

BRAKES PLUS SALE-LEASEBACK (MAVIS GUARANTY)

4776 EAST INTERSTATE 30, FATE, TX 75189 (DALLAS MSA)



OFFERING MEMORANDUM

Marcus & Millichap



★ macy's Dillard's AMC THEATRES
IN-N-OUT BURGER DICK'S SPORTING GOODS BARNES & NOBLE
AMERICAN EAGLE DSW ULTA BEAUTY
FIREWHEEL TOWN CENTER

TSC TRACTOR SUPPLY CO. chili's LOWE'S
Walmart McDonald's

Kroger target
planet fitness Chicken Express
DAIRY QUEEN ACE Hardware
New Tenants Coming Soon

Walmart SPROUTS FARMERS MARKET THE HOME DEPOT

Baylor Scott & White MEDICAL CENTER LAKE POINTE

ROCKWALL HIGH SCHOOL
±2,950 Students

IKEA

brakes plus

THE HARBOR

Bass Pro Shops

FRESH TACO BELL BY BROOKSHIRE'S
AutoZone
Starbucks SONIC
SPEC'S McDonald's CHILI'S

30

SAPPHIRE BAY MARINA

COSTCO WHOLESALE HOBBY LOBBY
DICK'S belk
JCPenney HomeGoods
PETSMART five BELOW

Walmart Kroger target
THE HOME DEPOT LOWE'S KOHL'S
petco Academy SPORTS+OUTDOORS

Dillard's ★ macy's JCPenney DICK'S
TOWN EAST MALL



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Executive Summary

4776 E Interstate 30, Fate, TX 75189

FINANCIAL SUMMARY

Price	\$2,616,822
Cap Rate	5.35%
Building Size	4,975 SF
Net Cash Flow	5.35% \$140,000
Year Built	2026
Lot Size	0.71 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Brakes Plus
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	6, 5 Year Options
Right of First Refusal	Yes
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$140,000	5.35%
Years 6 – 10	\$147,000	5.62%
Years 11 – 15	\$154,350	5.90%
Years 16 – 20	\$162,068	6.19%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$170,171	6.50%
Option 2	\$178,679	6.83%
Option 3	\$187,613	7.17%
Option 4	\$196,994	7.53%
Option 5	\$206,844	7.90%
Option 6	\$217,186	8.30%

Base Rent	\$140,000
Net Operating Income	\$140,000
Total Return	5.35% \$140,000

brakes plus 



LAFAYETTE CROSSING
267-Acre, Master-Planned Mixed-Use Development. Current anchor tenants include Target and Kroger.

84,400 CPD
INTERSTATE 30

FATE YARDS
New 50-Acre Mixed-Use Commercial Project in Development



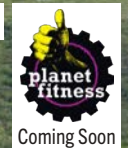
McDonald's



THE ENCLAVE AT FATE VILLAGE
±179 Units

PET SUPPLIES PLUS

WHATABURGER



ACE Hardware
Retail Development Coming Soon



brakes plus

DAIRY QUEEN
Coming Soon



I-30 EXPANSION PROJECT
\$348M, 17-Mile Widening Project, Including Adding Continuous Frontage Roads and Rebuilding Multiple Interchanges

**URSULA RAKOW
MIDDLE SCHOOL**
Opened August 2025
±1,100 Students

WILLIAMSBURG
±1,700 Single-Family Homes

INDUSTRIAL



84,400 CPD
INTERSTATE 30

**Chicken
EXPRESS**
Coming Soon

DAIRY QUEEN
Coming Soon

brakes plus

**ACE
Hardware**
Retail Development
Coming Soon



I-30 EXPANSION PROJECT
\$348M, 17-Mile Widening Project,
Including Adding Continuous
Frontage Roads and Rebuilding
Multiple Interchanges



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 5% Rental Increases Every Five Years with Multiple Renewal Options
- » **Brakes Plus Operates 190+ Locations Across 7 States**
- » Corporate Guaranty by Mavis Tire Express Services Corp., One of the Largest Independent Automotive Service Businesses in the United States with Over 3,500 Service Centers Across the U.S.
- » **Rapidly Growing Trade Area in the Dallas MSA - Households and Population Projected to Increase More Than 20% within a One-Mile Radius by 2030**
- » Excellent Frontage Along Interstate 30, which is Currently Undergoing a \$348 Million Expansion Project
- » **Adjacent to Lafayette Crossing and Fate Yards, Two Major Mixed-Use Developments Encompassing a Combined ±317 Acres**
- » New Tenants in the Immediate Area Include Target, Kroger, Planet Fitness, Ace Hardware, Chicken Express, and Dairy Queen
- » **Average Household Income Exceeds \$117,000 in the Surrounding Area**



DEMOGRAPHICS

1-miles

3-miles

5-miles

Population

2030 Projection	7,022	27,082	45,443
2025 Estimate	5,824	22,807	38,686
Growth 2025 - 2030	20.56%	18.75%	17.47%

Households

2030 Projections	2,380	8,971	15,030
2025 Estimate	1,971	7,560	12,805
Growth 2025 - 2030	20.80%	18.67%	17.38%

Income

2025 Est. Average Household Income	\$101,491	\$117,199	\$117,873
2025 Est. Median Household Income	\$97,652	\$110,105	\$107,506

Tenant Overview



CENTENNIAL, COLORADO
Headquarters



±190
Locations



1990
Founded



WWW.BRAKESPLUS.COM
Website

Founded in 1990, Brakes Plus offers brake and auto repair services, tire rotation, oil changes, transmission services, and more. Whether it's scheduled maintenance or oil changes, shocks and struts or brake repair/maintenance, Brakes Plus provides customers a service they can trust at a price they can afford. Brakes Plus now has 190 locations and growing across seven states.

In September 2017, Express Oil Change & Tire Engineers acquired Brakes Plus. In 2018, Express Oil Change & Tire Engineers and Brakes Plus merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Guarantor Overview



WHITE PLAINS, NEW YORK

Headquarters



±3,500

Locations



PRIVATE

Company Type



1972

Founded



MAVIS.COM

Website



Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base. In 1971, Mavis had become a three-store chain and a neighborhood staple. By 1972, it was one of the first multi-brand tire dealers in the New York area. In 1988, management of the family owned business was passed on to the next generation.

In 2025, Mavis acquired Midas, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 3,500 service centers across the United States and Canada under a family of brands: Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy. Mavis generates approximately \$2.4 billion in revenue annually. The Mavis brands are rapidly expanding with goals to add 100+ stores per year.

Property Photos



Location Overview



Fate, Texas is a rapidly growing city located in Rockwall County in Northeast Texas, approximately 30 miles northeast of downtown Dallas. Situated along Interstate 30, Fate offers convenient access to employment centers throughout the region while maintaining a suburban, small-town atmosphere.

DALLAS METROPOLITAN AREA

Dallas is the most populous city in the Dallas/Fort Worth Metroplex with a population of over 1.3 million people as of the 2020 U.S. Census. The construction of the Interstate Highway System reinforced Dallas' prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. The city is further connected through its public transportation system, DART (Dallas Area Rapid Transit). The city of Dallas welcomes 24.9 million visitors

each year, resulting in a thriving tourism industry.

Composed of 13 counties and spanning 10,000 square miles, the Dallas/ Fort Worth Metroplex is home to nearly 7.7 million residents. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis.

Roughly 678,600 new residents are expected through 2026; during the same period, the Metroplex is projected to add 260,400 new households. To accommodate the growth, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail, and industrial. Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 4 million jobs.



Information About Brokerage Services

11-2-2015

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.

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.

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: othat the owner will accept a price less than the written asking price; othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and oany 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at www.trec.texas.gov
IABS 1-0

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

For financing options, please reach out to:

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