

# TAKE 5 OIL CHANGE

9238A BENBROOK BOULEVARD, BENBROOK, TX 76126



CONFIDENTIAL OFFERING MEMORANDUM

SHOP<sup>COS.</sup>

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LOCATION

**9238A BENBROOK BOULEVARD**

**BENBROOK, TX 76126**

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## INVESTMENT OVERVIEW

- New 20-Year Lease with 2% Annual Rent Escalations Situated on +/- 0.25 Acres
- Adjacent to Highly Anticipated Restaurant Development Concept Which is Anticipated to Include Several New Dining Options as well as a 1.5 Acre Outdoor Backyard Area
- Subsidiary of Driven Brands, Inc.; Operates over 5,200 Units Across 13 Countries and Reported System-Wide Sales of \$6.5 Billion
- Exceptional Positioning Along Highway 377, Primary Retail Corridor with Traffic Counts Exceeding 40,000 VPD
- Total Household Income 1-, 3- and 5-Mile Radius Exceeds \$116,000, \$145,600 & \$113,300, Respectively
- Notable National Retailers in the Immediate Area Include Walmart Supercenter, Chick-Fil-A, Sherwin Williams, QuikTrip, Cracker Barrel, Braum's, Starbucks, Whataburger and Smoothie King Amongst Others

Take 5 Oil Change recently signed a 20-year corporate lease in the affluent, high growth city of Benbrook, Texas. The Property is situated on +/- 0.25 acres with exceptional positioning on Highway 377, with close proximity to Interstate 20, which sees an excess of 158,000 vehicles per day. Take 5 Oil Change is located just 15 minutes from Downtown Fort Worth, and 40 minutes from Dallas Fort Worth International Airport. The Property consists of a newly renovated 1,476 SF building with direct frontage to Highway 377, which sees an excess of 40,000 vehicles per day. The Property features 2% rental escalations every year with three 5-year renewal options with 3% increases every year during the renewal period. Take 5 is a subsidiary of Driven Brands, Inc., which operates over 5,200 units across 13 countries and reported system-wide sales of \$6.5 billion. Since Driven Brands, Inc. has acquired Take 5 Oil Change in 2016, the brand has grown from around 50 locations to over 1,000. Notable national retailers in the immediate area include Walmart Supercenter, Chick-Fil-A, Sherwin Williams, QuikTrip, Cracker Barrel, Braum's, Starbucks, Whataburger and Smoothie King amongst others.

Benbrook is an affluent and high growth community on the southwest edge of DFW as well as the southwest border of Fort Worth, TX. Benbrook offers easy access to major Fort Worth destinations via Interstate 20, Highway 377, Interstate 820, and Chisolm Trail Parkway. Interstate 20 is a major North Texas east/west thoroughfare and the primary route between the southern portions of Dallas and Fort Worth. Located just 15 minutes down Highway 377, Bluejack Ranch is a 900+ acre luxury residential and club community anchored by a Tiger Woods designed golf course,

further enhancing the area's long-term demographic strength and appeal to high-income households. Additional residential growth is underway with the development of Ventana, a 492-acre master-planned community, along with Maverick Golf & Ranch Club, a 1,100-acre lifestyle community offering ranch-style living and golf-oriented amenities. Directly adjacent to Take 5 Oil Change, MAD Concepts Group in collaboration with the Benbrook Economic Development Corporation and Blue Plate Network, recently announced the groundbreaking of a new restaurant park. The project consists of a two-restaurant development featuring full-service dining, full bars, and expansive outdoor seating. Each restaurant will offer a backyard-style environment with designated play areas for families and children. The development will introduce Jake's Burgers, a well-known DFW concept, and Tacos & Avocados, a contemporary Mexican restaurant, to the Benbrook market. The restaurants will range from approximately 4,000 to 5,000 square feet and are designed to support a high-energy, social dining experience. The Property will also include a 1.5-acre outdoor backyard area intended to serve as a community gathering space for outdoor dining and entertainment.

As a notable aspect of the booming DFW submarket, Benbrook ranks in the best Suburbs for Young Professionals, Best Places to Retire, and Best Suburbs to live in among its neighboring cities. Overall, Take 5 Oil Change offers an investor the opportunity to acquire a well-positioned retail asset, with strong fundamentals in the extremely desirable, affluent and high growth Fort Worth submarket of Benbrook, Texas.

**PROPERTY OVERVIEW**

**LEASE ABSTRACT**

Offering Price: \$1,669,000

Cap Rate: 5.50%

Tenant: Take 5 Properties SPV LLC

Location: 9238A Benbrook Boulevard  
Benbrook, TX 76216

Guarantor: Driven Funding Holdco, LLC

Building Square Feet: 1,476 SF

Land Area: +/-0.25 Acres

Rent Commencement: December 28, 2024

Lease Expiration: December 31, 2044

Base Lease Term: 20 Years

Roof & Structure: Landlord/Tenant

Lease Type: NNN

Year Built: 1999/2025

Rent Increases: 2% Annually

Renewal Options: Three, 5-year Options with 3% Increases



Rent Schedule:

Years	Annual Rent	Rent PSF
December 28, 2024 - December 31, 2025	\$90,000	\$60.98
January 1, 2026 - December 31, 2026	\$91,800	\$62.20
January 1, 2027 - December 31, 2027	\$93,636	\$63.45
January 1, 2028 - December 31, 2028	\$95,509	\$64.72
January 1, 2034 - December 31, 2034	\$107,558	\$72.88
January 1, 2035 - December 31, 2035	\$109,709	\$74.34
January 1, 2036 - December 31, 2036	\$111,904	\$75.83

The Tenant is responsible for all routine roof maintenance, repairs, and replacements during the lease term. The Landlord is responsible only for structural components of the building and structural elements of the roof.

# TENANT PROFILE

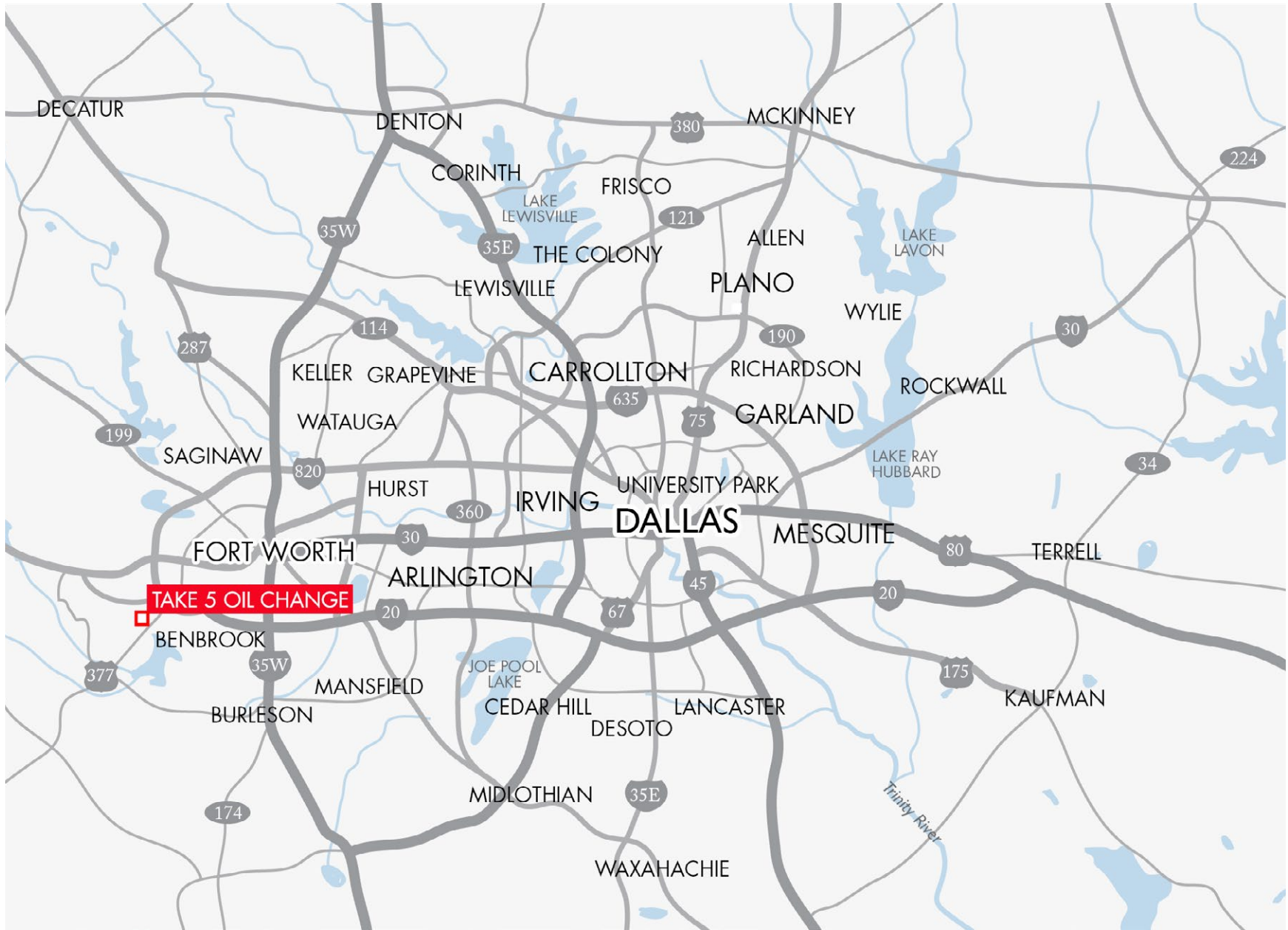


Take 5 Oil Change is an American quick-lube automotive service brand best known for its stay-in-your-car oil change model, where customers remain in their vehicle while trained technicians perform routine maintenance such as engine oil and filter changes in about 10 minutes. Founded in 1984 in Metairie, Louisiana, the company pioneered this drive-thru concept to make vehicle maintenance faster and more convenient compared with traditional shops. Over the decades it has expanded significantly across North America and is part of Driven Brands, a large automotive services holding company that includes other well-known service chains. Today Take 5 has grown to well over 1,000 service centers in the United States and Canada and continues to expand its footprint through both company-owned and franchised locations, earning industry recognition as one of the faster-growing quick-lube brands.





# PROPERTY OVERVIEW

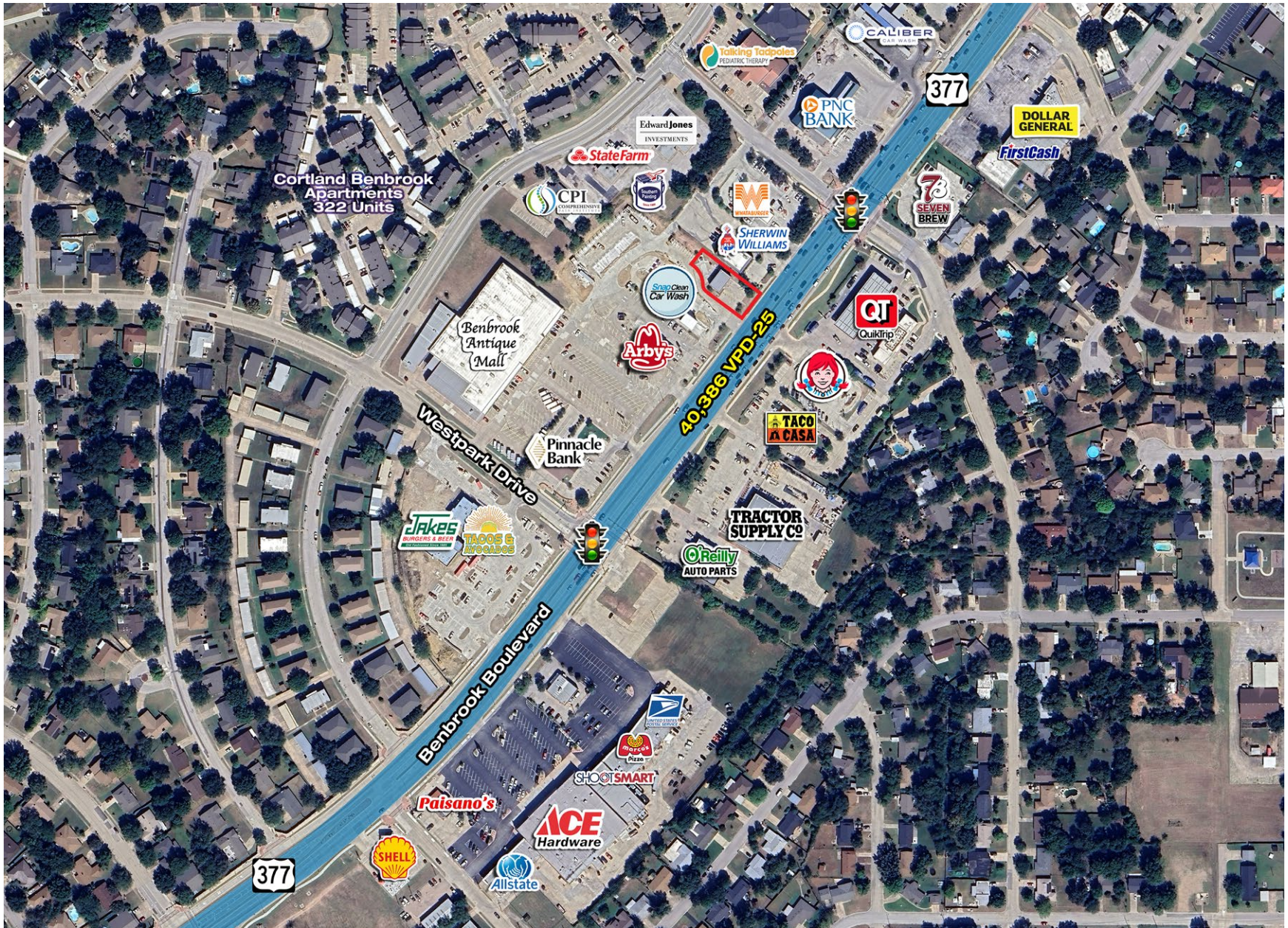


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# PROPERTY OVERVIEW



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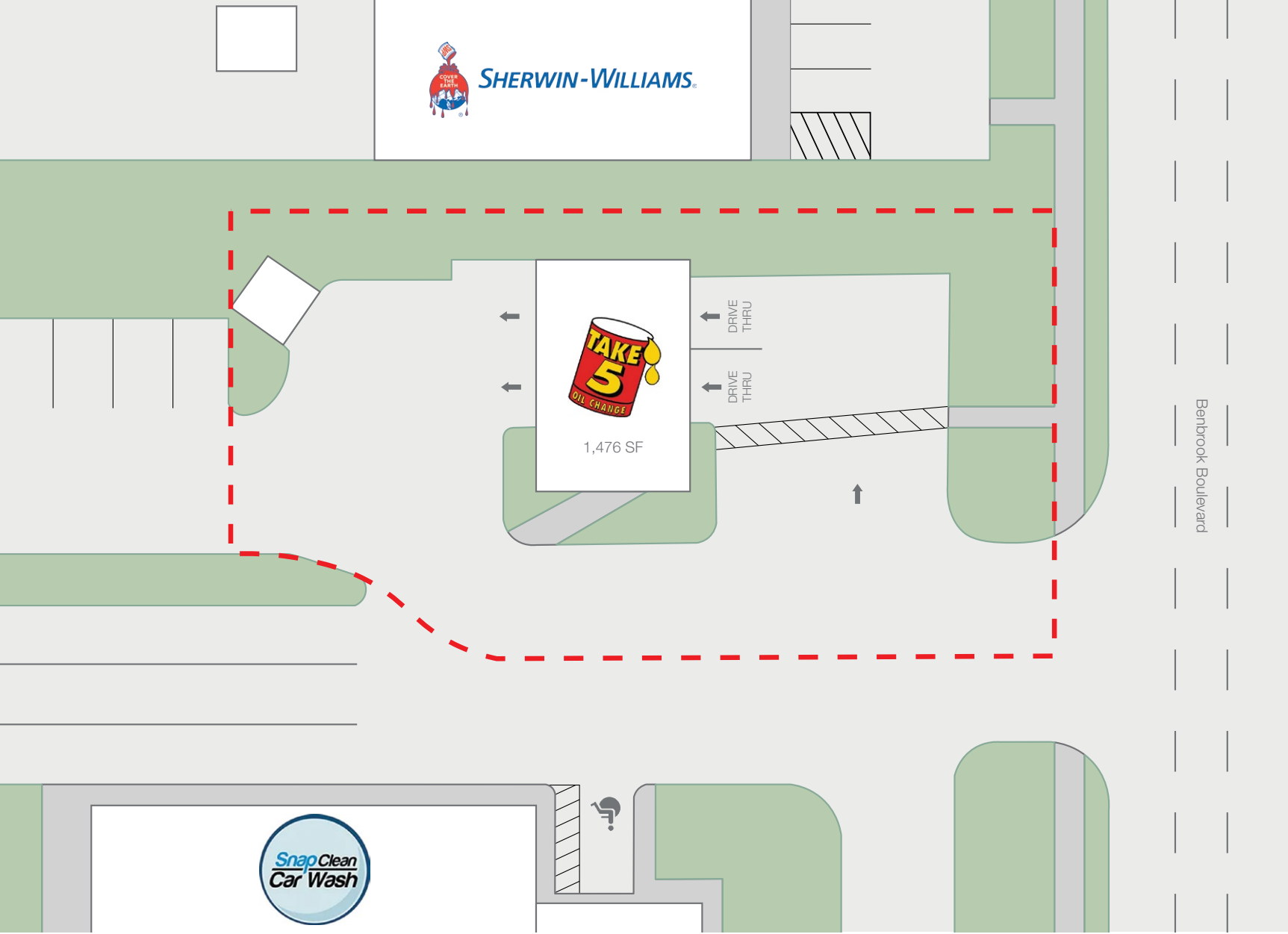
# PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE PLAN



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## TRADE AREA OVERVIEW

# DALLAS / FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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**TRADE AREA OVERVIEW**

**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
25 Total Population	8,532	39,144	141,356
30 Total Population (Esri)	9,002	40,085	148,805
10 Total Population (U.S. Census)	6,628	31,768	109,057
00 Total Population (U.S. Census)	6,546	28,027	95,810
00-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.87%	1.29%	1.48%
24-2029 Population: Compound Annual Growth Rate (Esri)	1.08%	0.48%	1.03%
25 Total Daytime Population (Esri)	7,185	31,651	141,408
25 Median Age (Esri)	39.8	41.8	37.5
25 Total Households (Esri)	3,468	16,482	61,746
30 Total Households (Esri)	3,710	17,092	65,312
10 Total Households (U.S. Census)	2,748	13,468	48,669
00 Total Households (U.S. Census)	2,555	11,312	42,460
24-2029 Families: Compound Annual Growth Rate (Esri)	1.24%	0.67%	1.14%
25 Average Household Income (Esri)	\$116,053	\$145,656	\$113,319
25 Median Household Income (Esri)	\$88,389	\$100,027	\$74,584
25 Per Capita Income (Esri)	\$46,520	\$60,792	\$49,432
25 Population Age 25+: Less than 9th Grade (Esri) (%)	4%	3%	3%
25 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	3%	3%	4%
25 Population Age 25+: High School Diploma (Esri) (%)	18%	16%	19%
25 Population Age 25+: Some College/No Degree (Esri) (%)	22%	17%	19%
25 Population Age 25+: Associate's Degree (Esri) (%)	9%	6%	8%
25 Population Age 25+: Bachelor's Degree (Esri) (%)	27%	32%	28%
25 Population Age 25+: Graduate/Professional Degree (Esri) (%)	13%	21%	16%
25 Total (SIC01-99) Businesses	260	1,018	5,414
25 Total (SIC01-99) Employees	2,097	9,062	56,861

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP Investment Sales, LLC	9003219		214-960-4545
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Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission



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