



Take 5 Oil Change

\$2,136,000 | 5.15% CAP

3201 Arden Road, San Angelo, TX 76901

- ✓ **Rent Commencement:** October 2023
- ✓ **New 20-Year Ground Lease** with 10% Rental Increases in Primary and Option Period plus (3), 5-Year Options to Renew
- ✓ **Excellent Location** along Sherwood Rd (25,708+ VPD), the Primary Commercial Corridor in San Angelo
- ✓ **Investment Grade Tenant** – 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
- ✓ **Subject Property Is Located in Texas**, Which Is the World's 9th Largest Economy with a State Domestic Product Totaling \$1.9 Trillion

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.



INVESTMENT OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

File Photo



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$2,136,000

5.15% CAP

NOI

\$110,000

Building Area

±1,500 SF

Land Area

±0.43 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **New 20-Year Ground Lease** with 10% rental increases in primary and option period plus (3), 5-year options to renew
- ✓ **Excellent Location Along Sherwood Rd (25,708+ VPD)**, the primary commercial corridor in San Angelo full of retail, food & drink, multifamily, schools, and a dense residential population (64K residents within a 5 mile radius).
- ✓ **Near the Shops at Sherwood**, a 300,000+ SF vibrant outdoor experience in shopping, dining, and entertainment with everyday services for people living and working in growing southwest San Angelo.
- ✓ **Subject Property is 6 Miles Away from the San Angelo Regional Airport**, with easy access from adjacent Sunset Mall and the San Angelo State Park. It is located at the southwest quadrant of Highway 67 and Southland Blvd.
- ✓ **Walkable Distance from Many National Tenants**, including Kohl's Sephora, Sam's Club, Starbucks, Walmart, Lowe's, Chick-fil-a, Jimmy John's, Subway, Wendy's, & more
- ✓ **Investment Grade Tenant** - 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.
- ✓ **Subject Property is Located in Texas**, which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion

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

REVENUE
\$1.03 M

LOCATIONS
760



[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. 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.



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 (CISION PR NEWSWIRE)

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.

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.

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.

"The Take 5 Oil Change® team has done a phenomenal job at taking a differentiated **go-to-market strategy** and building it into one of the most well-respected brands in the category. We offer a simple operating model with compelling unit level economics and operate in a **highly fragmented industry** that provides us with a significant runway for growth," said Danny Rivera, EVP and Group President of Maintenance at Driven Brands. "That momentum has continued with an expanded pipeline of over **950 future locations**, primarily franchised, that provide us **strong visibility** into unit growth over the next few years."

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 (CISION 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."

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. **Over 200** of Driven Brands' car wash locations now operate under the Take 5 banner, and the Company is on track to complete the **full rebranding** by the end of the year.

EXPLORE ARTICLE



LEASE OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

Initial Lease Term	20 Years, Plus (3), 5-Year Options to Renew
Rent Commencement	October 1, 2023
Lease Expiration	September 30, 2043
Lease Type	GROUND LEASE
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent (Years 1-5)	\$110,000
Annual Rent (Years 6-10)	\$121,000
Annual Rent (Years 11-15)	\$133,100
Annual Rent (Years 16-20)	\$146,410
Option 2 (Years 21-25)	\$161,051
Option 3 (Years 26-30)	\$177,156
Option 4 (Years 31-35)	\$194,872

20-yr ground lease with 10% rental increases in primary and option period plus (3), 5-year options to renew

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.





U-HAUL

W HOUSTON HARTE EXPRESSWAY
±20,048 VPD

PAPA JOHN'S

FARMERS INSURANCE

Walmart
Neighborhood Market

LONESTAR MIDDLE SCHOOL
(990 STUDENTS)

TLCA SAN ANGELO JUNIOR HIGH CAMPUS

MC GILL ELEMENTARY SCHOOL
(282 STUDENTS)

GOLDEN CHICK

goodwill

SHERWIN WILLIAMS

THE SALVATION ARMY

BUDDY'S HOME FURNISHINGS

NAPA

AutoZone
Starbucks
LONG JOHN SILVER'S

Dominos

MONTERRA APARTMENTS
(142 UNITS)

SUBWAY
WHATABURGER

State Farm

TACO BELL

H-E-B
SONIC
DOLLAR TREE
BR
CATO
baskin robbins

PORTER HENDERSON LIBRARY

ANGELO STATE UNIVERSITY

CROCKETT ELEMENTARY
(314 STUDENTS)

SUBJECT PROPERTY
3201 ARDEN RD.

TAKE 5

BUSINESS 67

GMC

BUFFALO WILD WINGS
Route Cafe

Edward Jones
State Farm

JOHN GLENN MIDDLE SCHOOL
(1,279 STUDENTS)

SAN ANGELO STADIUM

ACE Hardware
Jason's deli
Little Caesars

COLLEGE HILLS WEST APARTMENTS
(170 UNITS)

the Y

TLCA SAN ANGELO HIGH SCHOOL
(1,269 STUDENTS)

PET SMART
ANYTIME FITNESS
Michaels
maurices
Academy
cicis pizza

306 TEXAS

O'Reilly AUTO PARTS

Office DEPOT

CINEMARK
McALISTER'S
CRUNCH
OUTBACK

67

PREMIER HIGH SCHOOL
(133 STUDENTS)

Burlington
MATTRESS FIRM

H-E-B
Orangetheory
Chick-fil-A
CHIPOTLE

TARGET
petco
HomeGoods
five BELOW

ROSS
DRESS FOR LESS
Ashley
Buckle

BIG LOTS!

JCPenney
HIBBETT
Marshall's
Dillard's
foot Locker

Cann's HomePlus
Bath & Body Works
Lids
ZALES
SHOE DEPT. ENCORE

BOWIE ELEMENTARY SCHOOL
(375 STUDENTS)

DOLLAR GENERAL
CVS pharmacy
goodwill

bealls
planet fitness
WING STOP
HARBOR FREIGHT TOOLS

SUBWAY
DQ

Firestone
COMPLETE AUTO CARE

SHERWOOD WAY
±25,708 VPD

Walmart Supercenter
LOWE'S
Wendy's
DOLLAR TREE
SUBWAY
Starbucks
DQ

BONHAM ELEMENTARY SCHOOL
(565 STUDENTS)

Firestone
COMPLETE AUTO CARE

ALAMO VILLAGE APARTMENTS
(138 UNITS)

TEXAS

MIDAS

IHOP

CHRISTIAN VILLAGE SENIOR APARTMENTS
(150 UNITS)

PLAZA SQUARE APARTMENTS
(192 UNITS)

SONIC

BURGER KING

tropical CAFE

FAMILY DOLLAR

GOLDEN CHICK

Ford
Mazda

NISSAN

WOODSPRING SUITES

Comfort SUITES

CAVENDER'S COURT YARD
SPRINGHILL SUITES

golden corral
Olive Garden
THE HOME DEPOT

Residence INN
MICROTEL BY WYNDHAM
HOME 2
CANDLEWOOD SUITES

Aaron's

Chickem EXPRESS

Jeep

Hooters

DISCOUNT TIRE

Freddy's STEAKBURGERS

HOBBY LOBBY
TRACTOR SUPPLY CO

HONDA

H-E-B
Orangetheory
Chick-fil-A

67

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(133 STUDENTS)

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MATTRESS FIRM

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petco
HomeGoods
five BELOW

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DRESS FOR LESS
Ashley
Buckle

BIG LOTS!

JCPenney
HIBBETT
Marshall's
Dillard's
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Cann's HomePlus
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SONIC

BURGER KING

tropical CAFE

FAMILY DOLLAR

GOLDEN CHICK

SITE OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

	Year Built		2023
	Building Area		±1,500 SF
	Land Area		±0.43 AC



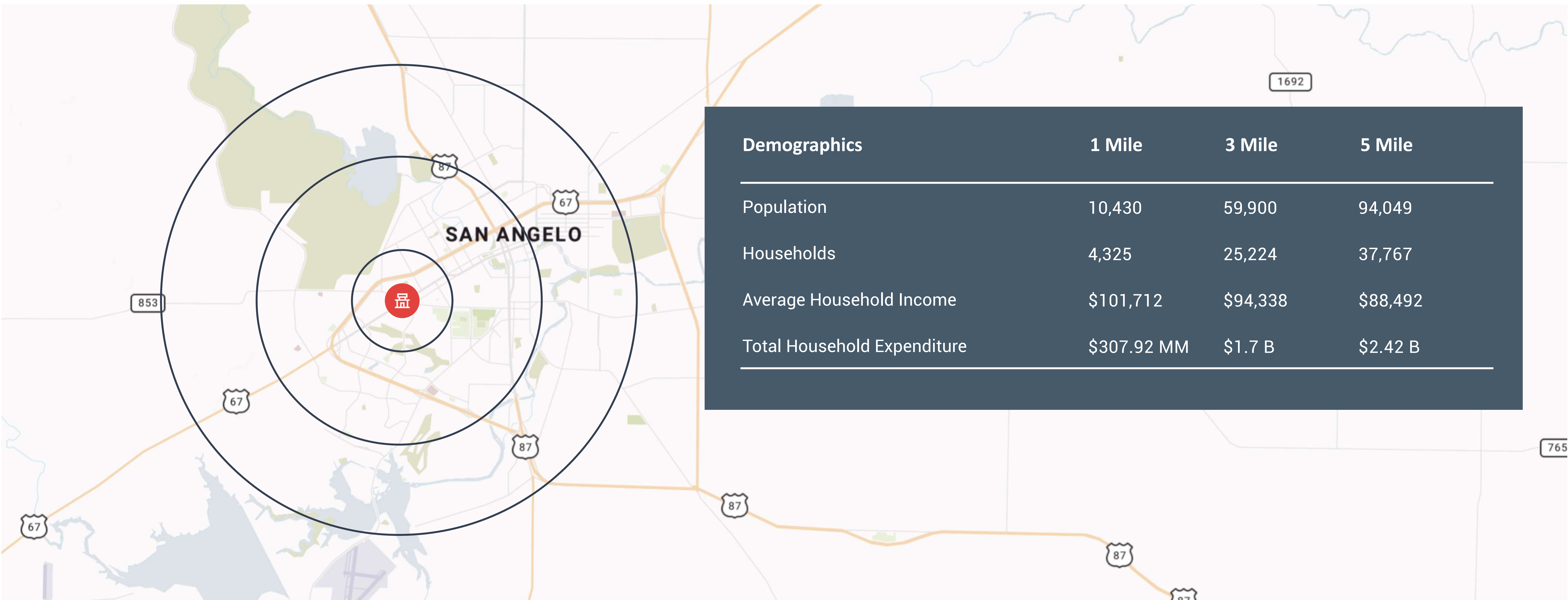
NEIGHBORING RETAILERS

- H-E-B
- The Home Depot
- Best Buy
- Target
- Petco
- PetSmart
- Walmart Supercenter
- Lowe's
- Sam's Club
- Hobby Lobby



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 (4,896)
3. San Angelo Independent School District (2,332)
4. Angelo State University (1,323)
5. San Angelo Community Medical Center (1,236)
6. Walmart (1,079)
7. City of San Angelo (995)
8. Stripes Convenience Stores (882)
9. San Angelo State Supported Living Center (770)
10. Ethicon - Johnson & Johnson (665)
11. Tom Green County (<500)
12. SITEL, Inc. (<500)

LOCATION OVERVIEW

TAKE 5 OIL CHANGE SAN ANGELO, TX

San Angelo

Texas

 **99,401**
Population

 **\$59,148**
Median Household Income



Home to over 10,700
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

Business development booming in San Angelo

ADRIANA ALEXANDER, MARCH 24, 2022 (FOX WEST TEXAS)

If you've driven around San Angelo and noticed a lot of construction projects in development, it's because business-wise, San Angelo may be looking the best it has in recent years.

World Population Review reports San Angelo is currently growing at a rate of **0.97% annually** and its population has increased by 11.58% since the most recent census, which recorded a population of **93,200** in 2010. Spanning over 62 miles, San Angelo has a population density of **1,744 people** per square mile.

"Getting more housing in our community at all levels, from rentals all the way up to larger homes is also in the works," Koenig said. "We have over a thousand buildable lots in the pipeline right now. We're really working hard to get those construction projects underway to support our growing needs of our workforce."

San Angelo Chamber of Commerce President Walt Koenig says being proactive throughout the COVID-19 pandemic has contributed to where the economy is now.

"During COVID, a lot of communities kind of pulled back. But we attacked the issues and we were very **proactive in terms** of how we supported our businesses, and that's really positioned this well in the post-COVID economy to really continue to **expand and attract** new businesses to our community," Koenig explained.

The COSA permit and inspection reports webpage has businesses including Chipotle Mexican Grill, Smoothie King, PJ's Coffee of New Orleans, Watershed San Angelo 1 Carwash, and even a shopping center on Sherwood Way all set to be a part of issued commercial projects in the city.

Creating more housing is also being **prioritized** by city officials and developers.

EXPLORE ARTICLE



Texas Approves \$85 billion in Highway Construction Including Major San Angelo Area Projects

YANTIS GREEN, AUGUST 30, 2022 (LIVE!)

Governor Greg Abbott Tuesday announced the adoption of the Texas Department of Transportation's (TxDOT) 2023 Unified Transportation Program (UTP), advancing a record **\$85 billion, 10-year statewide roadway construction plan**.

The **2023 UTP** reflects an unprecedented level of projected transportation funding dedicated to **improving transportation** safety, addressing congestion and rural connectivity, and preserving roadways for Texas drivers. The **plan** includes several projects in the San Angelo area.

"The State of Texas is working to ensure the transportation needs of our fast-growing state are met and that the safety of Texans on the roadways is protected," said Governor Abbott. "TxDOT's 2023 Unified Transportation Program is a critical step toward addressing the diverse needs of Texans in rural, urban, and metropolitan communities. This 10-year plan to address transportation needs statewide and dedicate \$85 billion to improve roadways will be a huge boon to our state's infrastructure and booming economy. As more people move to Texas and businesses grow across the state, we are working together to make sure Texans' transportation safety and mobility are secured and businesses can flourish for generations to come."

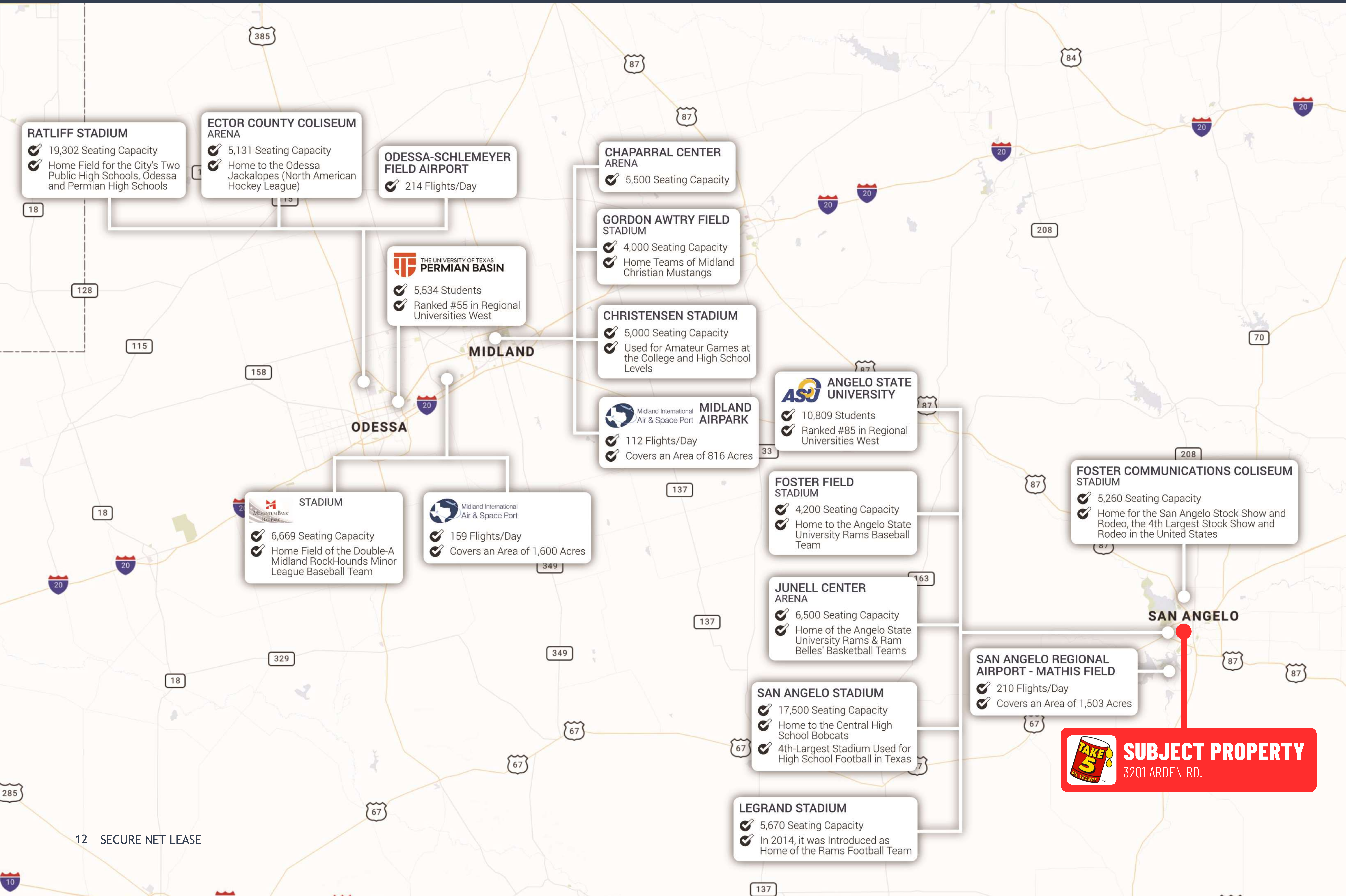
Major initiatives in the San Angelo District include continued heavy rehabilitation and safety improvements to vital Energy Sector corridors in Glasscock, Reagan and Crockett Counties. Notably, projects are underway to construct a grade separated interchange at the intersection of **SH 158 and SH 137** in Glasscock County, along with the **full-depth rehabilitation** of SH 137 from that location south into Reagan County. In addition, the San Angelo District is advancing the development of Super 2 passing lane projects on US 277, US 83. The **US 277 Super 2 projects** in Sutton and Edwards County continue the evolution of the Ports-to-Plains corridor.

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 to the Odessa Jackalopes (North American Hockey League)

ODESSA-SCHLEMEYER FIELD AIRPORT

- ✓ 214 Flights/Day

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
- ✓ Used for Amateur Games at the College and High School Levels

THE UNIVERSITY OF TEXAS PERMIAN BASIN

- ✓ 5,534 Students
- ✓ Ranked #55 in Regional Universities West

MIDLAND AIRPORT
Midland International Air & Space Port

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

ANGELO STATE UNIVERSITY

- ✓ 10,809 Students
- ✓ Ranked #85 in Regional Universities West

STADIUM

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

MIDLAND AIRPORT
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

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

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

SAN ANGELO REGIONAL AIRPORT - MATHIS FIELD

- ✓ 210 Flights/Day
- ✓ Covers an Area of 1,503 Acres

LEGRAND STADIUM

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

TAKE 5 OIL CHANGE SUBJECT PROPERTY
3201 ARDEN RD.

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

CALL FOR ADDITIONAL INFORMATION

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Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

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.