



# Jiffy Lube Multicare

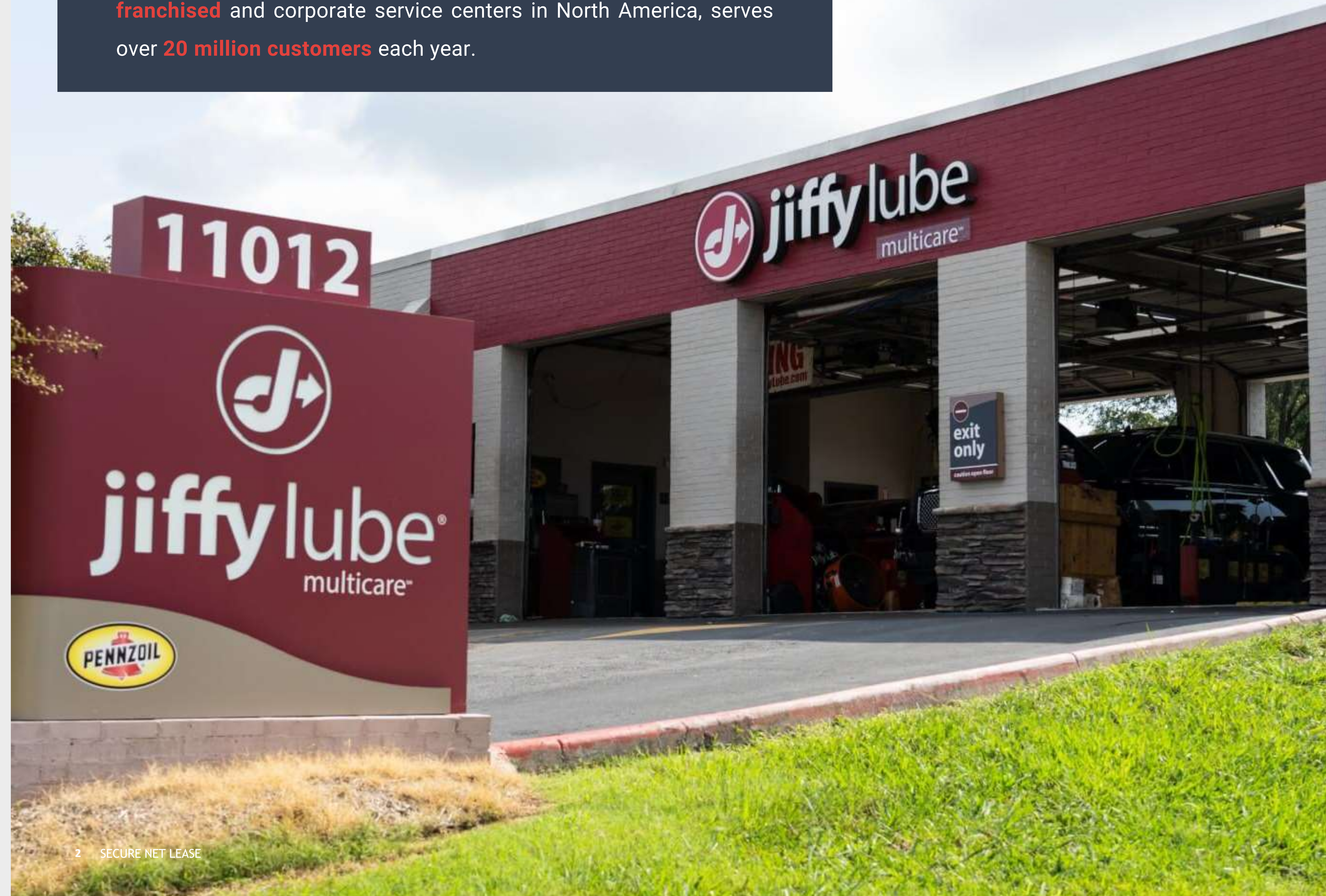
**\$2,513,000 | 6.15% CAP**

109 FM 250, Hughes Springs, TX

- ✓ **Rare 15-Year Corporate Absolute NNN Lease** w/ 10% Rental Increases
- ✓ **Excellent Hard Corner Location** at the Intersection of Hanes Blvd (2.6K VPD) and Holloman
- ✓ **There is Little to No Competition** in the Surrounding Trade Area
- ✓ **Hughes Springs** is Known for its Wildflower Trial of Texas, a Popular Tourist Event
- ✓ **Jiffy Lube is the National Leader** in Quick Lube Services



Jiffy Lube International, Inc. ("Jiffy Lube"), with more than **2,000 franchised** and corporate service centers in North America, serves over **20 million customers** each year.





# INVESTMENT OVERVIEW

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

File Photo



## CONTACT FOR DETAILS

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# \$2,513,000

## 6.15% CAP

NOI

\$154,527

Building Area

±3,000 SF

Land Area

±0.40 AC

Year Renovated

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commenced** in January 2023
- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Excellent Hard Corner Location** at the Intersection of Hanes Blvd (2,600 VPD) and Holloman, right off of W 1st St. (7,800 VPD). W 1st St is the main thoroughfare through Hughes Springs.
- ✓ **Subject Property is Located Near Several National Retailers,** including Dollar General, Dairy Queen, and Sonic.
- ✓ **Large Format Jiffy Lube Multicare Center,** that features extra services such as brakes, battery, engine, fluids, and suspension.
- ✓ **Hughes Springs is Known for its Wildflower Trial of Texas,** a spring event that draws in visitors from all over who drive through the town to view the blooming native wildflowers. The town also hosts street dances, carnivals, food vendors, a 5k race, parade, and pageant in honor of the wildflower season.
- ✓ **Jiffy Lube is the National Leader in Quick Lube Services.** The brand boasts more than 2,200 locations nationwide and was named the best quick oil change service in 2023 by BrandSpark, an international market research firm.

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

JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

# Jiffy Lube Multicare

**Lessee:** Jiffy Lube International, Inc., a Delaware Corporation

**Guarantor:** Corporate

REVENUE

**\$1.7 B**

TOTAL LOCATIONS  
IN U.S. & CANADA

**2,200+**

CUSTOMERS  
ANNUALLY

**24+ MM**



[jiffylube.com](http://jiffylube.com)

**Jiffy Lube® is a leading provider of automotive preventive maintenance. With a national footprint of more than 2,000 franchisee operated service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between.**

Jiffy Lube® pioneered the fast oil change industry more than **35 years** ago. Today, more than **20 million customers every year** rely on Jiffy Lube to keep their vehicles running the way your vehicle manufacturer intended. It's the **mission of everyone** at Jiffy Lube to go beyond oil changes alone, to help alleviate the anxiety that routine vehicle maintenance can bring. Jiffy Lube is committed to keeping your vehicle running right for the long haul, so you can Leave Worry Behind® .





## IN THE NEWS

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

### Jiffy lube and the home edit team up to help ensure vehicles remain a place of calm for consumers

JENNIFER FRIEDMANN, JULY 14, 2022 (JIFFYLUBE)

To help put people in the driver's seat of car care – specifically around disorganized cars – Jiffy Lube, a leader in vehicle maintenance, has teamed up with expert organizers and national television personalities Clea Shearer and Joanna Teplin of The Home Edit, to launch "The Car Edit," bringing the same proven organizational approach for the home to the vehicle.

Combining Clea and Joanna's organizational prowess with Jiffy Lube's **commitment** to vehicle maintenance helps drivers to preserve their peace of mind with a **well-maintained vehicle**.

"We wanted to understand the emotional responses to more functional vehicle maintenance and upkeep," said Sara Smith, CMO of Jiffy Lube International, Inc. "The results of our biometric study show the significant impact that a well-maintained car can have on drivers' everyday lives. We know that Jiffy Lube can help them manage unease that comes from dashboard warning lights, but when it comes to a dirty and disorganized car – we wanted to rely on the experts, Clea and Joanna."

The collaboration follows a recent biometric study, conducted by Jiffy Lube in **May 2022**, that revealed that the top two drivers of emotional **well-being** – as it relates to vehicles – were a **well-organized** and well-maintained vehicle. As well, it uncovered that dirty, disorganized cars and dashboard warning lights elicit strong negative emotions, making people feel like they're not in control of their cars' condition and preferring to avoid their vehicles altogether.

Clea and Joanna **reinvent traditional organizing**, with every project rooted in functional systems that can be maintained for the long term.

EXPLORE ARTICLE



### Jiffy Lube, the Leading Fast Lube Provider in the U.S., Remains focused on Growth

FEBRUARY 20, 2019 (CISION PR NEWSWIRE)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth in 2019, expanding into new markets and communities.

Based on current development plans, Jiffy Lube will open more new stores this year than the brand has opened in any given year over the past decade. Ten new locations are slated to open in the first quarter of 2019.

"Our strategic growth plan aligns with one of our key brand attributes, which is convenience," said Patrick Southwick, President of Jiffy Lube International, Inc. "We want to ensure that Jiffy Lube meets consumers' needs by offering the services they need to maintain their vehicle at a location convenient to their home or place of work." Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, "Whether existing or prospective Jiffy Lube franchisees are looking to self-develop new locations, acquire locations or participate in a turn key program, we offer several incentive programs and provide numerous resources to support new growth."

In January, **three franchise-owned Jiffy Lube** service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a **new location** opened in the Northeast in Allentown, PA.

EXPLORE ARTICLE





# LEASE OVERVIEW

**JIFFY LUBE MULTICARE HUGHES SPRINGS, TX**

File Photo

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	January 2023
Lease Expiration	January 2038
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$154,527
Annual Rent YRS 6-10	\$169,980
Annual Rent YRS 11-15	\$186,978
Option 1	\$205,675
Option 2	\$226,243
Option 3	\$248,867
Option 4	\$273,754

\* Rent is based on a formula that includes a of total project costs and will be adjusted accordingly upon building completion Annual Rent shown above are estimates Consequently, the Purchase Price may change but the agreed upon CAP rate will not

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.





**TRIGO**  
LUMBER CO.

11  
TEXAS

49  
TEXAS

W 1ST STREET  
±7,800 VPD

Lowery Performance Tire & Auto

Eagle Auto Glass

HOLLOMAN STREET

**jiffy lube**  
multicare  
**SUBJECT PROPERTY**  
109 FM 250

HANES BOULEVARD  
±2,600 VPD

GCMS

AdvantageCare  
Home Health

250  
FARM ROAD

UNITED STATES POSTAL SERVICE

2612  
FARM ROAD

±912 VPD

161  
FARM ROAD

Spring Market

HUGHES SPRINGS  
ELEMENTARY SCHOOL  
(527 STUDENTS)

HUGHES SPRINGS  
HIGH SCHOOL  
(324 STUDENTS)

HUGHES SPRINGS  
INDEPENDENT SCHOOL

UNITED STATES POSTAL SERVICE

HUGHES SPRINGS  
SENIORS APARTMENTS  
(32 UNITS)

Insta-Cash

Curtis  
Dancewear

Exxon

SONIC

DOLLAR GENERAL  
FedEx

DQ

H&R BLOCK  
Allstate  
You're in good hands.

PATMAN SWITCH  
APARTMENTS  
(82 UNITS)

SUBWAY

Com Dog  
7

U-HAUL

Ford

11  
TEXAS

49  
TEXAS



# SIGNAGE PLANS (ACTUAL BUILDING)

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

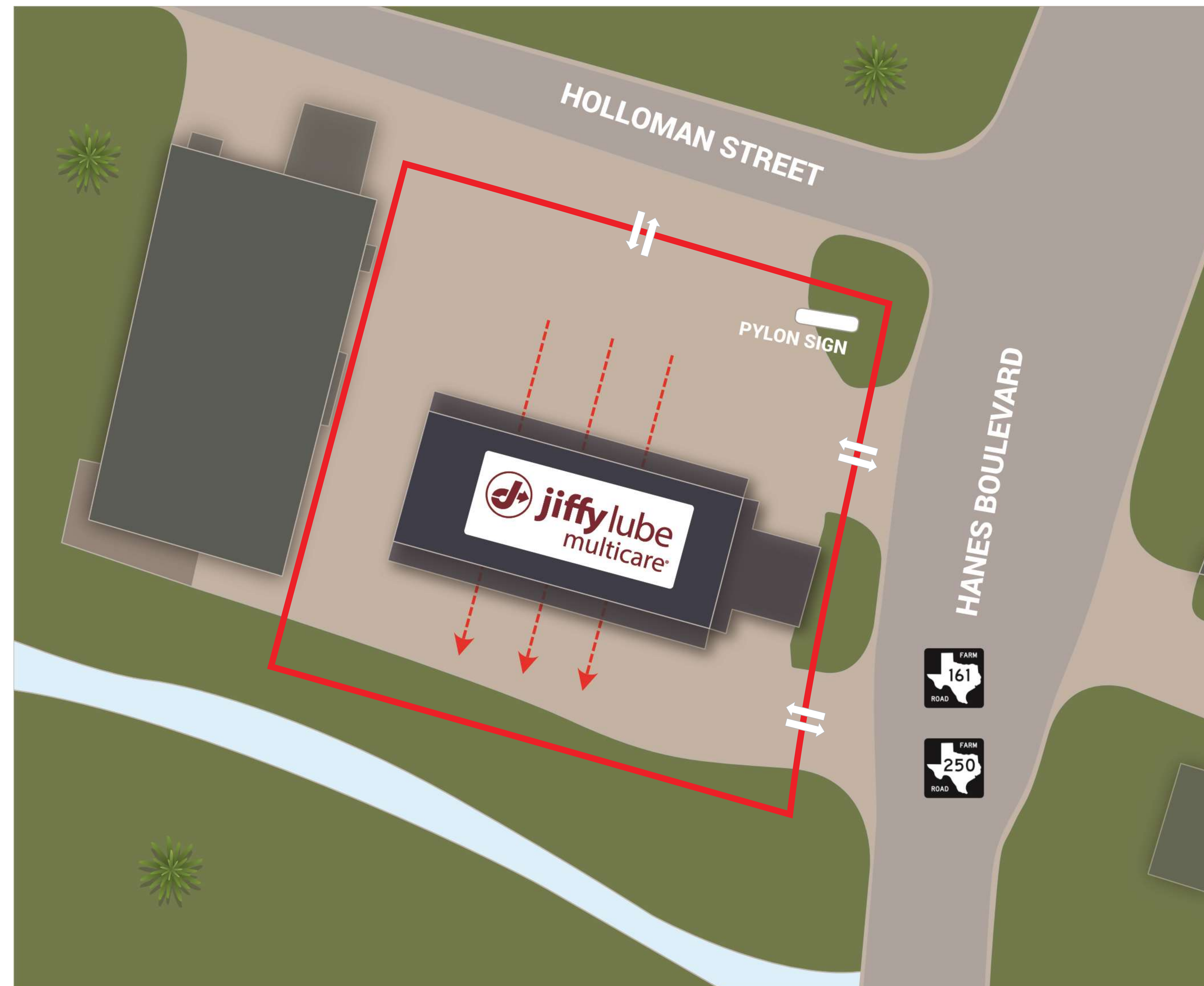




# SITE OVERVIEW

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

	Year Renovated		2023
	Building Area		±3,000 SF
	Land Area		±0.40 AC



## NEIGHBORING RETAILERS

- Dairy Queen
- United States Postal Service
- Dollar General
- Sonic Drive-In
- Subway
- U-Haul Neighborhood Dealer
- Vanguard Ford
- Spring Market
- H&R Block
- Allstate

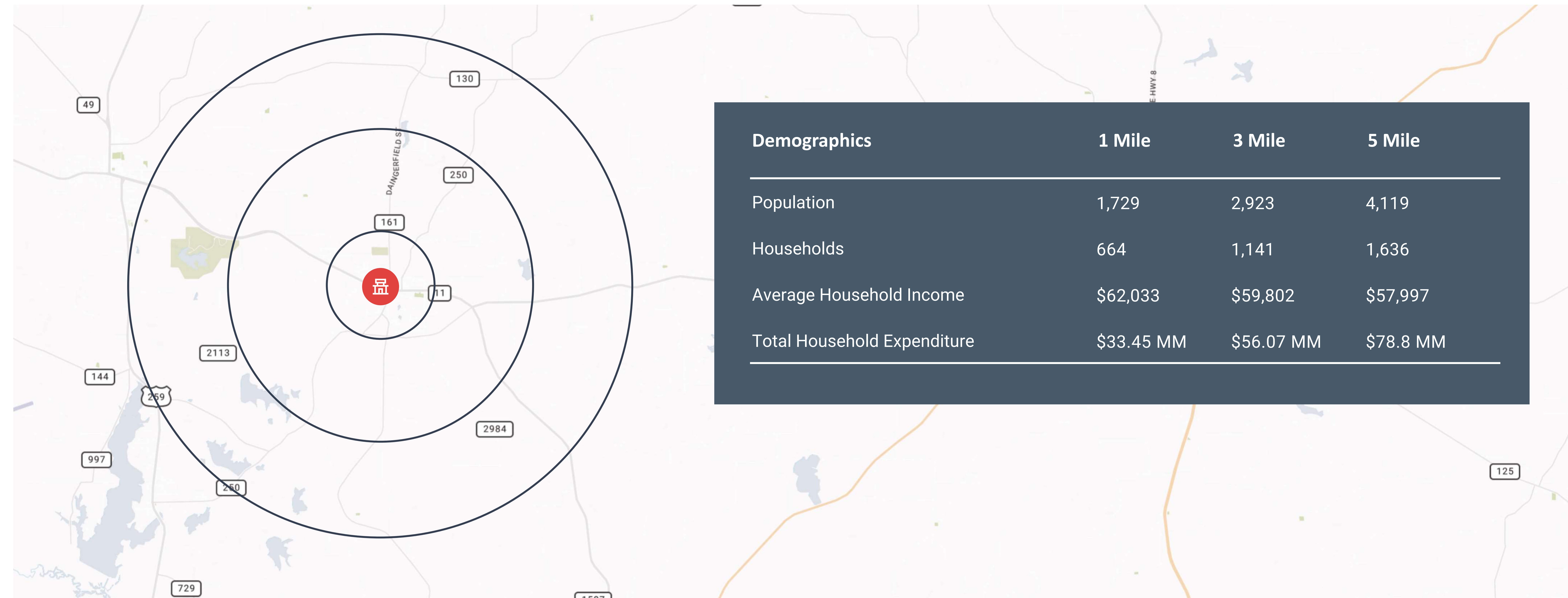


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# LOCATION OVERVIEW

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX





# LOCATION OVERVIEW

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

## Hughes Springs

Texas

 1,543  
Population

 \$43,500  
Median Household Income



Hughes Springs is Known for  
Its Springtime Wildflower  
Trails and Festivities

**Wildflower Trail**

Hughes Springs is Located in  
East Texas, a Growing Region  
in Texas

**East Texas**

**Hughes Springs is a city in East Texas. It is part of both Cass and Morris counties.**

The city is located along state highways 11 and 49, which run concurrently through the city limits.

**Rich in history, the city today offers residents and visitors the benefits of a small town, but with popular amenities around the area, an active downtown, parks, dining, events and B&Bs.**

TX 11 leads east 15 miles to Linden, and TX 49 leads southeast 9 miles to Avinger. The two highways together lead west 6 miles to Daingerfield.

Hughes Springs is served by the Hughes Springs Independent School District and is home to the Hughes Springs High School Mustangs. The Mustang baseball team has been ranked in the national top 100, and several Mustang baseball players have gone on to play college baseball as well as college football and basketball.



## IN THE NEWS

— JIFFY LUBE MULTICARE HUGHES SPRINGS, TX

# Texas economy draws outsiders, keeps natives

TASHA TSIAPERAS, AUGUST 31, 2023 (AXIOS DALLAS)

**Texans are notorious for being loud and proud about our state, and now research backs up what we already know — if you're born here, you stay here.**

Texans are the most likely to stay in their **home state** compared to natives of other states, according to a new Dallas Fed report that measures where people are likely to stick around.

- **82%** of native Texans stay. By comparison, Wyoming has the lowest retention, with just about **45% staying** in the state.

**Texas is attractive to natives and non-natives alike because it offers several large metropolitan areas to live, ample job opportunities, and a relatively low cost of living compared to other states.**

Texas is attractive to natives and non-natives alike because it offers several large metropolitan areas to live, ample **job opportunities**, and a relatively low cost of living compared to other states.

- That Texans stay is an additional draw to prospective residents, per the report. The state lags only Florida in attracting residents from elsewhere.

**Zoom out:** The report analyzed U.S. Census Bureau data to determine the share of people born in a state who stay.

- **North Carolina (75.5%)**, Georgia (74.2%), California (73%), and Utah (72.9%) rounded out the list of "stickiest" states.

**State of play:** Texas, like the other "**stickiest**" states, recorded above average job growth between **2010 and 2019**, making it more appealing for residents to stay.

EXPLORE ARTICLE



# No one builds bigger than Texas

FEBRUARY 27, 2023 (THE REAL DEAL)

**Texas commercial construction projects totaled an estimated \$70 billion last year.**

The Lone Star State contributed more than **20 percent** of national commercial real estate spending in 2022, the Dallas Morning News reported, based on an annual study by the **National Association** of Industrial and **Office Parks**.

**Commercial spending more than doubled in Texas compared to 2021, and over 1 million jobs were funded by commercial property business, more than double the previous year, according to the study. Texas leads the country in office, industrial and retail development spending, according to the study.**

"Texas is the highest-ranking state in the U.S. for overall contributions of commercial real estate to state gross domestic product with **\$184 billion, \$70.3 billion** in direct spending, **\$69.2 billion** in personal spending and **1.2 million jobs** supported in 2022," NAIOP vice president Kathryn Hamilton told the DMN.

Multifamily construction is also high across the state, with Dallas leading the country in planned apartment units with **65,000** in the pipeline.

Overall **\$362 billion** was spent in commercial construction across the country last year, and no other state came close to Texas' spending. Second-closest was Arizona with **\$41 billion spent**, followed by Ohio with **\$27 billion**.

Commercial growth could experience a cool down nationwide as construction loan costs increase and lenders tighten borrowing standards, the report stated.

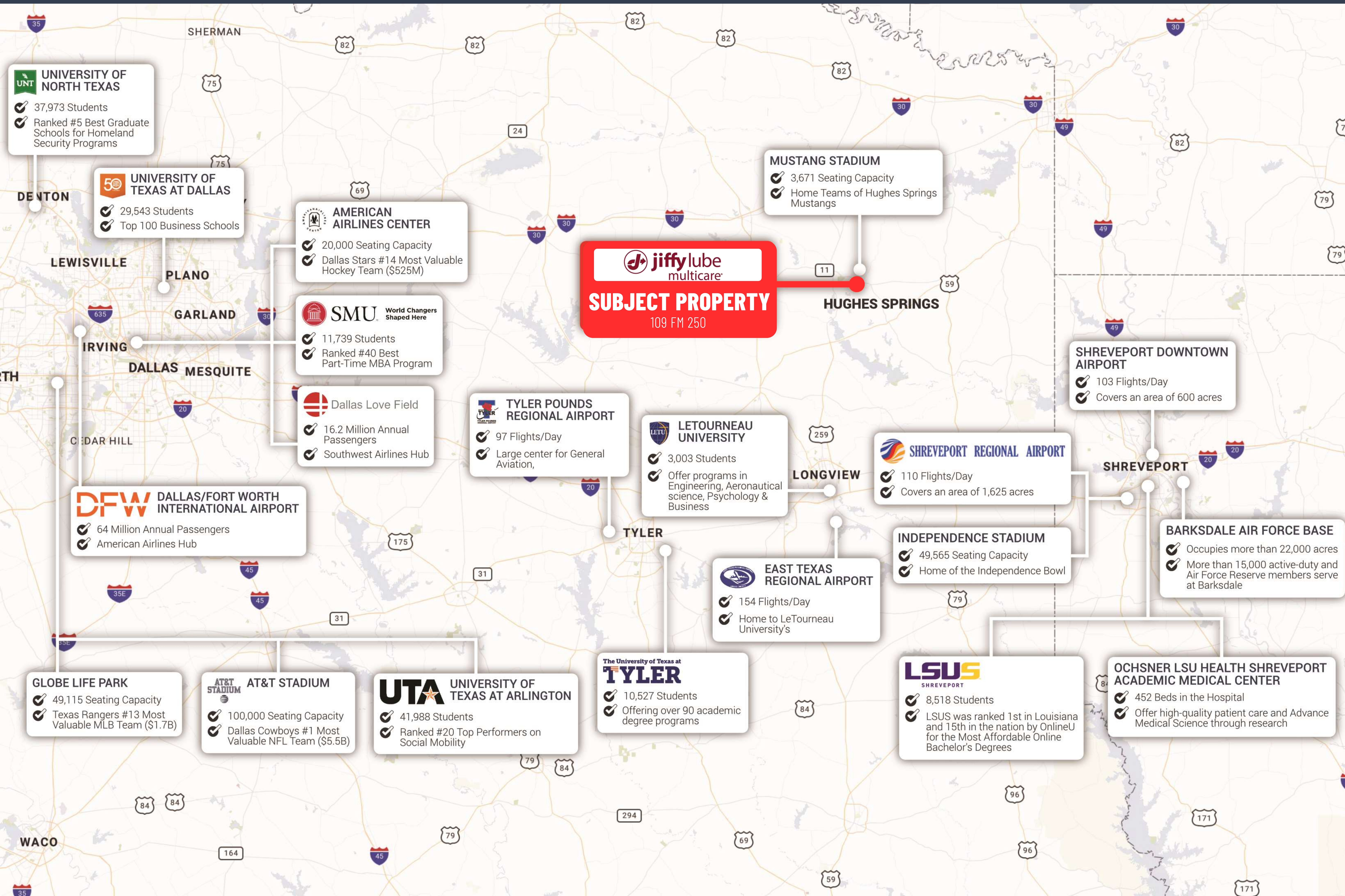
EXPLORE ARTICLE





# METRO AREA

## — JIFFY LUBE MULTICARE HUGHES SPRINGS, TX



**UNIVERSITY OF NORTH TEXAS**

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

**UNIVERSITY OF TEXAS AT DALLAS**

- 29,543 Students
- Top 100 Business Schools

**AMERICAN AIRLINES CENTER**

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**SMU** World Changers Shaped Here

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

**Dallas Love Field**

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

- 64 Million Annual Passengers
- American Airlines Hub

**TYLER POUNDS REGIONAL AIRPORT**

- 97 Flights/Day
- Large center for General Aviation,

**LETOURNEAU UNIVERSITY**

- 3,003 Students
- Offer programs in Engineering, Aeronautical science, Psychology & Business

**SHREVEPORT REGIONAL AIRPORT**

- 110 Flights/Day
- Covers an area of 1,625 acres

**SHREVEPORT DOWNTOWN AIRPORT**

- 103 Flights/Day
- Covers an area of 600 acres

**BARKSDALE AIR FORCE BASE**

- Occupies more than 22,000 acres
- More than 15,000 active-duty and Air Force Reserve members serve at Barksdale

**INDEPENDENCE STADIUM**

- 49,565 Seating Capacity
- Home of the Independence Bowl

**EAST TEXAS REGIONAL AIRPORT**

- 154 Flights/Day
- Home to LeTourneau University's

**GLOBE LIFE PARK**

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

**AT&T STADIUM**

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

**UTA UNIVERSITY OF TEXAS AT ARLINGTON**

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

**TYLER** The University of Texas at

- 10,527 Students
- Offering over 90 academic degree programs

**LSUS SHREVEPORT**

- 8,518 Students
- LSUS was ranked 1st in Louisiana and 15th in the nation by OnlineU for the Most Affordable Online Bachelor's Degrees

**OCHSNER LSU HEALTH SHREVEPORT ACADEMIC MEDICAL CENTER**

- 452 Beds in the Hospital
- Offer high-quality patient care and Advance Medical Science through research

**jiffylube multicare**

**SUBJECT PROPERTY**  
109 FM 250



CALL FOR ADDITIONAL INFORMATION

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Suite 200  
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(214) 522-7200

## Los Angeles

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