Kingwood, TX (Houston MSA)

Sun Auto

Absolute Net Lease Featuring 10% Rental Increases Every 5 Years

Corporate Guaranty From CH Hold Corp. (Caliber Collision)

CP PARTNERS
COMMERCIAL REAL ESTATE

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West Fork
High School
HCA Houston
Healthcare Kingwood
Lone Star
College-Kingwood
HONDA
mazda
LOWE'S
SUNOCO
COURTYARD BY MARRIOTT
HOMEWOOD SUITES by Hilton
TRADER JOE'S
petco
Wendy's
chico's
THE CHILDREN'S PLACE
Pizza Hut
LOFT
Kings Manor
Elementary School
IHOP
H&R BLOCK
TEXAS ROADHOUSE
59
7 ELEVEN
69
SHOWBIZ CINEMAS
Cracker Barrel
Hawthorn EXTENDED STAY BY WYNDHAM
SONIC
SLIM CHICKENS
WHATABURGER
JIMMY JOHN'S
TACO BELL
H-E-B
tropical SMOOTHIE CAFE
CHICKEN SALAD CHICK
Jersey Mike's SUBS
9,146 VPD
98,518 VPD
Subject Property
SunAuto
Tire & Service
marco's Pizza
DQ
NORTHPARK DRIVE
Public Storage
Extra Space Storage
494
DUNKIN'
32,558 VPD
Quick Quack CAR WASH
SHERWIN-WILLIAMS
Kroger Marketplace
SUPERCUTS
MATTRESS FIRM
Culver's
POPEYES
WING STOP
SUBWAY
Panera BREAD
MOD PIZZA
SportClips HAIRCUTS
TACO CABANA
PANDA EXPRESS
PNC

Disclaimer

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Sun Auto

1211 Northpark Dr, Kingwood, TX 77339

PRICE: $6,360,000 **CAP RATE:** 6.30%

NOI	$400,699
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	8+ Years
OPTIONS	Three, 5-Year
BUILDING SIZE	10,729 SF
LOT SIZE	1.52 AC

Build-to-suit construction Sun Auto location on an absolute net lease featuring a corporate guaranty from CH Hold Corp. (Caliber Collision)

Over 8 years remain on this corporate lease featuring 10% rental increases every 5 years and an absolute net lease structure requiring zero landlord expense or maintenance obligations. The **lease is guaranteed by CH Hold Corp.** – one of the **main operating entities for Caliber Collision**, the largest collision repair provider in the country – and lasts through the full term of the lease, including all options/extensions.

Situated along Northpark Drive, the subject property offers **high-profile standalone visibility** on one of Kingwood's **most heavily traveled commercial corridors** (32,500 VPD), with **direct access to I-69/US 59** (99,000 VPD).

Surrounding Retail

The Offering

- 8+ years remaining on absolute net lease featuring 10% rental increases every 5 years providing investors a hedge against inflation
- Full-term corporate guaranty from CH Hold Corp. (Caliber Collision) – the largest collision repair provider in the U.S. with 1,800+ locations across 41 states
- Internet & recession resistant industry – consumers defer new vehicle purchases during economic downturns and instead spend on maintenance/repairs to keep existing cars on the road longer

Market Highlights

- Affluent Houston submarket – $134,000 average household incomes within a 5-mile radius of the subject property
- Dense residential trade area – 128,000 residents within a 5-mile radius of the subject property
- Surrounding residents own an average of 2 cars per household, with residents within a 5-mile radius spending roughly $48M on auto repair annually (per CoStar)
- Situated along Northpark Drive – the main East/West thoroughfare in the trade area that features direct access to I-69/US 59 (99,000 VPD)
- Other national retailers driving traffic to the direct trade area include Kroger, Walmart, H-E-B, Chick-fil-A, and McDonald’s

		CURRENT
Price		**$6,360,000**
Capitalization Rate		**6.30%**
Building Size (SF)		10,729
Lot Size (AC)		1.52
Stabilized Income		
Scheduled Rent		$400,699
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$400,699**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Sun Auto
Lease Guarantor	CH Hold Corp.
Lease Type	Absolute NNN
Lease Term Remaining	8+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	3/4/2020
Options	Two, 5-Year
Year Built	2019

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	**SQ. FT.**	**TERM YEARS**		**CURRENT RENT**	**MONTHLY RENT**	**YEARLY RENT**	**CAP RATE**
Sun Auto	**10,729**	**3/4/2020**	3/31/2030	**$400,699**	**$33,392**	**$400,699**	**6.30%**
	10% Increase	4/1/2030	**3/31/2035**		$36,731	$440,769.1	6.93%
	Option 1	4/1/2035	3/31/2040		$40,404	$484,846	7.62%
	Option 2	4/1/2040	3/31/2045		$44,444	$533,331	8.39%
TOTALS:	**10,729**			**$400,699**	**$33,392**	**$400,699**	**6.30%**

LEGEND

Property Boundary

10,729
Rentable SF

1.52
Acres

44
Parking Spaces

Egress

31+ Billion

CUSTOMERS SERVED

575+

LOCATIONS WORLDWIDE

Sun Auto

National Reach, Neighborhood Feel

Overview

TENANT WEBSITE

- Sun Auto Tire & Service is one of the nation's largest independent, company-owned tire and automotive service providers, operating a nationwide network of over 575 locations across the U.S.
- The company was previously known as GB Auto Service, Inc., a portfolio company of Greenbriar Equity Group, L.P., before rebranding to Sun Auto Tire & Service, Inc. in 2021
- More recently in May 2026, Sun Auto Tire & Service acquired Main Street Tire & Auto in Virden, Illinois, which will be rebranded as Plaza Tire Service as part of the company's expanding Midwest presence

About the Guarantor

MORE INFO

- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion


Chick-fil-A
DRIVE THRU
DRIVE THRU


McDonald's


H-E-B
Pharmacy
H-E-B
Fresh Foods


Walmart
Kingwood Market
Pharmacy
STOP
STOP
STOP

Located in a thriving Houston submarket

32,558

VEHICLES PER DAY ON NORTHPARK DRIVE

98,518

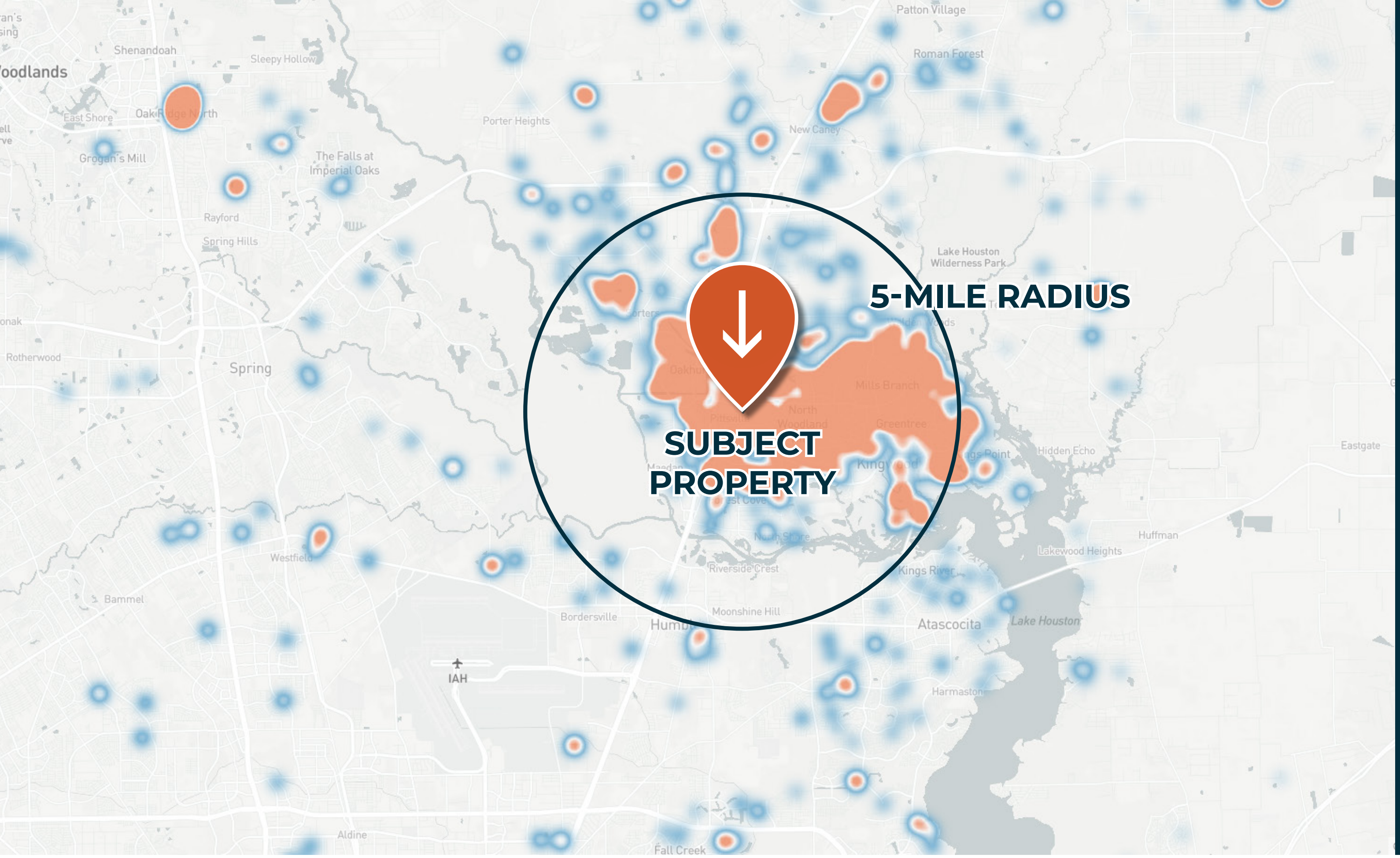
VEHICLES PER DAY ON I-69 / EASTEX FWY

$122,550

1-MILE RADIUS AVERAGE HH INCOME


Subject Property
SunAuto Tire & Service
N
Sherwin Williams
DQ
Quick Quack Car Wash
Marco's
Dunkin'
Northpark Drive
32,558 VPD
Public Storage
ExtraSpace Storage
metro by T-Mobile
Subway
Jackson Hewitt Tax Service
Popeyes
Culver's
Slim Chickens
The Learning Experience
ShowBiz Cinemas
Kings Manor Elementary School
Houston Custom Carpets & Home Remodeling
H&R Block
ascentium capital
Kroger
Supercuts
Mod Pizza
Wing Stop
AT&T
Sonic
Whataburger
Legend Safaris Travel & Tours
The Union Kitchen
State Farm
Quest Diagnostics
PNC
Chick-fil-A
Extended StayAmerica
Courtyard Marriott
Super 8 Motel
Smash Burger
Panera Bread
Cracker Barrel Old Country Store
Taco Bell
Luby's
Allstate
7-Eleven
Panda Express
Taco Cabana
Texas Roadhouse
IHOP Restaurant
69
Mattress Firm
SportClips Haircuts
GNC
99,198 VPD
30,366 VPD
84,710 VPD
Jersey Mike's Subs


GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
DOWNTOWN HOUSTON (25.5 MILES)
Subject Property
SunAuto Tire & Service
99,198 VPD
15,369 VPD
84,710 VPD
10,591 VPD
31,899 VPD
23,859 VPD
NORTHPARK DRIVE
W LAKE HOUSTON PARKWAY
69
Kroger
H-E-B
Walmart Neighborhood Market
gerber
Advance Auto Parts
NAPA
TIRE PROS
Firestone
ShowBiz Cinemas
Extended StayAmerica
Christian Brothers
ascentium capital
H&R BLOCK
Quest Diagnostics
Houston Custom Carpets
Luby's
IHOP
Lone Star College Kingwood
HCA Healthcare
ELITE HOSPITAL KINGWOOD
five BELOW
DOLLAR TREE
ALDI
PETCO
SOMA
LOFT
THE CHILDREN'S PLACE
J.Jill
JOS. A. BANK
TALBOTS
TRADER JOE'S
SPEC'S
CVS pharmacy
BAYMONT INN & SUITES
HONDA
KIA
mazda
Comfort
Scottish Inns
LOWE'S
enterprise
CRASH CHAMPIONS
KINGWOOD PINES HOSPITAL
Public Storage
jiffy lube
O'Reilly
SPROUTS FARMERS MARKET
CVS pharmacy
ACE Hardware
AT&T
LESLIE'S
YMCA
N



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

18.3K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

32 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

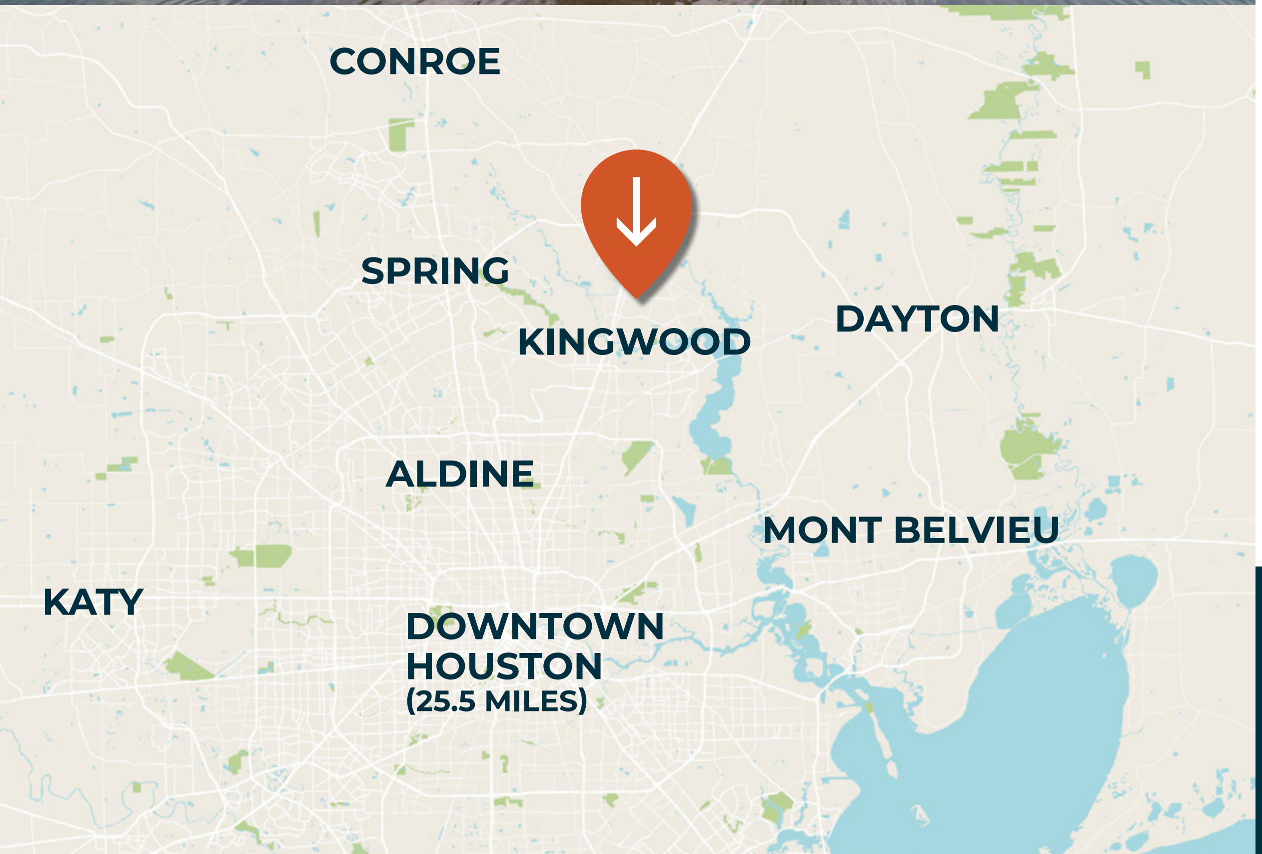
Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	11,364	64,986	128,170

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$122,550	$121,979	$134,022
MEDIAN	$107,541	$96,356	$104,006

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Kingwood, TX

Suburban Luxury in Northeast Houston

The Livable Forest

- Kingwood is a 14,000-acre master-planned community of over 65,000 residents
- Situated in northeast Houston, spanning primarily Harris County with a small portion in Montgomery County
- Interstate 69/U.S. Highway 59 provides direct access to downtown Houston
- The community is located adjacent to Lake Houston and the San Jacinto River, and preserves the area's dense woods and natural beauty — earning its nickname, "The Livable Forest"
- Kingwood's extensive greenbelt trail system connects the community's distinct villages, providing recreational corridors for walking, cycling, and outdoor activity

Business & Industry

- Residents benefit from proximity to major employment hubs across greater Houston, including the Texas Medical Center, Energy Corridor, and The Woodlands — home to numerous Fortune 500 and energy sector employers

7.9 Million
HOUSTON MSA ESTIMATED POPULATION

$758.3 Billion
HOUSTON MSA GDP

Why Houston?

Top U.S. Metro For Business Relocation

The Fifth-Largest U.S. Metro

- The Houston Metropolitan Area is the fifth-largest in the United States, home to more than 7.9 million residents and among the fastest-growing major regions nationally
- The metro adds over 125,000 new residents annually, driven by job creation, affordability, and strong international in-migration
- With a regional GDP exceeding $758.3 billion, Houston ranks among the top 10 U.S. metro economies, powered by energy, trade, medical innovation, and aerospace

Corporate Magnet

- Home to 26 Fortune 500 headquarters and more than 10,000 corporate offices, including major energy, engineering, healthcare, logistics, and technology firms
- The Texas Medical Center, the largest in the world, anchors a high-growth innovation ecosystem in life sciences and biotech
- The Port of Houston, the nation's busiest port by total tonnage, positions Houston as a premier trade and distribution hub
- Centrally located for business: 93% of the U.S. population can be reached within a 3-hour flight from Houston, supporting corporate expansion and connectivity

Downtown Houston

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______