O F F E R I N G   M E M O R A N D U M

ACTUAL PROPERTY PHOTO

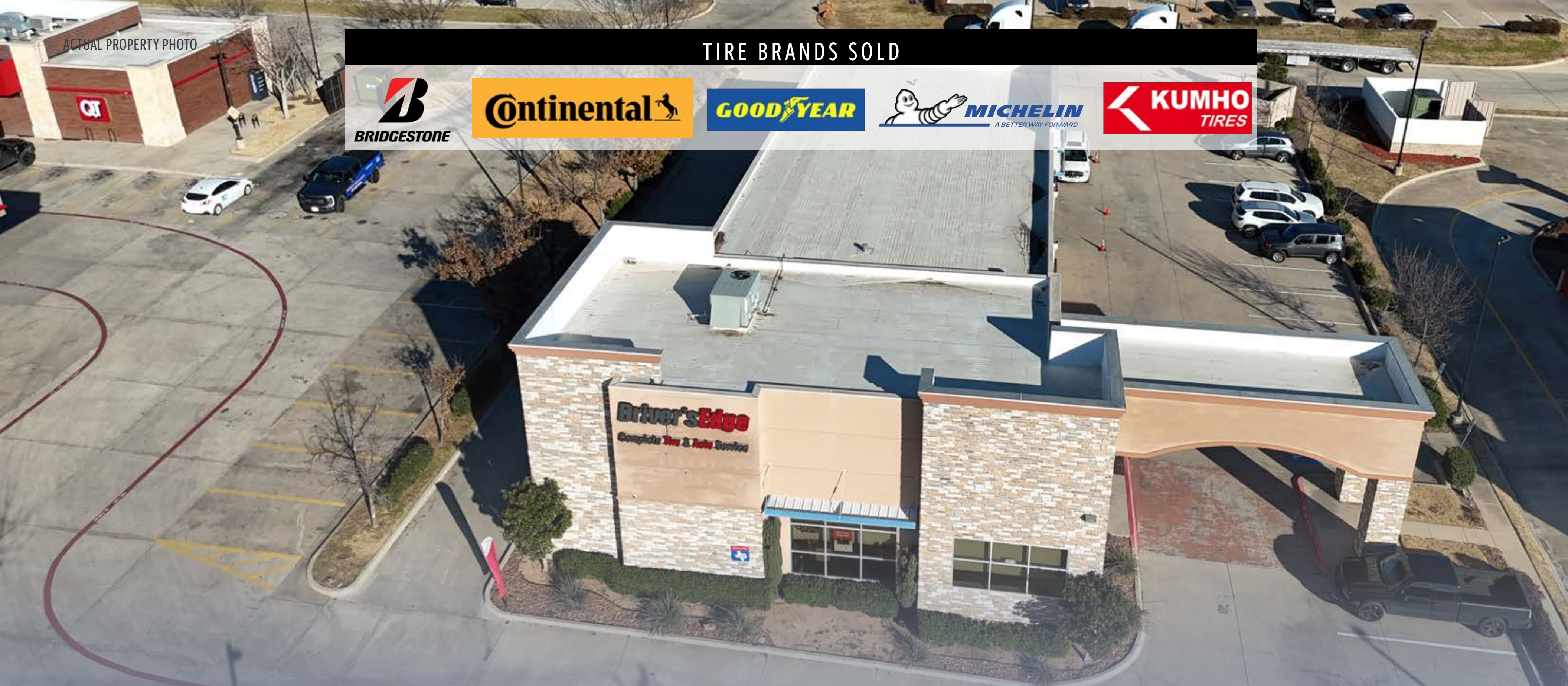
CORPORATE LEASE | 550+ LOCATIONS | ABSOLUTE NNN

Driver's Edge Tires
TIRE & AUTO SERVICE

ARLINGTON | TX

5611 S. COOPER STREET

CBRE



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INTRODUCTION

CBRE is pleased to present this freestanding Driver's Edge Tire & Auto Service property located in Arlington, TX. **Part of the Sun Auto Network with 550+ locations nationwide, this is a highly successful Driver's Edge location with an operating history of over 10 years**. There are 11 years remaining on the initial 20 year lease. This is a corporate guaranteed absolute NNN lease with NO LANDLORD MANAGEMENT OBLIGATIONS and fixed annual rent increases throughout the entire lease, including options.

The property is extremely well located in an affluent and densely populated part of Arlington and sits directly on one of the city's busiest commercial arterials providing excellent access and exposure to constant commuter, retail, and local traffic. Just minutes from The Parks Mall and Arlington Highlands—two of the region's most prominent retail hubs—this location offers investors a stable, long-term opportunity in a high-demand market.

INVESTMENT HIGHLIGHTS

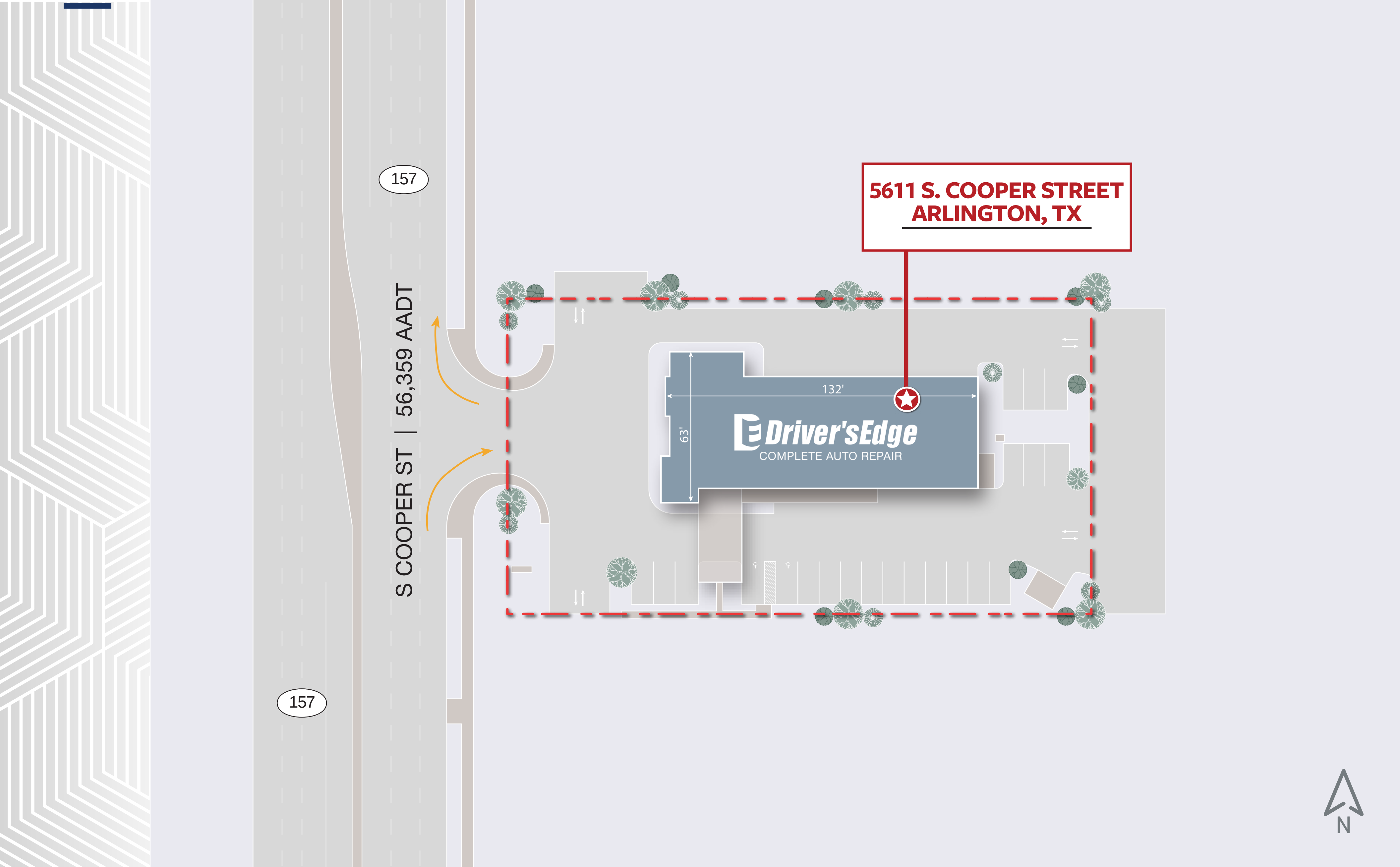
- Long term lease with major automotive company Driver's Edge - Part of the Sun Auto Tire & Service platform
- **Sun Auto Tire & Service operates over 550 locations across the US and has been around since 1978**
- Longstanding operating history of 10 years at this location
- Corporate guaranty by parent company Sun Auto Tire & Service which is backed by the major private equity firm Greenbriar Equity Group
- Absolute NNN lease – No landlord management obligations
- Fixed annual rent increases throughout entire lease term including options
- Ideally located on one of the busiest commercial arterials in Arlington with heavy traffic counts and multiple points of access
- Affluent and densely populated Texas market with average household incomes exceeding $110,000 within 1 to 5 miles
- Huge daytime population count of over 100,000 people within 3 miles
- The site is minutes from The Parks Mall and Arlington Highlands - two of the largest retail destinations in the region

INVESTMENT SUMMARY

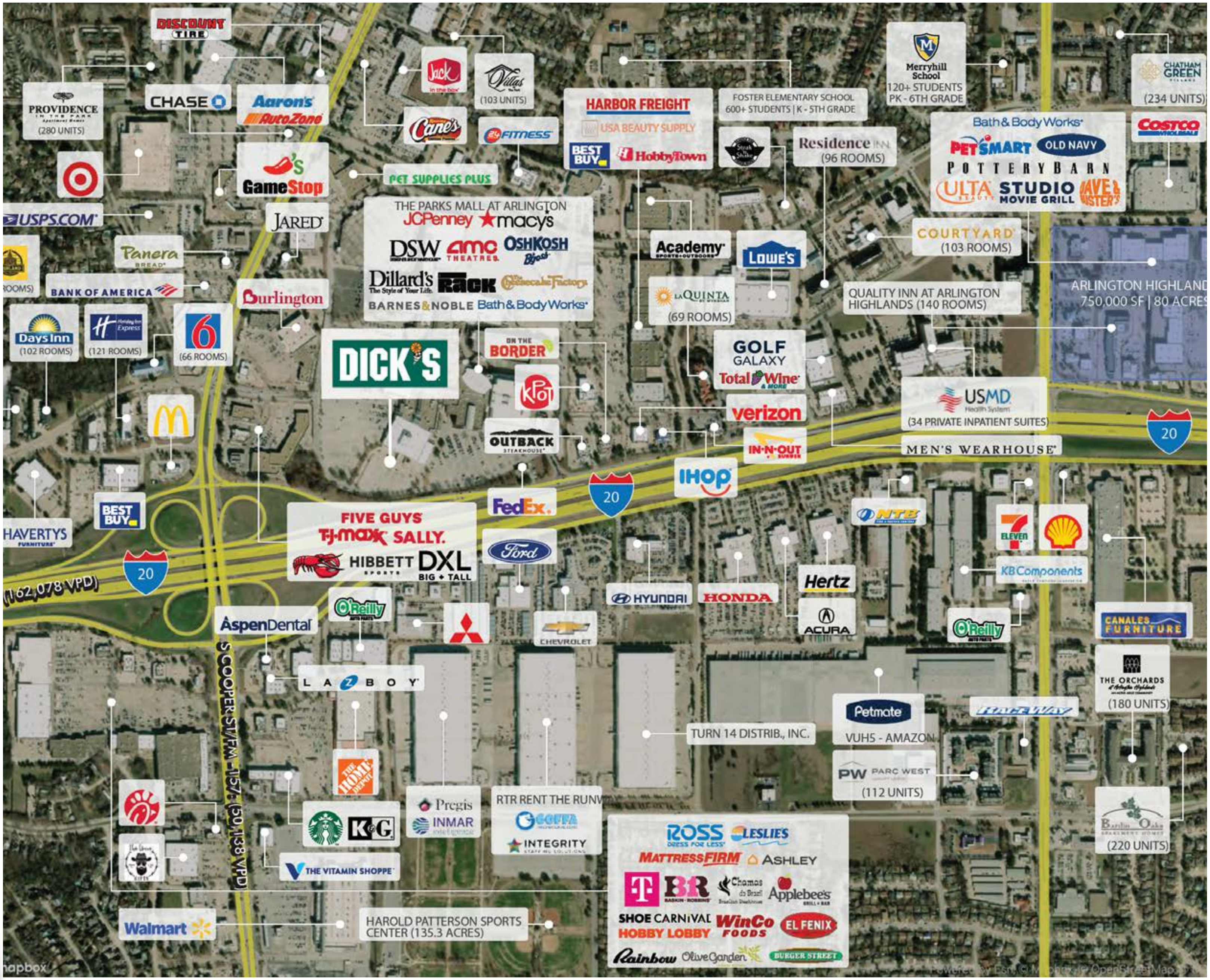
PROPERTY ADDRESS	5611 S. Cooper Street, Arlington, TX 76017
PRICE:	**$5,477,800**
ANNUAL RENT:	**$342,362**
CAP RATE:	**6.25%**
TENANT:	Sun Auto Tire & Service DBA Driver's Edge Tire & Auto Service
GUARANTOR:	Corporate
RENTAL INCREASES:	1.75% annual increases
REMAINING LEASE TERM:	11 Years
OPTIONS:	(4) 5-Year Options
LANDLORD OBLIGATIONS:	None
EXISTING FINANCING:	No Debt to Assume
BUILDING SIZE:	6,646± SF
LAND SIZE:	0.74± Acres
PARKING SPACES:	21 spaces (3.2 per 1,000 SF)
YEAR BUILT:	2015

PROPERTY IMAGES

SITE PLAN


157
S COOPER ST | 56,359 AADT
5611 S. COOPER STREET
ARLINGTON, TX
132'
63'
Driver'sEdge
COMPLETE AUTO REPAIR
157
N

MACRO AERIAL - INTERSECTION OF I-20 AND S. COOPER STREET



Driver's Edge is located 1.5 miles to the south of the intersection of Interstate-20 and S. Cooper Street.

MACRO AERIAL

Driver's Edge is surrounded by local and national chains with a traffic count of more than 56,000 VPD.

NORTH AERIAL

NORTHEAST AERIAL

SOUTH AERIAL

WEST AERIAL


DOWNTOWN
FORT WORTH
FORT WORTH
Driver's Edge
TIRE & AUTO SERVICE
5611 S. COOPER STREET
ARLINGTON, TX
S. COOPER STREET | 56,359 AADT
Wendy's
Taco Bueno
QT QuikTrip

AREA OVERVIEW

Arlington, TX

Arlington is a city located in Tarrant County. Arlington was incorporated in 1884 and is located in the center of the Dallas/Fort Worth/Arlington metro area, 8 miles south of DFW International Airport. In both population and area, it has a unique distinction other than its 49-in-population standing. It is the largest "mid" city in America. Arlington has a 2025 population of 401,219. Through the years, it has grown to become the largest city in Texas that is not a county seat, and it is the 48th most populated city in the country. It has a growing population, a branch of the University of Texas (UT-Arlington), a major theme park, and the largest industrial park in the region.

The Arlington economy is broad and diverse. Home to a variety of prominent and small businesses, Arlington provides significant employment opportunities. Arlington's location, along with its highway/freeway networks, makes getting anywhere in the Metroplex accessible within a 30-minute drive. Arlington's robust economy and dynamic workforce are supported by strong commerce and industries, including manufacturing, hospitality & tourism, logistics & trade, healthcare & life sciences, and professional services. Arlington's strategic positioning in the state makes it an ideal location for medical device manufacturing and distribution. There are many retail centers, museums, and other attractions that draw in visitors each year. Arlington enjoys a strategic positioning within the Dallas- Fort Worth Metroplex; home to the state's largest concentration of aerospace manufacturing workers, one of the county's largest airports, headquarters of American and Southwest Airlines, and regional operations of leading aerospace companies, including Lockheed Martin, Bell Helicopter, Raytheon, and Boeing.

Arlington is in the heart of the North Texas Metroplex. People flock in droves to witness Arlington's arts and culture scene, where art lovers and music fanatics are equally at home. With art institutions like the Arlington Museum of Art (AMA) and The Gallery at UT Arlington, and music venues like Arlington Music Hall and Symphony Arlington, one won't find a shortage of arts, cultural events, and exhibits to enjoy. Music fans can gather up the whole family for free concerts under the stars at the outdoor Levitt Pavilion Arlington. Art lovers will relish the art installations all along the public Entertainment District Art Trail. Marvel at the dozens of stunning sculptures—plus, this accessible trail is just steps away from AT&T Stadium and Globe Life Field. Tourists can also visit the Six Flags Over Texas, The University of Texas at Arlington's Planetarium and K1 Speed race course.

AREA OVERVIEW

Dallas-Fort Worth - Arlington, TX MSA Overview

The Dallas/Fort Worth Metroplex (Dallas/Fort Worth, DFW) is an 11-county region centered around Dallas and Forth Worth in North Texas with a population of more than 8.3 million. The Dallas-Fort Worth area is the fourth-largest metropolitan area in the United States and ranks among the top 5 MSAs by GDP in the United States. DFW also has the largest, most educated workforce in the state of Texas, totaling nearly 3.4 million people, and leads the state in public university and community college students.

8.342M
2025 MSA POPULATION

36.2
2025 MEDIAN AGE

1.39%
2025-2030 POPULATION GROWTH RATE

4.58M
2025 WORKFORCE

41.2%
2025 POPULATION WITH BACHELOR'S DEGREE OR HIGHER

$5.8B
2025 ANNUAL CONSUMER EXPENDITURE ON EDUCATION

$128,741
2025 AVERAGE ANNUAL HOUSEHOLD INCOME

1.82M
2025 OWNER OCCUPIED HOUSING UNITS

A R E A
O V E R V I E W

Dallas-Fort Worth - Arlington, TX MSA Overview

DFW METROPLEX ECONOMY & TRANSPORTATION

The DFW area benefits from a highly integrated transportation infrastructure. Major highways such as I-35, I-30 and I-20 link the cities, while Dallas/Fort Worth International Airport is just one of three airports that serve as a central hub sfor national and international travel. The region also features a growing public transit system, including DART (Dallas Area Rapid Transit) and Trinity Metro, which connect key employment centers, residential zones, and entertainment districts.

Dallas/Fort Worth International Airport

DFW is one of the largest and busiest airports in the world, serving as a hub for American Airlines, which operates its second-largest base there.

The Inland Port of Dallas

A 7,500-acre area in Southern Dallas County that is home to a major union Pacific Intermodal facility. Three major interstates (I-35, I-45 and I-20 converge in the area.

Professional & Business Services

Trade, Transportation & Utilities

Information Technology

Healthcare & Life Sciences

Manufacturing

Aviation & Aerospace

FORTUNE 500 COMPANIES

McKESSON, AT&T, ENERGY TRANSFER, CATERPILLAR, American Airlines, INGRAM MICRO, D.R.HORTON America's Builder, CBRE, HF Sinclair, Southwest, charles SCHWAB, Tenet Health, Kimberly-Clark, VISTRA, Jacobs, DIAMONDBACK ENERGY, FLUOR, AECOM, Texas Instruments, CMC

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	18,470	112,828	314,912
2030 Population (Projection)	18,352	113,517	318,909
2020–2025 Annual Population Growth Rate	0.27%	0.14%	0.27%
2025–2030 Annual Population Growth Rate	-0.13%	0.12%	0.25%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	714	5,296	16,127
Black or African American	140	637	1,644
Asian	89	712	2,102
American Indian & Alaskan Native	9	120	317
Pacific Islander	1	25	54
Other Race	1,459	11,232	34,447
Two or More Races	1,847	12,212	31,927

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	13,820	100,005	260,282
Daytime Workers	5,088	49,980	114,853
Daytime Residents	8,732	50,025	145,429

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	450	3,659	9,584
2025 Employees	3,697	37,647	87,526

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$110,241	$116,530	$112,460

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	35.6	37.6	36.8

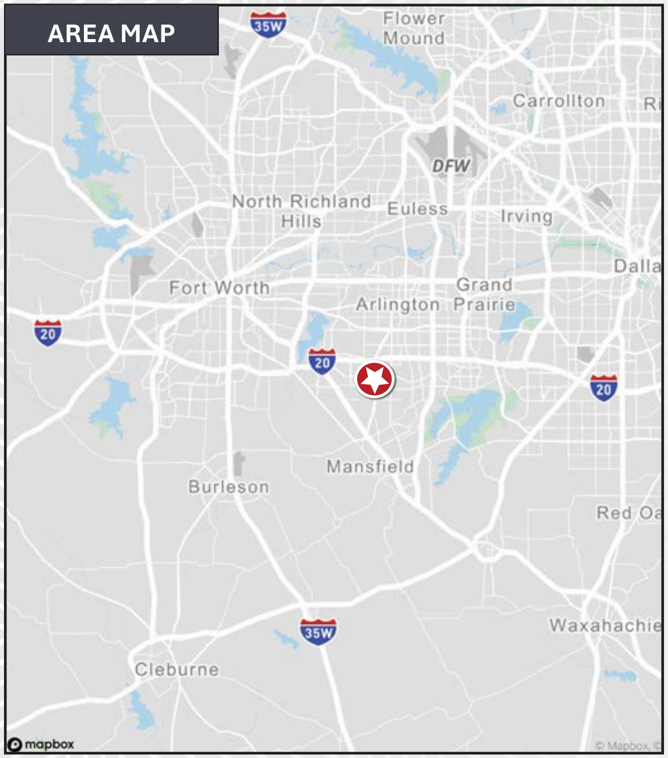
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	6,434	39,227	111,549
2030 Households (Projection)	6,496	40,147	114,682
2020–2025 Annual Household Growth Rate	0.25%	0.54%	0.74%
2025–2030 Annual Household Growth Rate	0.19%	0.46%	0.56%

1-3-5 Mile Radius

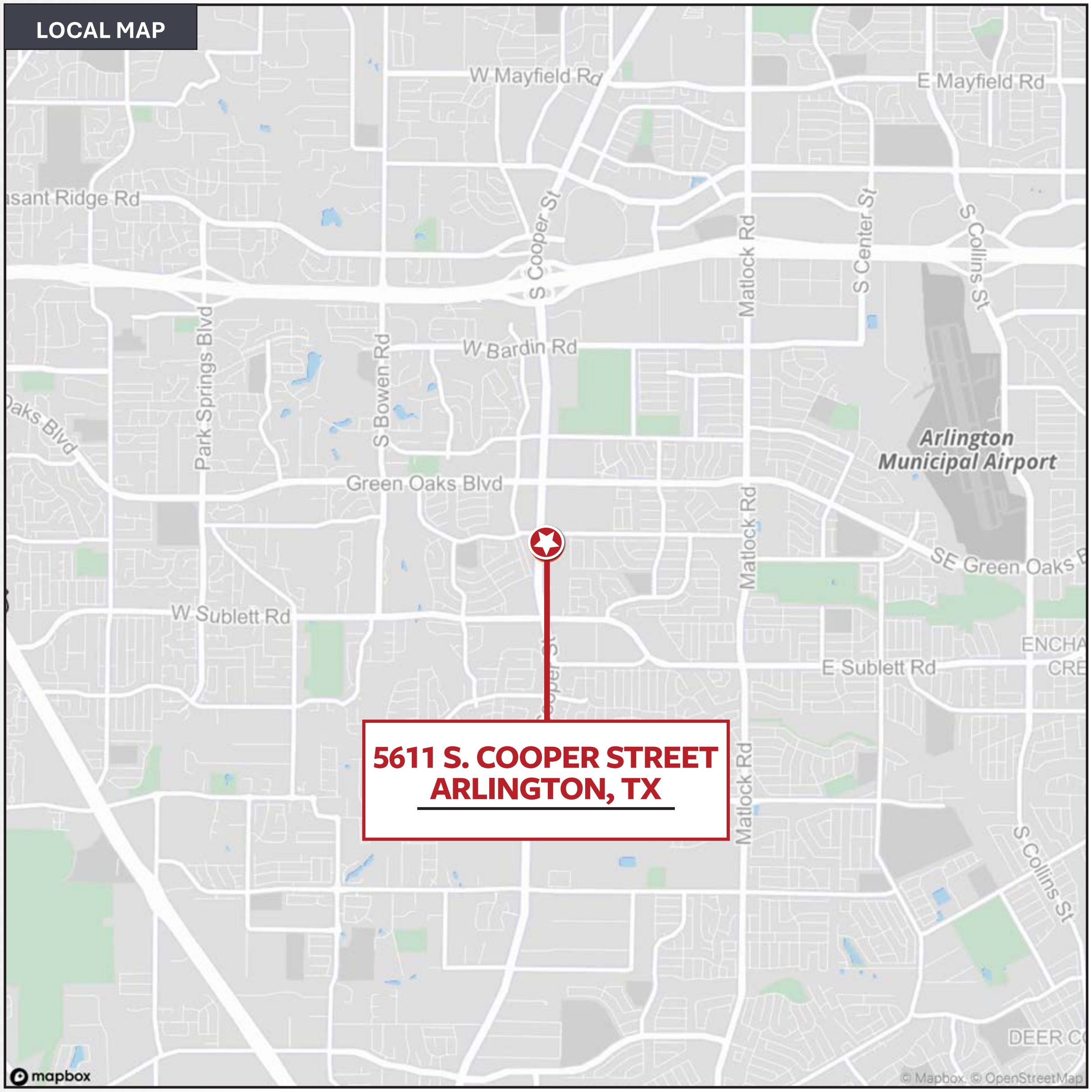
LOCATION MAPS

STATE MAP

AREA MAP



LOCAL MAP



TENANT OVERVIEW

Company Type: Private
Locations: 550+

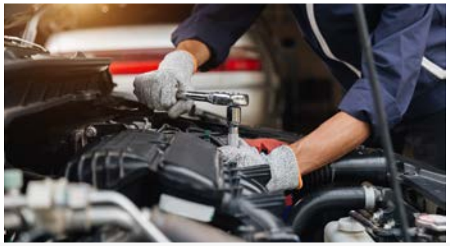
Headquarters: Mesa, AZ
Established: 1978

Sun Auto Tire & Service (SATS) owns and operates more than 550 tire and service centers across the United States and is actively growing its national network. Together, these company-owned stores make up the Sun Auto Network — designed to deliver a consistent guest experience built on a Driver Commitment to Clarity, Confidence, and Customer Care.

As one of the nation's largest independent tire and automotive service providers, Sun Auto invests in the technology, training and resources that power each store's success. At every Sun Auto Network location, guests can expect trusted expertise, clear communication and the confidence to make informed decisions about their vehicles. Whether it's a routine inspection or a major repair, Sun Auto keeps you in the driver's seat.

Drive Confidently. Learn more at www.sun.auto/network.

Sun Auto Tire & Service is a leading provider of quality aftermarket automotive repair, maintenance, and tire services. Sun Auto Tire & Service encompasses over 550+ retail locations and 40+ brands throughout the United States.



Latest Sun Auto Tire & Service News:

On February 2, 2026, Sun Auto Tire & Service continued its national expansion to over 550 locations with the opening of a new Delta World Tire shop in Baton Rouge, Louisiana, and the acquisition of Liberty Tire & Auto in Liberty, North Carolina.

Delta World Tire, a Sun Auto Network brand, is known throughout Louisiana and the Gulf South for friendly service, knowledgeable technicians, and a commitment to clear communication, qualities reflected in customer feedback. The Baton Rouge store offers a full range of tire and automotive services, supporting daily commuters, families and businesses.

A new addition to the Network, Liberty Tire & Auto has earned a strong local reputation for straightforward recommendations, friendly service and a customer-first approach. A trusted provider in central North Carolina, Liberty supports a wide range of automotive needs, from routine maintenance to more complex repairs. The acquisition strengthens Sun Auto's presence in the region.

"These openings reflect how we grow by investing in great local teams and putting the right operational support behind them," said Michael Loa, Regional Vice President. "Expanding Delta World Tire and welcoming Liberty Tire & Auto into the Sun Auto Network allows us to strengthen service in these markets while preserving the customer relationships and local culture that made these businesses successful."

TENANT OVERVIEW

Sun Auto Tire & Service encompasses more than 550+ retail locations and 40+ brands throughout the United States.

DISCLAIMERS

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

ACTUAL PROPERTY PHOTO

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LONG TERM ABSOLUTE NNN FREESTANDING

Driver's Edge Tires
TIRE & AUTO SERVICE

ARLINGTON | TX

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