TAKE5 OIL CHANGE | GROUND LEASE | HEB SHADOW

NWC OF CASTROVILLE RD. & S. GENERAL MCMULLEN DR., SAN ANTONIO, TX

931 S General McMullen Dr. , San Antonio, TX 78237

OFFERING MEMORANDUM

PRICE	CAP RATE	NOI	GLA
$1,305,000	**5.75%**	**$75,000**	**1,301 SF**

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BUILDING OVERVIEW

PROPERTY ADDRESS	931 S General McMullen Dr. San Antonio, TX 78237
LOCATION	NWC of Castroville Rd. & S. General McMullen Dr. | San Antonio, Texas
COUNTY	Bexar (PID: 991266)
GROSS LEASABLE AREA	1,301 SQ. FT.
CONSTRUCTION TYPE	Concrete
LOT SIZE	10,712 Sq. Ft. +/-
YEAR BUILT	2025
NUMBER OF TENANTS	Take 5 Oil Change (corporate owned store)
OCCUPANCY	100%
LEASE TYPE	15 year Ground Lease, Plus Three 5-year Renewal Options

DEMOGRAPHIC SNAPSHOT (3 MILES)

125,672
2025 POPULATION
3 MILE RADIUS

$60,661
2025 AVG HH INCOME
3 MILE RADIUS

71,069
2025 DAYTIME POPULATION
3 MILE RADIUS

28,144 VPD
S GENERAL MCMULLEN

15,255 VPD
CASTROVILLE RD

PRICE
$1,305,000

GLA
1,301 SQ. FT.

NOI
$75,000

CAP RATE
5.75%

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TAKE5 OIL CHANGE | GROUND LEASE | HEB SHADOW | 931 S General McMullen Dr., San Antonio, TX 78237

- Ground Lease with 15 year base term plus three 5-year option periods
- 10% base rent increases every five years in the base term and in each of the 3 renewal periods
- No landlord responsibilities. All taxes, insurance, maintenance, repairs, utilities and capital improvements are tenants direct responsibility
- Corporate store, not a franchise
- New construction in 2025
- The HEB grocery store directly across the street experienced 2.7M shopper visits in 2025 which ranks this store as the 58th busiest of all 327 HEB's in TX (top 18% of all HEB stores) Important to note annual shopper visits at this long-established HEB have increased each of the last three years. (source: Placer.ai)
- The subject property enjoys excellent visibility to all HEB grocery shoppers as well as those at the HEB fuel station
- The 3-tenant retail center adjacent to the east is also available. Please contact broker for additional details.

RENT ROLL | 931 S General McMullen Dr. , San Antonio, TX 78237

TENANT	% OF GLA	SQ FT	LEASE START	LEASE END	BASE RENT ANNUAL	BASE RENT MONTHLY	NOTES
Take 5 Oil Change (Corporate Store)	100%	1,301	1/1/25	12/31/39	$75,000	$6,250	**Rent increases:** - 1/1/30 $6,875.00 /mo - 1/1/35 $7,562.50 /mo Three 5-year renewal options each with 10% base rent increases
Total	100%	1,301			$75,000		

INCOME TIMELINE

DATE	ANNUAL BASE RENT	% INCREASE
CURRENT	$75,000	
1/1/2030	$82,500	10%
1/1/2035	$90,750	10%
01/1/2040 (1st Renewal)	$99,825	10%
1/1/2045 (2nd Renewal)	$109,807	10%
1/1/2050 (3rd Renewal)	$120,788	10%

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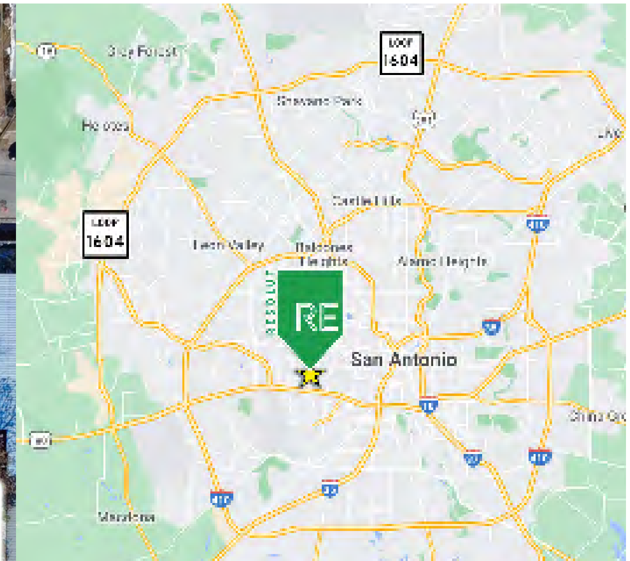
LOCATION OVERVIEW | 931 S General McMullen Dr. , San Antonio, TX 78237



AREA TRAFFIC GENERATORS

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TAKE 5 OIL CHANGE/DRIVEN BRANDS | 931 S General McMullen Dr, San Antonio, TX 78237

- Founded in 1984 (in 1996, pioneered the “stay-in-your-car” oil change business model)
- Reached the milestone of 1,230+ stores across 41 states and Canada
- This is a corporate store not a franchise
- Take 5 Oil Change is Driven Brands’ largest and fastest-growing revenue contributor
- Take 5 is reportedly on track to contribute $1.2-$1.3 billion in revenue in their current fiscal year (2025-2026) which is expected to account for 55-60% of Driven Brands total revenue. This is up significantly from the previous fiscal year when Take5 contributed 46% of Driven Brands total revenue of $2.3 billion
- Website: **www.take5.com**

- Driven Brands (DRVN, NASDAQ) is the parent company of Take 5 Oil Change
- The largest automotive services company in North America
- Driven Brands is the parent company of some of North America’s leading automotive service businesses including Take 5 Oil Change, Meineke Car Care Centers, Maaco, 1-800-Radiator & A/C, Auto Glass Now and CARSTAR.
- Driven Brands has approximately 4,900 locations across the United States and 13 other countries
- Website: **www.drivenbrands.com**

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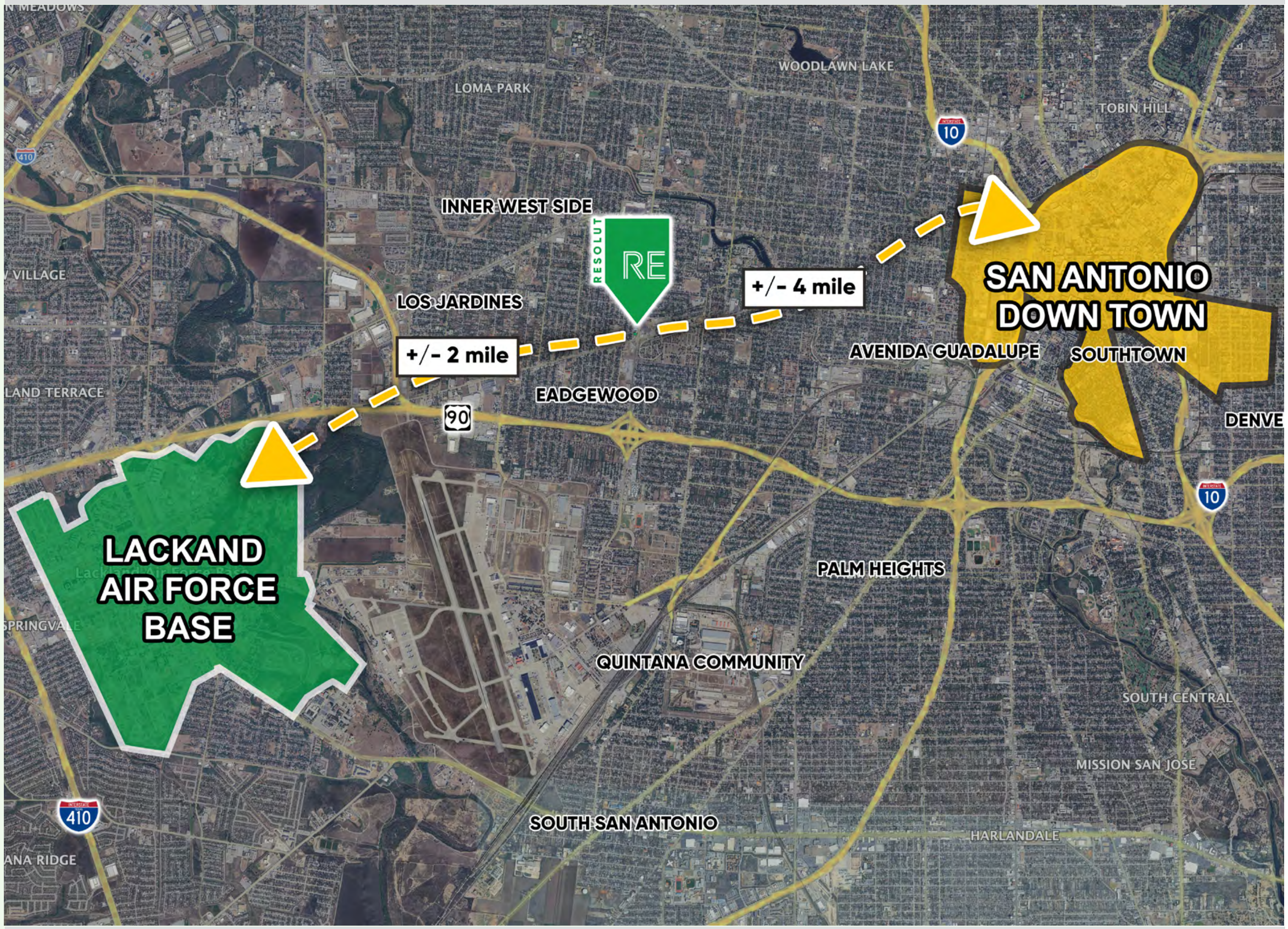
LOCATION OVERVIEW | 931 S General McMullen Dr. , San Antonio, TX 78237

SAN ANTONIO

San Antonio, Texas, is the seventh-largest city in the United States and the second-largest in Texas, with a population exceeding 1.5 million in the metro area as of 2026, driven by steady annual growth of about 1.5-2% largely people drawn to San Antonio for quality employment opportunities.

San Antonio enjoys a diversified economy—anchored in military, healthcare, technology, manufacturing, tourism, and energy—Which provides resilience against downturns, with a 2025 unemployment rate of 4.2% and annual job growth of 1.8%, particularly in education/health services (6.2%) and trade/transportation/utilities (2.5%), sectors (2.2%).



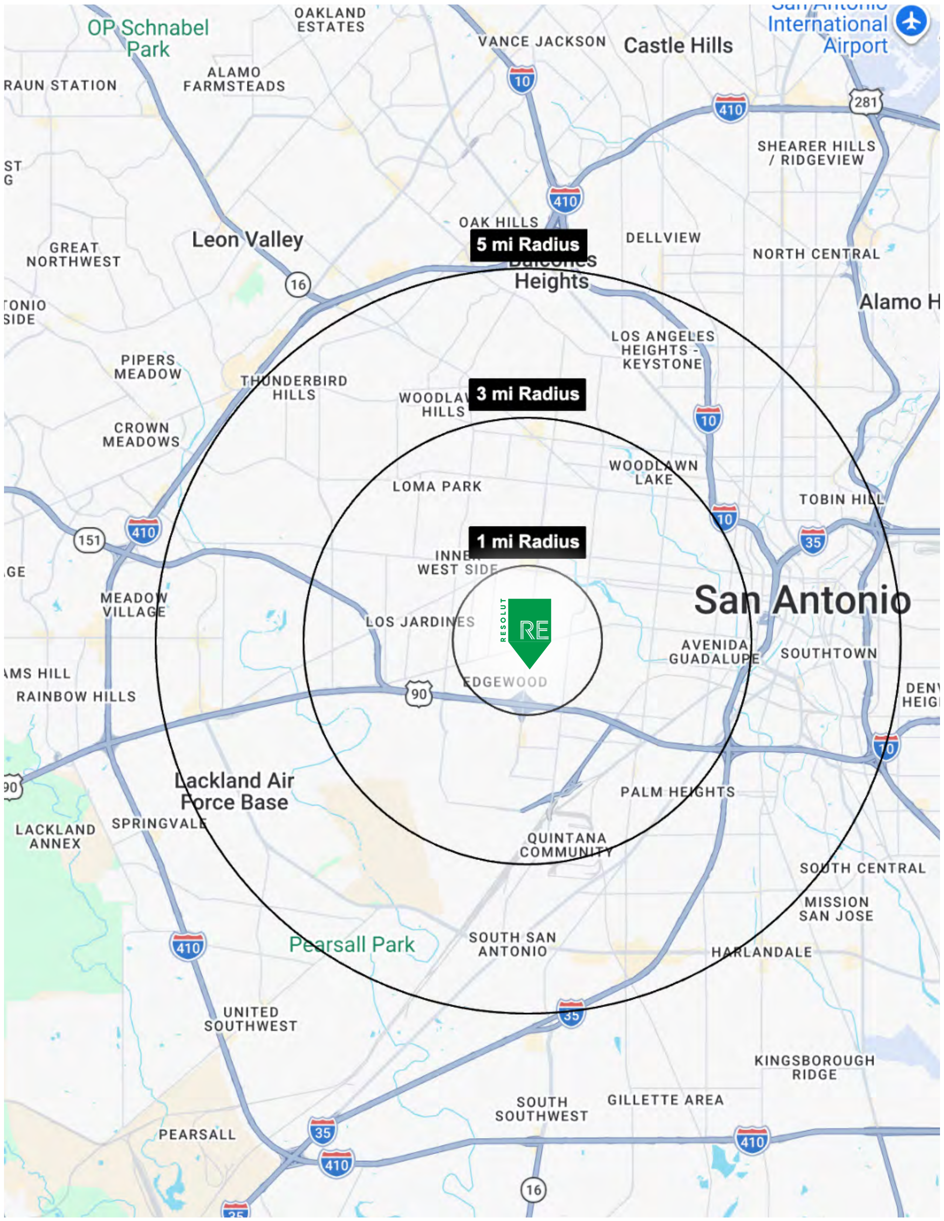
JOINT BASE SAN ANTONIO

Only 2 miles from the subject property

Joint Base San Antonio - JBSA (comprised of Fort Sam Houston, Lackland Air Force Base) is the biggest generator of Military economic output in Texas with nearly 211,000 direct and indirect jobs tied to the installation and economic output of more than $41 billion dollars. Heb is headquartered in San Antonio and is the 2nd largest employer in the city.

- Established in 1941 to prepare for WW II, JBSA sits on over 9,000 acres
- The base reportedly supports over 89,000 direct jobs (e.g. active duty military, civilians, contractors)
- In addition, over 80,000 airmen receive training there per year.
- JBSA is the largest military contributor to the Texas' economy accounting for over $50B of economic impact in 2023 which was more than one third of the total economic impact of the military to the entire state of TX that year.
- The economic impact of JBSA has grown significantly. It has increased by 33% since 2019 driven by expansion in areas like aviation, cyber operations and healthcare.

DEMOGRAPHICS | 931 S General McMullen Dr. , San Antonio, TX 78237



931 S General McMullen Dr San Antonio, TX 78237	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	18,116		125,672		320,387	
Projected Population (2030)	17,055		120,090		310,653	
Census Population (2020)	19,797		132,676		331,659	
Census Population (2010)	20,582		137,427		335,130	
Projected Annual Growth (2025-2030)	-1,061	*-1.2%*	-5,582	*-0.9%*	-9,734	*-0.6%*
Historical Annual Growth (2020-2025)	-1,680	-	-7,005	*-1.1%*	-11,272	*-0.7%*
Historical Annual Growth (2010-2020)	-785	*-0.4%*	-4,751	*-0.3%*	-3,471	*-0.1%*
Estimated Population Density (2025)	5,769	*psm*	4,447	*psm*	4,081	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2025)	5,780		41,465		114,105	
Projected Households (2030)	5,584		40,727		114,513	
Census Households (2020)	6,067		42,005		111,874	
Census Households (2010)	6,095		41,615		107,328	
Projected Annual Growth (2025-2030)	-196	*-0.7%*	-738	*-0.4%*	407	-
Historical Annual Change (2010-2025)	-315	*-0.3%*	-150	-	6,777	*0.4%*
Average Household Income						
Estimated Average Household Income (2025)	$67,695		$60,661		$74,058	
Projected Average Household Income (2030)	$66,955		$59,863		$73,557	
Census Average Household Income (2010)	$30,201		$33,082		$37,728	
Census Average Household Income (2000)	$29,506		$30,499		$34,003	
Projected Annual Change (2025-2030)	-$740	*-0.2%*	-$798	*-0.3%*	-$501	*-0.1%*
Historical Annual Change (2000-2025)	$38,189	*5.2%*	$30,162	*4.0%*	$40,055	*4.7%*
Median Household Income						
Estimated Median Household Income (2025)	$47,222		$44,496		$52,717	
Projected Median Household Income (2030)	$44,921		$43,029		$51,601	
Census Median Household Income (2010)	$25,095		$27,421		$30,078	
Census Median Household Income (2000)	$23,060		$24,023		$26,267	
Projected Annual Change (2025-2030)	-$2,300	*-1.0%*	-$1,468	*-0.7%*	-$1,116	*-0.4%*
Historical Annual Change (2000-2025)	$24,162	*4.2%*	$20,474	*3.4%*	$26,450	*4.0%*
Per Capita Income						
Estimated Per Capita Income (2025)	$21,711		$20,144		$27,185	
Projected Per Capita Income (2030)	$22,039		$20,437		$27,949	
Census Per Capita Income (2010)	$8,943		$10,018		$12,083	
Census Per Capita Income (2000)	$8,128		$8,720		$10,451	
Projected Annual Change (2025-2030)	$329	*0.3%*	$293	*0.3%*	$764	*0.6%*
Historical Annual Change (2000-2025)	$13,582	*6.7%*	$11,424	*5.2%*	$16,733	*6.4%*
Estimated Average Household Net Worth (2025)	$572,512		$513,747		$572,615	

RESOLUT RE

LISTING AGENT | 931 S General McMullen Dr, San Antonio, TX 78237

ALAN RUST, CCIM
PRINCIPAL
INVESTMENT SALES
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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

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