



Take 5 Oil Change

\$2,085,000 | 6.00% CAP

123 S Lhs Dr, Lumberton, TX 77657

- ✓ **12 Years Remaining on a 15-Year Absolute NNN Lease** with 10% Rent Increases Every 5 Years and (3) 5-Year Options to Renew
- ✓ **Great Location and Visibility off S Lhs Dr (24,000+ VPD), Adjacent to Lumberton High School (1,300 Students)**
- ✓ **Surrounded by National Retailers** Including Walmart Supercenter, Starbucks, Burger King, and more
- ✓ **Strong Demographics in Immediate Trade Area: \$104K Median HH Income, 10%+ Population Growth Since 2015**
- ✓ **Take 5 Oil Change Nearly Doubled Its Franchise Locations Since 2022 | 100 New Stores Opened in 2024 Alone**

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 LUMBERTON, TX



File Photo

CONTACT FOR DETAILS

Kyle Varni
Vice President
(469) 694-4189
kvarni@securenetlease.com

Graham Hickey
Broker Associate
(469) 694-7411
ghickey@securenetlease.com

Bob Moorhead
Managing Partner
(214) 522-7210
Bob@securenetlease.com

\$2,085,000

6.00% CAP

NOI

\$125,274

Building Area

±1,438 SF

Land Area

±0.46 AC

Year Built

2022

Lease Type

Abs NNN Lease

Occupancy

100%

- ✓ **12 Years Remaining on a 15-Year Absolute NNN Lease** with 10% Increases Every 5 Years and (3) 5-Year Options to Renew
- ✓ **High-Visibility Retail Location Adjacent to Walmart Supercenter** - Prime location with direct access to Hwy 69 and FM 421, serving as the primary commercial corridor for Lumberton. Immediate proximity to Walmart drives daily traffic and cross-shopping volume.
- ✓ **±24,000 VPD | Signalized Intersection Frontage** - Located off a high-traffic retail corridor that sees ±24,000 VPD. Outstanding accessibility, visibility, and built-in demand from neighboring national retailers. Subject property also benefits from direct left turn access heading north on S Lhs Dr.
- ✓ **Surrounded by Strong National Co-Tenancy** - Positioned alongside a Walmart Supercenter that sees 1.6MM visitors annually, Starbucks, Burger King, CVS, and Subway—creating a retail environment anchored by essential services and repeat-use traffic.
- ✓ **Established Growth Market with Solid Demographics** - Lumberton has grown over 10% since 2015 and continues to benefit from suburban migration out of Beaumont. The trade area offers 81% homeownership and a median household income of \$104K+.
- ✓ **Take 5 Oil Change Climbs to #27 on Entrepreneur’s Fastest-Growing Franchises List** - Take 5 surpassed 400 franchise locations and in 2024 alone added 100 new franchise locations, doubling its franchise footprint in the past two years. Take 5 is also expanding internationally, with a new store opened in Brantford Ontario, and preparing to open a Puerto Rico location.

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 LUMBERTON, TX

Take 5 Oil Change

Lessee: Z Corp, LLC

Guarantor: Larry A. King, Individual & Patti D King, Individual

REVENUE

\$2.1B

LOCATIONS

1,100+



[Take5.com](https://www.take5oilchange.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. As of March 2025, Take 5 Oil Change, a subsidiary of Driven Brands Holdings Inc., reported significant **financial growth** for the fiscal year 2024. The Maintenance segment, which includes Take 5 Oil Change, achieved system-wide sales of **\$2.1 billion**, marking a 4.5% same-store sales growth. This segment contributed \$1.1 billion in revenue and **\$385.9 million** in adjusted EBITDA to Driven Brands' overall performance.

File Photo



IN THE NEWS

— TAKE 5 OIL CHANGE LUMBERTON, TX

In its 41st year, Take 5 Oil Change is ‘Driven’ for expansion

AL URBANSKI, FEBRUARY 5, 2025 (CHAIN STOREAGE)

Well, in 1984, outside of New Orleans, a new automotive chain arrived with a concept that might cause you to stop. Take 5 Oil Change held itself to a promise they’d get that important job done for you within five to 10 minutes.

“We’re now going **strongly** into the Midwest and Northeast,” said **Take 5 executive VP** Mo Khalid, who is the chain's group president of maintenance. “We haven’t run into any challenges finding available space. Our franchisees know their markets well and have been **very successful** in opening **great new locations**.”

The business grew to more than 60 locations in the Southeast by 2016 when it was acquired by Driven Brands, the operator of national automotive service concepts that include Meineke, Carstar, Maaco, and Auto Glass Now. Through franchising, Driven Brands has expanded Take 5’s presence into 42 states with more than 1,100 locations.

Khalid said that store margins are very high. It takes just four weeks to train **new oil-change technicians**, and the company strives to promote them within the business. He noted that more than **60% of employees** in leadership roles in the chain started out on the oil-change and service lines. Two of them are now company VPs.

The business started out with all **corporate-owned stores** but accelerated its franchising efforts when Driven Brands took charge.

“We plan to double the number of our stores in the next four years. We’ll be a **2,500-location business** one day,” Khalid said. “We get involved in our communities. We support local soccer teams, we have First Responders Month, and we give veterans 25% discounts all year long. We believe in giving back.”

EXPLORE ARTICLE

Driven Brands Announces New Segment Reporting

MARCH 12, 2025 (STOCK TITAN)

Driven Brands Holdings Inc. (NASDAQ: DRVN) (“Driven Brands” or the “Company”) today announced a change in its segment reporting, which is effective the first quarter of 2025.

Our re-aligned reporting structure better reflects how we view our **operations** and manage the company, providing **important insights** into the drivers of value creation.

According to CFO Mike Diamond, this realignment better reflects their operational management and value creation drivers. The restructuring emphasizes Driven Brands' dual business model: growth through Take 5 Oil Change and free cash flow generation from franchise brands.

A key highlight is that Take 5 Oil Change is now a **stand-alone segment**, showcasing the strength of our flagship growth driver,” said Mike Diamond, Executive Vice President and Chief Financial Officer. “Additionally, we have consolidated our **stable franchise businesses** into one segment. This new segment reporting structure underscores our business model: growth from Take 5 Oil Change and free cash flow from our **franchise brands**.”

The Company has recast previously reported quarterly segment financial information for **fiscal year 2024** to reflect the new reportable segments. The segment change has no impact on consolidated historical U.S. GAAP financial results.

EXPLORE ARTICLE

LEASE OVERVIEW

TAKE 5 OIL CHANGE LUMBERTON, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	May 2023
Lease Expiration	May 2038
Lease Type	Abs NNN Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$125,074
Annual Rent YRS 6-10	\$137,581
Annual Rent YRS 11-15	\$151,340
Option 1	\$166,473
Option 2	\$183,120.30
Option 3	\$201,432.33

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



T-Mobile



Walgreens

S MAIN STREET
±29,448 VPD



ANDERSON APARTMENTS
(24 UNITS)
LUMBERTON HIGH SCHOOL
(1,239 STUDENTS)

LUMBERTON MIDDLE SCHOOL
(944 STUDENTS)



LUMBERTON INTERMEDIATE SCHOOL
(987 STUDENTS)

LUMBERTON PRIMARY SCHOOL
(610 STUDENTS)



SADDLEBROOK MANOR APARTMENTS
(241 UNITS)



SUBJECT PROPERTY
123 S LHS DR.

LUMBERTON ON THE LAKE
(102 UNITS)



Brookshire Brothers



S VILLAGE CREEK PARKWAY
±4,749 VPD

ARIOLA ROAD
±11,000 VPD



LUMBERTON EARLY CHILDHOOD
(416 STUDENTS)



LUMBERTON
HIGH SCHOOL
(1,239 STUDENTS)

ANDERSON
APARTMENTS
(24 UNITS)

LUMBERTON
MIDDLE SCHOOL
(944 STUDENTS)



FUTURE
DEVELOPMENT



FUTURE
DEVELOPMENT

SITE OVERVIEW

TAKE 5 OIL CHANGE LUMBERTON, TX



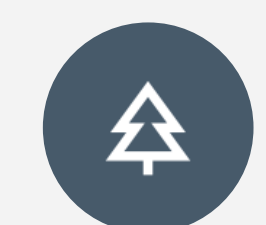
Year Built

2022



Building Area

±1,438 SF

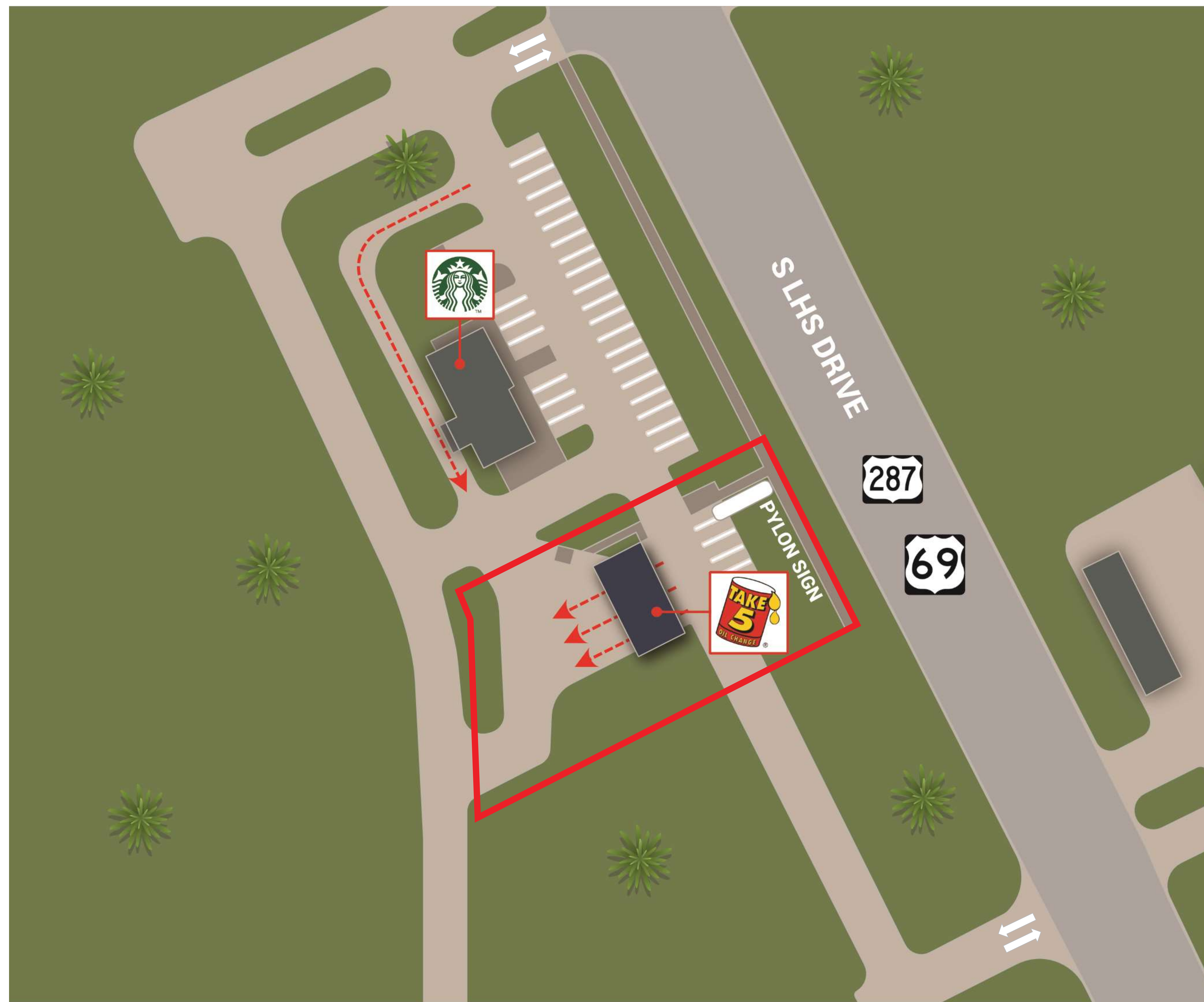


Land Area

±0.46 AC

NEIGHBORING RETAILERS

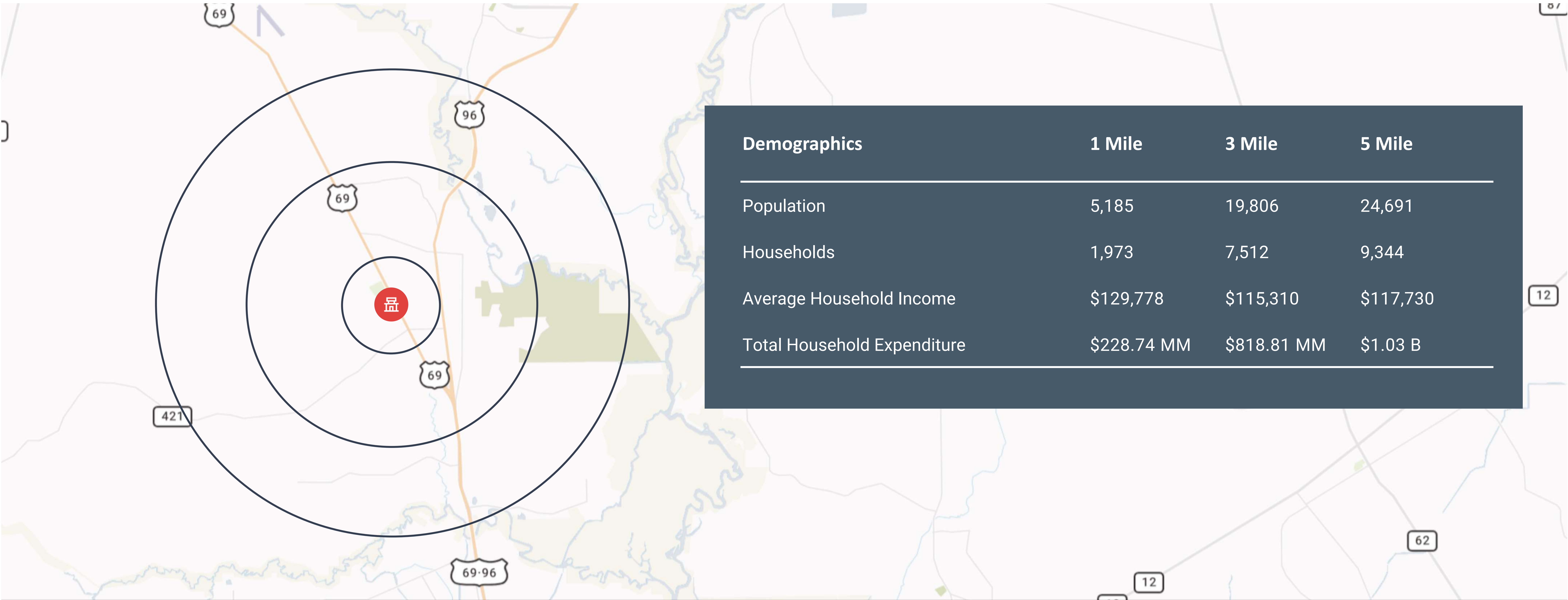
- Walmart Supercenter
- H-E-B
- Brookshire Brothers
- Starbucks
- Anytime Fitness
- AutoZone Auto Parts
- CVS
- Walgreens
- Burger King
- Dollar General



File Photo

LOCATION OVERVIEW

TAKE 5 OIL CHANGE LUMBERTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

ExxonMobil Corporation (3,472)
2.

Beaumont Independent School District (2,204)
3.

Memorial Hermann Baptist Hospital (1,705)
4.

Christus St Elizabeth Hospital (1,530)
5.

City of Beaumont (1,342)
6.

Lamar University (1,332)
7.

Mark Stiles Unit (756)
8.

EN Global (545)
9.

Richard Construction (450)
10.

Beaumont Kidney Specialists (436)

LOCATION OVERVIEW

TAKE 5 OIL CHANGE LUMBERTON, TX



Lumberton
Texas

14,469+
Population

\$104,551
Median Household Income

Lumberton is a Short
Drive Away from Houston

70 MILES

Major Highways US 69,
96, and 287 Run Through
the City

CONVENIENT ACCESS
TO MAJOR CITIES

Lumberton, Texas, is a growing city in Hardin County with a 2025 population of approximately 14,469 residents, making it the largest city in the county.

Located in Southeast Texas, Lumberton is just under 7 miles north of Beaumont and about 70 miles east of Houston.

With its strategic location, robust economy, and access to natural attractions, Lumberton presents an appealing option for families, professionals, and businesses seeking a balanced and prosperous community.

The city offers a blend of suburban comfort and natural beauty, with proximity to

the Big Thicket National Preserve, making it attractive to both families and outdoor enthusiasts. Economically, Lumberton has transitioned from its historical roots in the lumber industry to a diversified economy. Key employment sectors include manufacturing, healthcare and social assistance, and retail trade. The city also benefits from its location near the Beaumont-Port Arthur metropolitan area, providing residents with additional employment opportunities and amenities. With a median household income of \$99,066 and a low unemployment rate of 3.5%, Lumberton offers a stable economic environment. The Beaumont-Port Arthur MSA is a key player in the global energy sector. Beaumont-Port Arthur is home to the world’s largest oil refinery and some of the biggest industry names, including Exxon, Motiva Enterprises and Valero. Three Foreign Trade Zones, several major highways, a regional airport, rail service by multiple Class I carriers and proximity to the Port of Houston connect Beaumont-Port Arthur to global commerce quickly, reliably and affordably. Three area colleges and universities offer in-demand skills training to deepen the area’s talent pipeline.

IN THE NEWS

TAKE 5 OIL CHANGE LUMBERTON, TX

Port of Beaumont Issues \$382M in Bonds to Develop 51-Acre Waterfront Blue Ammonia Facility

SEPTEMBER 10, 2024 (FUEL CELLS WORKS)

The Port of Beaumont and Jefferson Energy Companies, a subsidiary of FTAI Infrastructure, are proud to announce a strategic partnership to develop Jefferson Terminal South, a state-of-the-art blue ammonia facility that will enhance the region's ability to produce and transport clean energy. This effort marks a major expansion for the Port of Beaumont and aims to drive economic growth and strengthen Southeast Texas' position as a key player in the sustainable energy sector.

Blue ammonia, which is produced using natural gas with carbon capture technology, will play a significant role in the national transition to cleaner energy sources. The ammonia (NH3) can be used as a fuel source, or it can be used to transport hydrogen (as a carrier), at which point the ammonia can be cracked over a catalyst to produce the desired fuel-hydrogen (H2).

As part of the partnership, the Port of Beaumont issued \$382 million in facility revenue bonds and purchased 51 acres of waterfront property for development of the new terminal, which includes construction of one deep draft berth, with plans for future expansion.

The Jefferson Terminal South project is expected to attract substantial investment and contribute to the region's long-term economic stability. By leveraging the combined expertise and resources of the Port of Beaumont and Jefferson Energy Companies, the partnership aims to deliver a world-class facility that meets the energy needs of the nation. This facility will be the second Jefferson Energy- Port of Beaumont partnership, the first being the 250-acre Jefferson Main Terminal in Orange, Texas, which opened in 2012.

EXPLORE ARTICLE



Golden Triangle Growth | Beaumont is growing thanks to business boom, city officials say

ALMIYA WHITE, JUNE 27, 2022 (12NEWS NOW)

Permits are up, and the numbers don't lie. A business boom has Beaumont growing.

"You know, sometimes there's kind of a, maybe some misinformation that Beaumont is not growing," Chris Boone, Beaumont city manager, said. "We issued more permits for commercial and residential this year than in the last 10 years," Boone said.

City officials have reported seeing more business permits in the last year than in the last 10 years combined. There has been an increase in industrial, commercial and fire permits.

Almost 8,000 business permits were issued in 2021. Compared to 2021, Beaumont has seen a 160% increase in new commercial permits and a 194% increase in new residential permits.

"So if you go down, let's say MLK towards Lamar University, if you look on the right, there's now a new Starbucks," Boone said. "Okay, if you're going down the highway near Walden across from Papa Joe's, there's now a new family activity center going in there under construction." Construction has also started on Main Event, an entertainment venue similar to Dave & Busters, at the site near Interstate 10 and Walden Road.

Those driving down Lucas Drive will see a soon-to-be grocery store coming to the north end. Councilman AJ Turner is a driving force behind it.

"So, my goal was to figure out what can I do to be proactive to bring groceries to that area, especially for the elderly and people in need in that area, so they don't have to drive that far, just basic quality of life and food," Turner said.

The growth has taken a lot of hard work, Councilman Turner said.

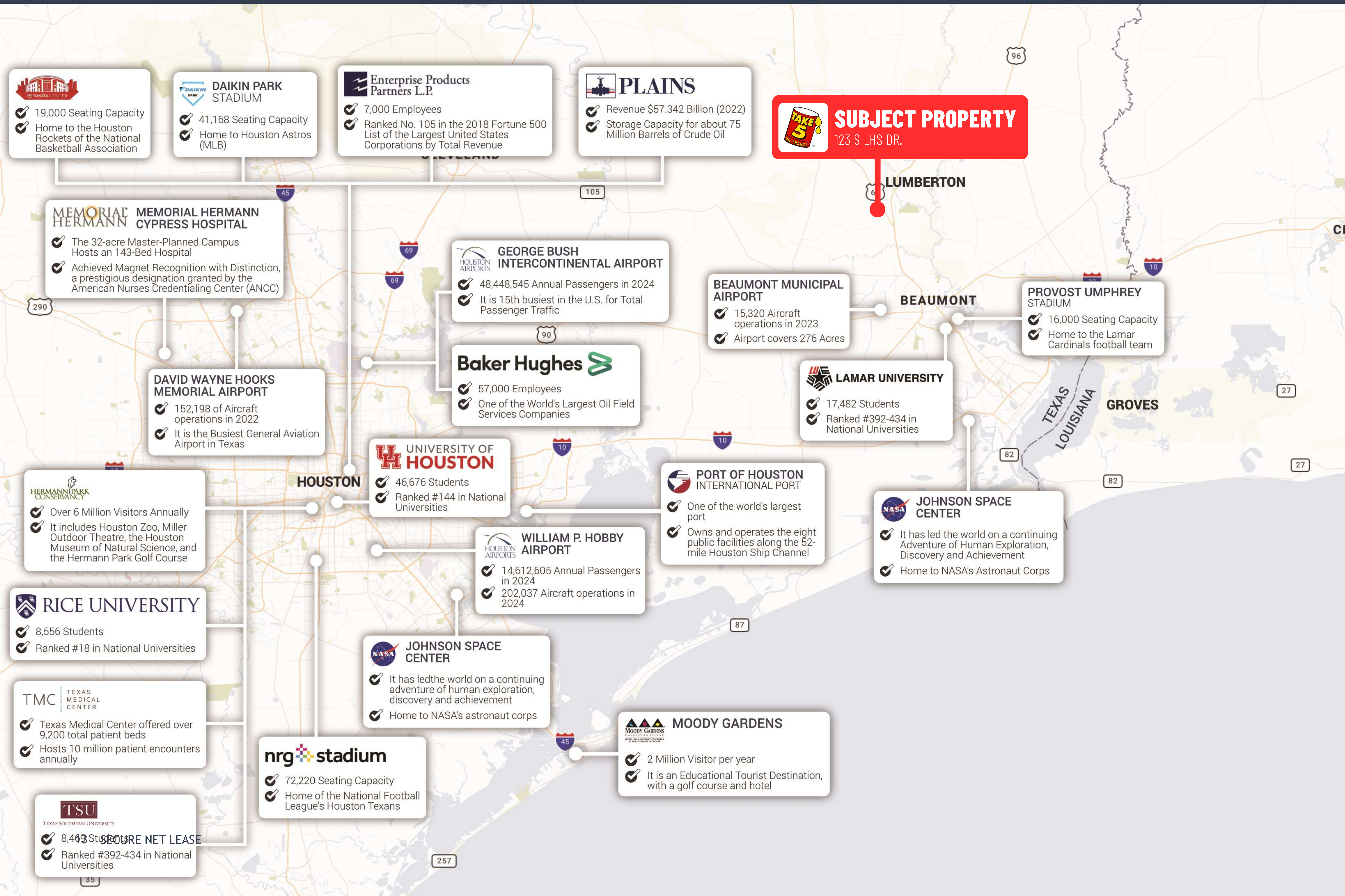
"We're doing different things that aren't particularly in the norm, like council members are physically going out there [and] working with businesses," Councilman Turner said.

EXPLORE ARTICLE



METRO AREA

TAKE 5 OIL CHANGE LUMBERTON, TX



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

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Graham Hickey

Broker Associate
(469) 694-7411

ghickey@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

TAKE 5 OIL CHANGE LUMBERTON, 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.