



# Take 5 Oil Change

**\$1,048,000 | 5.25% CAP**

131 E Ovilla Rd., Red Oak, TX 75154

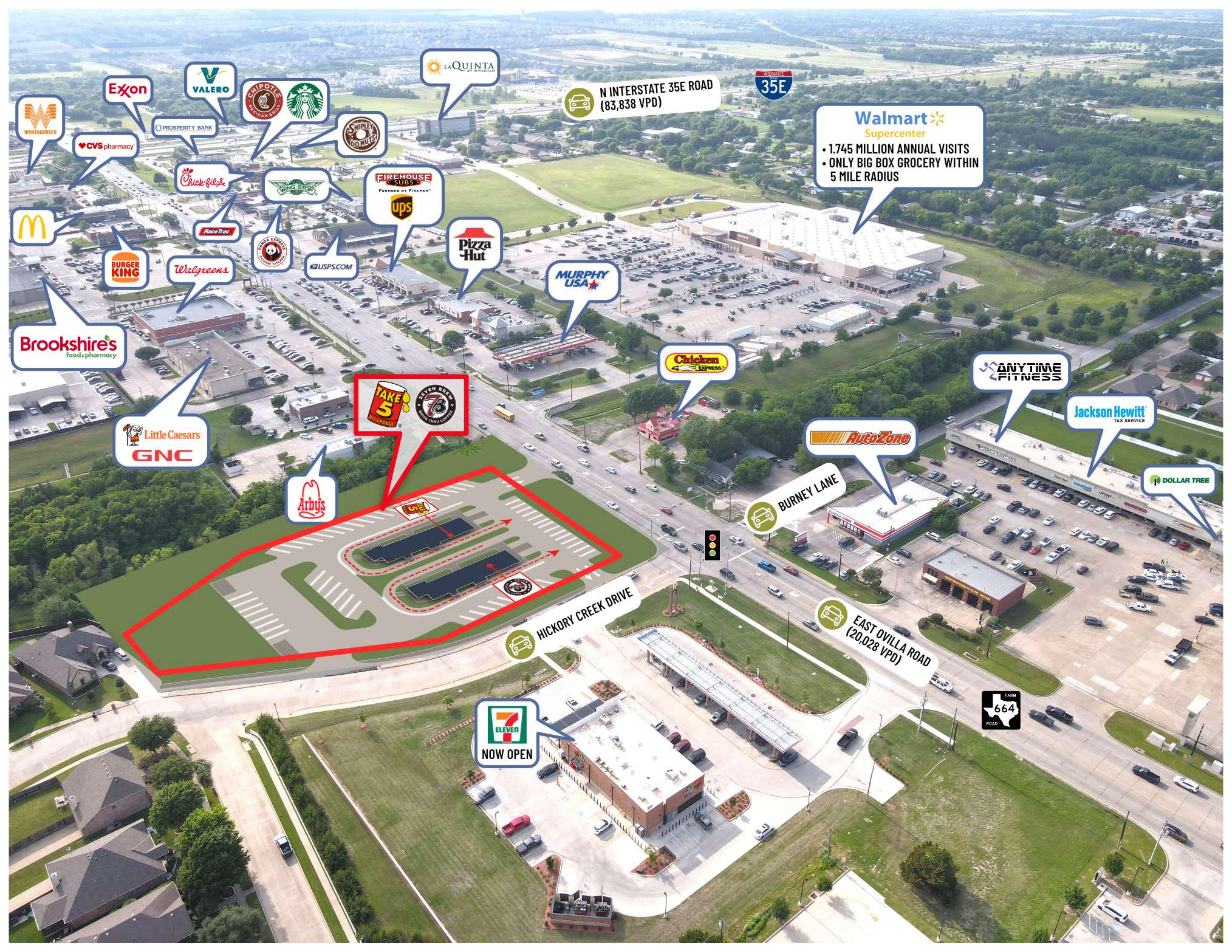
- ✓ **Brand New, 15 Year NNN Ground Leases** with 10% Rental Increases
- ✓ **Large 0.86 Parcel Located on a Major Signalized Intersection** with 20,000+ VPD
- ✓ **High Growth Suburb of Dallas** with 41.75% Population Increase Since 2020
- ✓ **Strong Income Demographics in Immediate Trade Area** | The Average HH Income in a 5- Mile Radius is over \$123,000.
- ✓ **Investment Grade Tenant** with over 1,000+ Properties across the US and Canada



**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.







NOW OPEN

N INTERSTATE 35E ROAD  
(83,838 VPD)



**Walmart**  
Supercenter  
• 1.745 MILLION ANNUAL VISITS  
• ONLY BIG BOX GROCERY WITHIN  
5 MILE RADIUS

BURNEY LANE

EAST OVILLA ROAD  
(20,028 VPD)

HICKORY CREEK DRIVE





INVESTMENT OVERVIEW

TAKE 5 OIL CHANGE    RED OAK, TX



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\$1,048,000

5.25% CAP

NOI

\$55,000

Building Area

± 1,421 SF

Land Area

± 0.86 AC

Year Built

2024

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New, 15 Year NNN Ground Leases** with 10% Rental Increases Every 5 Years.
- ✓ **The Subject Property is Located at a Signalized Intersection on a Main Retail Corridor on East Ovilla Road (20,000+ VPD),** just off of Interstate 35 (83,838+ VPD). Other three tenants on this corner are Walmart, 7-Eleven, and AutoZone.
- ✓ **Located only 1 Mile from the \$1+ Billion Google and Compass Datacenters,** 1.5 Miles from Red Oak High School (2,160+ Students), and less than 2 miles from Texas State Technical College (10,200+ Students), the #3 Trade School in Texas.
- ✓ **Strong Income Demographics in Immediate Trade Area** -The average household incomes are \$105,019, \$112,861, and \$123,084 within a 1-mile, 3-mile, and 5-mile radius respectively.
- ✓ **Red Oak is a High Growth Suburb of Dallas with a 41.75% Population Increase Since 2020.** It is along I-35E – just 20 minutes from downtown Dallas. I-35E Is a major highway which connects Dallas to Austin and San Antonio in Texas.
- ✓ **Take 5 Oil Change is an 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.



# TENANT OVERVIEW

TAKE 5 OIL CHANGE RED OAK, TX

## Take 5 Oil Change

**Lessee:** Take 5 Properties SPV LLC

**Guarantor:** Driven Systems LLC

LOCATIONS

1000+

STATES

41



[take5.com](https://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. Headquartered in Charlotte, N.C., Take 5 Car Wash is the **largest express car wash** operator in the U.S. with over **400 sites** nationwide. Take 5 Car Wash was established in 2020 on the foundation of delivering a fast, friendly, and convenient car wash experience with a customer- and people-first culture. Currently operating under regional marquee brands, Take 5 Car Wash drives performance through national procurement, marketing, and training programs.

File Photo





## IN THE NEWS

— TAKE 5 OIL CHANGE RED OAK, TX

## Take 5 scores big, becomes official oil change, carwash of Dallas Cowboys

OCTOBER 12, 2023 (CARWASH.COM)

Take 5 Oil Change and Take 5 Car Wash announced in a press release a multi-year partnership with the Dallas Cowboys, designating Take 5 as the “Official Oil Change and Car Wash” of the legendary NFL team.

A **highlight** of the **collaboration** is the introduction of the “5 Points” video series, presented by Take 5. Following every Cowboys game, fans can expect an exclusive and fresh perspective with “5 Points” on the game, **players** and what to watch for during the season. These insights are prominently featured online and across various social media platforms, **delivering quick takeaways** for devoted fans.

With the new partnership, the Take 5 brand, known for its convenient stay-in-your-car oil change and fast, friendly carwash, will be showcased to tens of millions of AT&T Stadium visitors, broadcast audiences and online fans.

“Our partnership with the Dallas Cowboys is a testament to our shared commitment to excellence,” said Brady Noon, chief marketing officer at **Take 5 Oil Change** and Car Wash. “Just as the Cowboys are known for their pursuit of greatness on and off the field, Take 5 is dedicated to **delivering exceptional service** and value to our customers.”

“We’re beyond thrilled to partner with such a trusted brand in the oil change and car wash industry with Take 5,” said Chad Estis, executive vice president of **business operations** at Dallas Cowboys. “Our fans have come to expect the very best, not only from the Dallas Cowboys, but also from the brands that are associated with our organization and Take 5 is a **quality partner** that our fans can trust with their vehicles.”

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**.

"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.

This grand opening milestone follows the **Company's 2022 announcement** that it would convert all its U.S. car wash locations to the Take 5 brand – which has become synonymous with **fast, friendly, simple**, and convenient.

EXPLORE ARTICLE





LEASE OVERVIEW

TAKE 5 OIL CHANGE   RED OAK, TX

Initial Lease Term	15-Years, Plus (4), 5 Year Options to Renew
Rent Commencement	August 2024
Lease Expiration	August 2039
Lease Type	Abs NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$55,000.00
Annual Rent YRS 6-10	\$60,500.00
Annual Rent YRS 11-15	\$66,550.00
Option 1	\$73,205.00
Option 2	\$80,525.50
Option 3	\$88,578.05
Option 4	\$97,435.86



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.



**COMPASS**  
• 375+ ACRE DATA CENTER  
• 400,000 SF

**G**  
• 166 ACRE DATA CENTER  
• \$600 MILLION PROJECT

RED OAK EASTRIDGE  
ELEMENTARY  
(481 STUDENTS)

RED OAK  
ELEMENTARY SCHOOL  
(542 STUDENTS)

QARON  
AEROSPACE

SOUTH MEADOWS  
APARTMENTS  
(113 UNITS)

**Walmart**  
Supercenter

ANYTIME  
FITNESS  
DOLLAR TREE  
Jackson Hewitt  
TAX SERVICE

ACE  
Hardware

DOLLAR GENERAL

TAKE 5  
SEVEN BREW

AutoZone

KFC

7-Eleven

Pizza Hut

USPS.COM

WING STOP

PANDA EXPRESS

FIREHOUSE  
SUBS  
ups

Arby's

Little Caesars  
GNC

Domino's

Chick-fil-A

Race Trac

McDonald's

BURGER KING

Brookshires  
food & pharmacy

SHIPLEY  
DO-NUTS

CHIPOTLE  
Starbucks

PROSPERITY BANK

664  
ROAD

EAST OVILLA ROAD  
(20,028 VPD)

WHATABURGER

CVS pharmacy

CHURCH'S  
DRUGS

Exxon

TACO BELL

Denny's

VALERO

Exxon

N INTERSTATE 35E ROAD  
(83,838 VPD)

35E



N INTERSTATE 35E ROAD  
±83,838 VPD



RED OAK TOWN VILLAGE  
APARTMENTS  
(312 UNITS)



- 1.745 MILLION ANNUAL VISITS
- ONLY BIG BOX GROCERY WITHIN 5 MILE RADIUS



BURNEY LANE



SOUTH MEADOWS  
APARTMENTS  
(113 UNITS)



EAST OVILLA ROAD  
±20,028 VPD





**SUBJECT PROPERTY**  
131 E. OVILLA RD.





540 NEW  
RESIDENTIAL LOTS

SCHUPMANN  
ELEMENTARY SCHOOL  
(411 STUDENTS)



768 NEW  
RESIDENTIAL LOTS

LEGACY SQUARE  
70 ACRE MIXED  
USE DEVELOPMENT



**SUBJECT PROPERTY**  
131 E. OVILLA RD.

Walmart  
Supercenter

BURNEY LANE

EAST OVILLA ROAD  
±20,028 VPD

COMPASS  
375+ ACRES  
COMPASS  
DATACENTER

166 ACRE  
GOOGLE CENTER

677 NEW  
RESIDENTIAL LOTS

RED OAK EASTRIDGE  
ELEMENTARY SCHOOL  
(451 STUDENTS)

71 NEW  
RESIDENTIAL LOTS

QARCON  
AEROSPACE

481 NEW  
RESIDENTIAL LOTS

N CENTRAL BOULEVARD  
±10,521 VPD

SHIELD  
ELEMENTARY SCHOOL  
(580 STUDENTS)

RED OAK  
ELEMENTARY SCHOOL  
(603 STUDENTS)

24 NEW  
RESIDENTIAL LOTS

N INTERSTATE 35E ROAD  
±83,838 VPD

342  
TEXAS

RED OAK  
HIGH SCHOOL  
(1,835 STUDENTS)

LIFE SCHOOL  
RED OAK  
(1,030 STUDENTS)

77

1,385 NEW  
RESIDENTIAL LOTS

RED OAK  
MIDDLE SCHOOL  
(1,378 STUDENTS)

H A WOODEN  
ELEMENTARY SCHOOL  
(552 STUDENTS)



±6,147 VPD



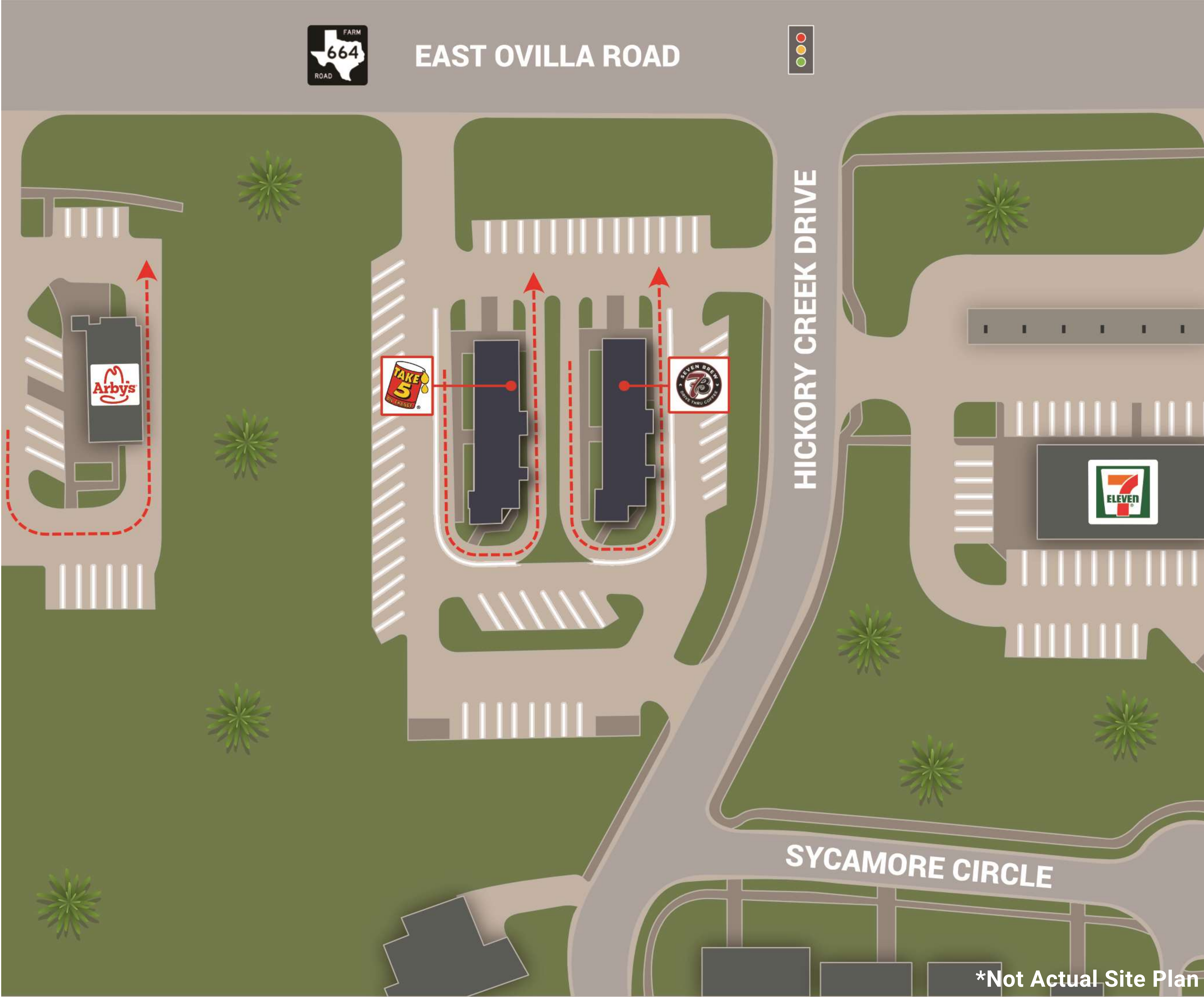
# SITE OVERVIEW

TAKE 5 OIL CHANGE RED OAK, TX

	Year Built	2024
	Building Area	± 1,421 SF
	Land Area	± 0.86 AC

## NEIGHBORING RETAILERS

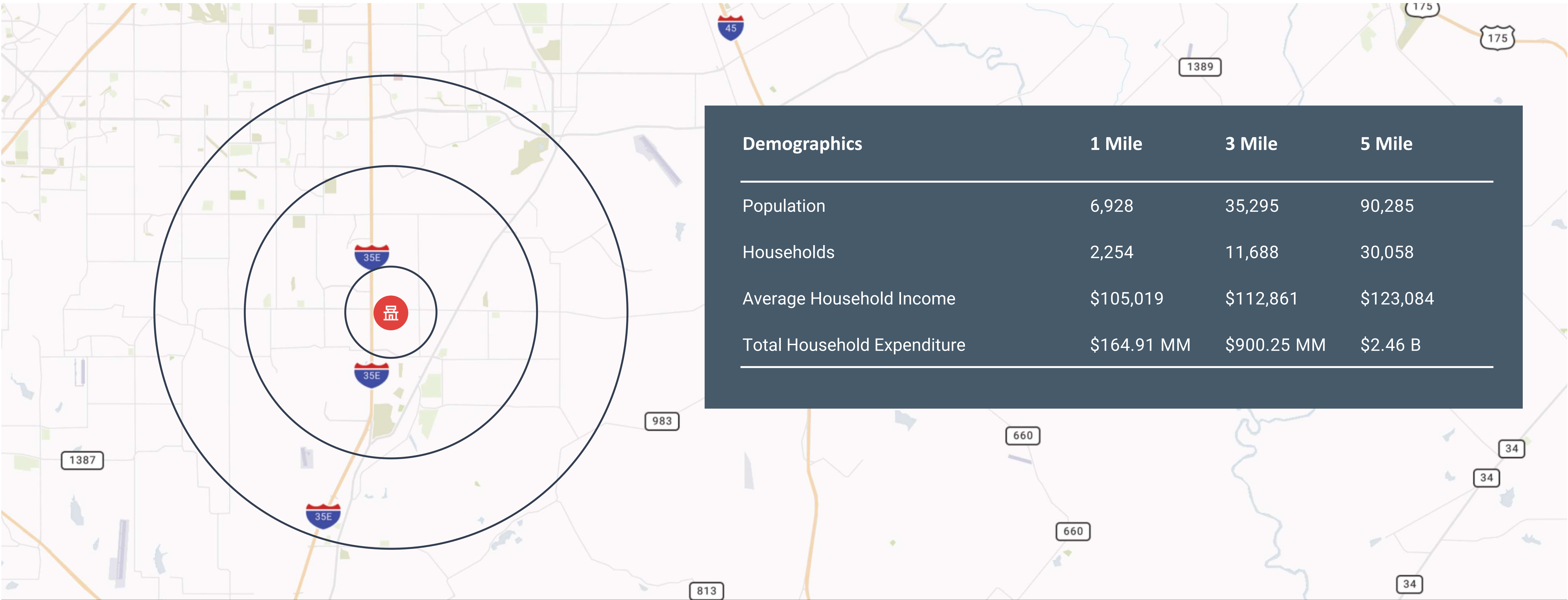
- Walmart Supercenter
- McDonald’s
- Whataburger
- Chipotle
- 7-Eleven
- Chick-Fil-A
- CVS
- Walgreens
- Starbucks
- AutoZone Auto Parts





# LOCATION OVERVIEW

TAKE 5 OIL CHANGE   RED OAK, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Red Oak Independent School District (863)
2.

Bombardier US Aerospace Corporation (802)
3.

Triumph Aerostructures (482)
4.

Walmart (328)
5.

City of Red Oak (117)
6.

Red Oak Health & Rehab (105)
7.

Life School Elementary (103)
8.

Brookshire Grocery (95)
9.

Life School Central Office (79)
10.

NFI Industries (75)



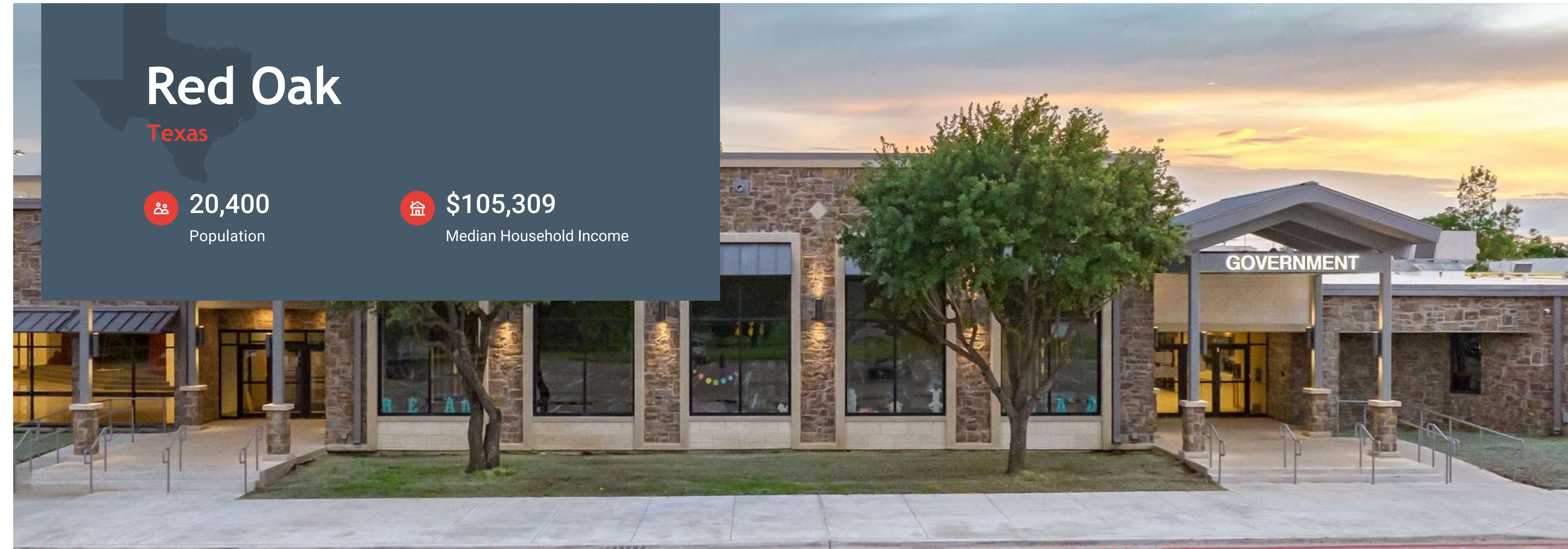
# LOCATION OVERVIEW

TAKE 5 OIL CHANGE RED OAK, TX

## Red Oak Texas

 **20,400**  
Population

 **\$105,309**  
Median Household Income



Red Oak ISD is rated a  
Top 10% District in TX.

**Top 10%**

Located 20-miles south of  
Dallas, TX

**20-MILES**

### Red Oak is a city in Ellis County, Texas. It is part of the Dallas-Fort Worth metropolitan area.

It is a thriving community and only 19 miles south of Downtown Dallas. Interstate 30 runs through the middle of the city making transportation easy and accessible. The city's exciting local attractions and activities make it the perfect place for any business to thrive.

**Red Oak had a population increase of 47.75% since 2020.**

There are various attractions that bring visitors to the streets of Red Oak. One of the most exciting things to do in the city is to visit the Texas Motorplex. This quarter mile drag racing facility annually hosts the AAA Texas NHRA Fall Nationals every October.

Hundreds of professional and amateur drag racers come from all over the country to compete for over \$2 million in prize money. Over half a million people visit the racetrack every year, which strongly boosts Red Oak's economy. Another popular attraction in the area is to visit Lake Bardwell. The lake itself boasts over 3,500 acres and is one of the largest attractions in the whole county. Annual attendance greatly exceeds over 500,000 and brings in families from all over the US. The lake offers various activities such as fishing, swimming, boating, and skiing. More than 1,800 acres of land surround the lake and is used for camping or picnics. There is even a marina to rent paddle boats. Red Oak is also home to Ennis All-Star Bowl. This center hosts dozens of bowling lanes, a snack bar, laser tag, a sports bar, and a large arcade. Ennis All-Star Bowl is open through the night and offers live music with a dance floor, making it the place to be on a night out with the family.



# IN THE NEWS

TAKE 5 OIL CHANGE    RED OAK, TX

## Just south of Dallas, Red Oak is a growing hot spot in North Texas real estate

ISABELLA AGOSTINO, MARCH 26, 2024 (THE DALLAS MORNING NEWS)

The city of Red Oak is experiencing a surge in growth. The community reports a population increase of more than 13% from 2021 to 2023 — significantly outpacing Dallas County, Ellis County (where Red Oak is located) and the state as a whole.

Real estate agent Jaime Resendiz says Red Oak’s positioning near railroad tracks set it up for success way back in the late 1800s. Today, it boasts modern conveniences (think Chick-fil-A and Starbucks, and **multiple shopping centers** and grocery stores) — and a median **home value of \$358,400**, according to February 2024 data from Texas Realtors and the Texas A&M University Texas Real Estate Research Center. That month saw 26 home sales close in the community of **17,396 residents** — an **increase** of nearly **45% year over year**.

Red Oak has become a hot spot for those seeking a blend of suburban tranquility, urban accessibility and value for their real estate dollars.

Red Oak is a short commute from employers in Waxahachie and Dallas, and additional jobs are coming within city limits: Google has announced plans to **build a data center** there. The tech giant has also pledged a \$150,000 grant to Red Oak ISD for its STEM program.

Grace Lacy, a sales counselor at HistoryMaker Homes (which is building in Red Oak), believes the city offers appeal for homebuyers, with bigger homes at a **lesser price point**. “Red Oak is on the verge of booming,” Lacy shares, adding that there’s a lot of buzz around a new movie theater and **entertainment complex**.

EXPLORE ARTICLE



## Google announces plans for Red Oak data center campus in Texas

DAN SWINHOE, SEPTEMBER 01, 2023 (DCD)

Google is to build a second Texas campus in the Red Oak area of Dallas. The company announced this week it plans to invest \$600 million in developing its second data center site in the Dallas-Fort Worth area of Texas.

Lee McCleary, director of **economic development** for Red Oak, told the Dallas Morning News that the data center at 156 N. Austin Blvd. will be about **285,000 square feet** and take two years to build. Google built a data center in the Midlothian area of DFW in 2019 through its Alamo Mission LLC shell company under the project name Sharka. After buying 375-acres, the company acquired another **165-acre** tract for **further development**.

The search, advertising, and cloud firm said it will invest an initial \$330 million in the Ellis County project this year, with plans for the data center’s final cost rising to at least \$600 million over multiple years.

Google launched a **Texas cloud region** in Dallas in June 2022.

“Google’s data centers provide the **infrastructure for digital services** and AI innovations for people **around the world**,” said Cris Turner, Google VP of government affairs and public policy, knowledge, and information products. “Our continued investment in the state is a testament to the resources and **talent found in Midlothian**, Red Oak, and beyond.”

An event announcing the news was attended by Senator John Cornyn and Representative Jake Ellzey. “Texas continues to lead the nation in **job growth** and **workforce development**, including in the tech sector,” said Sen. Cornyn. “Google’s expanded data center in Midlothian and the new one in Red Oak will **build** on those **successes**, and I look forward to seeing the **positive impact** these investments will have in North Texas and beyond.”

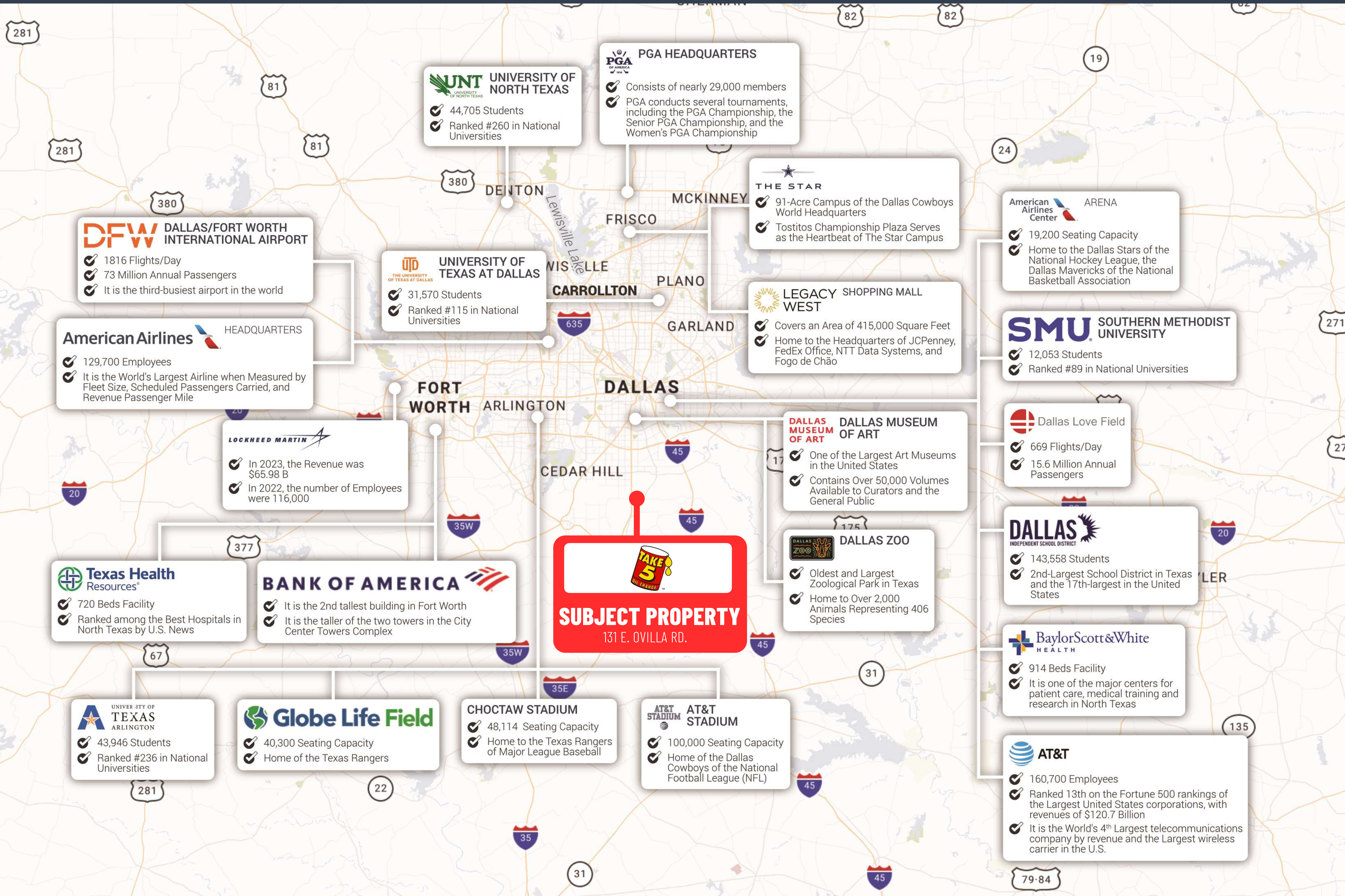
EXPLORE ARTICLE





# METRO AREA

TAKE 5 OIL CHANGE RED OAK, TX



**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

- ✓ 1816 Flights/Day
- ✓ 73 Million Annual Passengers
- ✓ It is the third-busiest airport in the world

**American Airlines HEADQUARTERS**

- ✓ 129,700 Employees
- ✓ It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

**LOCKHEED MARTIN**

- ✓ In 2023, the Revenue was \$65.98 B
- ✓ In 2022, the number of Employees were 116,000

**Texas Health Resources**

- ✓ 720 Beds Facility
- ✓ Ranked among the Best Hospitals in North Texas by U.S. News

**BANK OF AMERICA**

- ✓ It is the 2nd tallest building in Fort Worth
- ✓ It is the taller of the two towers in the City Center Towers Complex

**UNIVERSITY OF TEXAS ARLINGTON**

- ✓ 43,946 Students
- ✓ Ranked #236 in National Universities

**Globe Life Field**

- ✓ 40,300 Seating Capacity
- ✓ Home of the Texas Rangers

**CHOCTAW STADIUM**

- ✓ 48,114 Seating Capacity
- ✓ Home to the Texas Rangers of Major League Baseball

**AT&T STADIUM**

- ✓ 100,000 Seating Capacity
- ✓ Home of the Dallas Cowboys of the National Football League (NFL)

**UNT UNIVERSITY OF NORTH TEXAS**

- ✓ 44,705 Students
- ✓ Ranked #260 in National Universities

**UTD UNIVERSITY OF TEXAS AT DALLAS**

- ✓ 31,570 Students
- ✓ Ranked #115 in National Universities

**PGA HEADQUARTERS**

- ✓ Consists of nearly 29,000 members
- ✓ PGA conducts several tournaments, including the PGA Championship, the Senior PGA Championship, and the Women's PGA Championship

**THE STAR**

- ✓ 91-Acre Campus of the Dallas Cowboys World Headquarters
- ✓ Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

**LEGACY SHOPPING MALL WEST**

- ✓ Covers an Area of 415,000 Square Feet
- ✓ Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

**American Airlines ARENA**

- ✓ 19,200 Seating Capacity
- ✓ Home to the Dallas Stars of the National Hockey League, the Dallas Mavericks of the National Basketball Association

**SMU SOUTHERN METHODIST UNIVERSITY**

- ✓ 12,053 Students
- ✓ Ranked #89 in National Universities

**Dallas Love Field**

- ✓ 669 Flights/Day
- ✓ 15.6 Million Annual Passengers

**DALLAS INDEPENDENT SCHOOL DISTRICT**

- ✓ 143,558 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the United States

**BaylorScott&White HEALTH**

- ✓ 914 Beds Facility
- ✓ It is one of the major centers for patient care, medical training and research in North Texas

**AT&T**

- ✓ 160,700 Employees
- ✓ Ranked 13th on the Fortune 500 rankings of the Largest United States corporations, with revenues of \$120.7 Billion
- ✓ It is the World's 4th Largest telecommunications company by revenue and the Largest wireless carrier in the U.S.

**SUBJECT PROPERTY**  
131 E. OVILLA RD.



CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
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(214) 522-7200

## Los Angeles

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# TEXAS DISCLAIMER

TAKE 5 OIL CHANGE RED OAK, 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.