of Friendswood (248)
4. Kroger (219)
5. Clear Creek ISD (190)
6. McDonalds (102)
7. Friendship Haven Nursing Home (100)
8. U.S. Post Office (75)
9. Morada (72)
10. UTMB (60)

## LOCATION OVERVIEW

GREASE MONKEY FRIENDSWOOD, TX

# Friendswood

Texas

 40,833  
Population

 \$140,321  
Average Household Income



Friendswood is only 24  
Miles From Downtown  
Houston, TX

**CLOSE PROXIMITY  
TO HOUSTON**

Friendswood School  
Districts Rank Among the  
Best in Texas

**Top 10%**

**Friendswood is a progressive suburban city conveniently located between downtown Houston and Galveston near three major airports and deep-water ports with easy thoroughfare and railway access.**

Known for its extraordinary demographics, including a highly educated, affluent resident base and an outstanding public school system.

**Key sectors of the local Friendswood economy include aerospace and aviation, information technology, maritime, medical and life sciences, specialty chemicals, and tourism.**

The city of Friendswood, TX, is located approximately 24-miles southeast of downtown Houston, TX.

Friendswood can be accessed through FM 2351, FM 518, and FM 528 (NASA Parkway). Houston Hobby Airport and Ellington Airport are located within a 15-minute drive from Friendswood, and George Bush Intercontinental Airport is just 45 minutes away. Friendswood is a Southern Suburb of Houston. The City of Friendswood had a population of 40,833 as of 2023. Friendswood lies within two premier school districts--Clear Creek ISD and Friendswood ISD. Both are rated among the best in Texas. There are several community colleges, as well as quality four-year universities and upper-level graduate schools in close proximity. The city of Friendswood encompasses 21 square miles. Friendswood is the perfect choice for many types of commercial enterprises. Known for its extraordinary demographics, including a highly educated, affluent resident base and an outstanding public school system, the city of Friendswood offers continuous business relocation and expansion assistance, including economic development incentives. Target markets include professional offices, retail, commercial, and light industrial developments. Major sectors of the area's economic base include aerospace, specialty chemicals, health care, retail, and tourism. Principal Employers in the city include Friendswood ISD, HEB, City of Friendswood, Clear Creek ISO and Kroger.

## IN THE NEWS

GREASE MONKEY FRIENDSWOOD, TX

# Biz Buzz: \$700M mixed-use development planned for Friendswood; H-E-B island rumors resurface

LAURA ELDER, DECEMBER 15, 2023 (THE DAILY NEWS)

Developers planning a 106-acre project that will feature a branded luxury hotel, sizable multifamily complex, multiple office buildings, retail and a public park say it is.

Crews next month will begin work on City Center along **FM 528**. It's an investment of more than **\$700 million** that includes construction of the much-anticipated road and bridge connecting Blackhawk and Bay Area boulevards, along with numerous traffic controls, **drainage improvements** and the addition of a new fire station on the site.

City Center will feature a 500-unit multi-family complex, four-story medical and office buildings and four-story mixed-use buildings with condominiums, retail and entertainment.

It also will include a **52-acre public park** with walking and biking trails, a fishing lake with a pier and public restrooms, developers said. Developers are donating the park to the city.

"The City Center will reduce the need for residents within Friendswood to travel outside of our beautiful city due to the lack of an event venue, family entertainment and social gathering locations, or limited natural settings for staying active," Louis Tannos, president and CEO of Tannos Development, said.

City Center will include **150,000 square feet** of retail space, 200,000 square feet dedicated to medical and office use, **225,000 square feet** of mixed-use space for hospitality and multi-family housing.

Tannos Development Group is bullish on Friendswood, investing many millions of dollars on several high-profile commercial and **mixed-use developments** that have yielded office buildings, retail and Class A apartments.

EXPLORE ARTICLE



## 2 developments to near completion in Friendswood

RENEE FARMER, JANUARY 16, 2023 (COMMUNITY IMPACT)

Work will move forward in 2023 on two developments in Friendswood by the Friendswood-based construction company Tannos Development Group.

The **1715 Project**, a **107,000-square-foot** medical office building, is currently under construction and will be ready for buildout in the spring, Tannos Development Group President Louis Tannos said. Tenants will be announced in the **second or third quarter of 2023**, he said. The project is located at **1715 S. Friendswood Drive**.

"Right now we're doing very well," Tannos said. **"We're actually three months ahead of schedule."**

"I spared no expense, and we went as far as we could on finishes," Tannos said. "It's just going to be the nicest thing I think anywhere close to here."

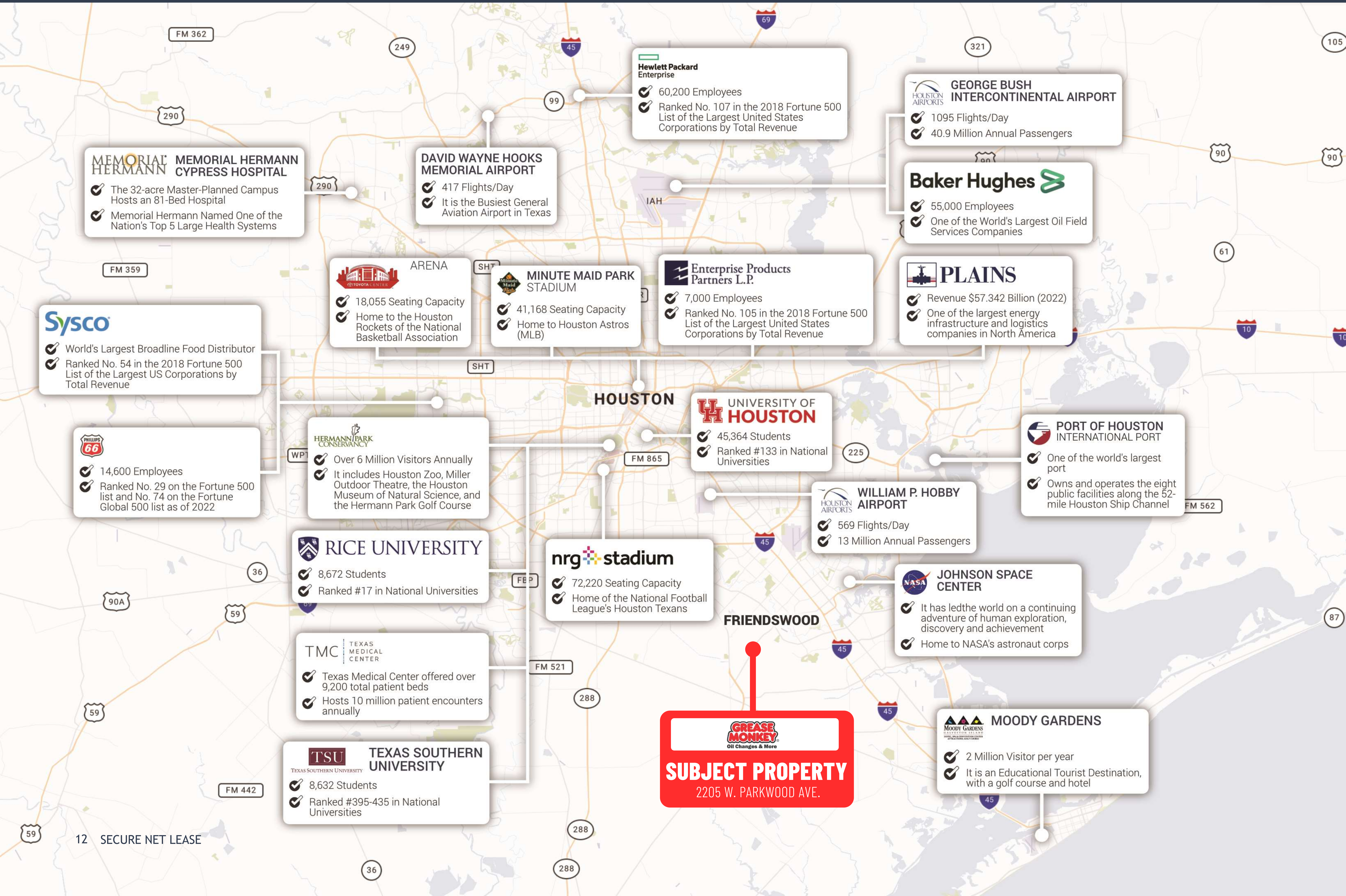
Construction on The Albritton, located at **408 S. Friendswood Drive**, is slated to start at the **end of January**. The **163,000-square-foot** mixed use development includes **11,000 square feet** of retail frontage and **9,000 square feet** of small office and local business space. Plans also include an interior parking garage that cannot be seen from the outside, Tannos said. The building's **top three floors** will house **111 Class A residential units**.

EXPLORE ARTICLE



# METRO AREA

## GREASE MONKEY FRIENDSWOOD, TX



**MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL**

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Memorial Hermann Named One of the Nation's Top 5 Large Health Systems

**DAVID WAYNE HOOKS MEMORIAL AIRPORT**

- ✓ 417 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

**Hewlett Packard Enterprise**

- ✓ 60,200 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT**

- ✓ 1095 Flights/Day
- ✓ 40.9 Million Annual Passengers

**Baker Hughes**

- ✓ 55,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

**ARENA**

- ✓ 18,055 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

**MINUTE MAID PARK STADIUM**

- ✓ 41,168 Seating Capacity
- ✓ Home to Houston Astros (MLB)

**Enterprise Products Partners L.P.**

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**PLAINS**

- ✓ Revenue \$57.342 Billion (2022)
- ✓ One of the largest energy infrastructure and logistics companies in North America

**Sysco**

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

**PHILLIPS 66**

- ✓ 14,600 Employees
- ✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

**HERMANN PARK CONSERVANCY**

- ✓ Over 6 Million Visitors Annually
- ✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

**UNIVERSITY OF HOUSTON**

- ✓ 45,364 Students
- ✓ Ranked #133 in National Universities

**PORT OF HOUSTON INTERNATIONAL PORT**

- ✓ One of the world's largest port
- ✓ Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

**HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT**

- ✓ 569 Flights/Day
- ✓ 13 Million Annual Passengers

**RICE UNIVERSITY**

- ✓ 8,672 Students
- ✓ Ranked #17 in National Universities

**nrg stadium**

- ✓ 72,220 Seating Capacity
- ✓ Home of the National Football League's Houston Texans

**NASA JOHNSON SPACE CENTER**

- ✓ It has led the world on a continuing adventure of human exploration, discovery and achievement
- ✓ Home to NASA's astronaut corps

**TMC TEXAS MEDICAL CENTER**

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

**TSU TEXAS SOUTHERN UNIVERSITY**

- ✓ 8,632 Students
- ✓ Ranked #395-435 in National Universities

**GREASE MONKEY**  
Oil Changes & More  
**SUBJECT PROPERTY**  
2205 W. PARKWOOD AVE.

**MOODY GARDENS**

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination, with a golf course and hotel

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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# TEXAS DISCLAIMER

GREASE MONKEY FRIENDSWOOD, 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.