



# ABSOLUTE NET GROUND LEASE



NEC of Shaenfield Rd. & FM 1560 in San Antonio, TX





**SHOPS**  
12,040 SF  
±2.21 AC

**SELF STORAGE**  
3 LEVELS  
90,120 SF  
±2.54 AC

**FUTURE**  
Cross-Access

**CVS pharmacy**

**GROUND LEASE**  
  
3,694 SF  
±1.130 AC

**GROUND LEASE**  
  
1,700 SF  
±0.950 AC

Detention Pond

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# PROPERTY OVERVIEW



### Two Ground-Leased Pad Sites

Fee-simple ownership of two pad sites subject to long-term ground leases with McDonald's and Take 5 Oil Changers



### National Credit Tenancy

Leases backed by established, nationally recognized brands with proven operating performance



### Prime Far West San Antonio Location

Located at the Shaenfield Dr. / FM 1560 intersection in Far West San Antonio, serving a dense and growing residential trade area

Price
\$2,090,000

Cap Rate
5.75%

<b>Tenant:</b>	Take 5 Properties SPV, LLC
<b>Rent Commencement:</b>	March 2026
<b>Location:</b>	11395 Shaenfield Dr. - San Antonio, TX
<b>Year Built:</b>	2026
<b>Land Area:</b>	0.950 Acres
<b>Lease Type:</b>	NNN Lease
<b>Primary Lease Term:</b>	15 Years

**NOTE:** The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.



# SITE LOCATION

NEC of Shaenfield Rd. & Galm Rd. in San Antonio, TX



# SITE PLAN



# RENT ROLL

## TAKE 5 PROPERTIES SPV, LLC Rent Schedule Details

Primary Term (15 Years)		
<b>YEARS 1 - 5</b>	\$10,000 / mo.	(\$120,000 / yr)
<b>YEARS 6 - 10</b>	\$11,000 / mo.	(\$132,000 / yr)
<b>YEARS 11 - 15</b>	\$12,100 / mo.	(\$145,200 / yr)

Option Periods (3 x 5-Year Terms)		
<b>OPTION 1</b>	YEARS 16 - 20	\$13,210 / mo. (\$159,720 / yr)
<b>OPTION 2</b>	YEARS 21 - 25	\$14,641 / mo. (\$175,692 / yr)
<b>OPTION 3</b>	YEARS 26 - 30	\$16,105 / mo. (\$193,261 / yr)

Additional Charges
<b>Common Area Maintenance:</b> Defined per final approved easement
<b>Property Taxes:</b> Tenant holds responsibility for all real estate taxes
<b>Utilities:</b> Tenant holds responsibility for all utility costs

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# TENANT OVERVIEW

## Ownership:

Driven Brands (Public)

## No. of Locations:

±1,160 (National)

## Rent Commencement:

March 2026



Take 5 Oil Change is a quick-lube automotive service operator specializing in drive-thru oil changes and routine preventative maintenance. The brand operates under the Driven Brands platform, a North American automotive services company whose portfolio includes maintenance, repair, and car wash concepts. Take 5's operating model centers on speed, convenience, and a stay-in-vehicle customer experience.

Service centers are typically developed as freestanding facilities with multiple service bays designed to support high vehicle throughput. Offerings include oil changes, fluid exchanges, filter replacements, and other recurring maintenance services. The company continues to expand through corporate and franchised development, focusing on high-traffic commuter corridors and retail-adjacent locations.



# SAN ANTONIO MARKET

## DISCOVER SAN ANTONIO

San Antonio is the center of the San Antonio–New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,473,974 based on the 2017 U.S. census estimate, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west and east make it likely that the metropolitan area will continue to expand.

San Antonio serves as the seat of Bexar County; recent annexations have extended the city's boundaries into Medina County and, for a tiny area near the city of Garden Ridge, into Comal County. Since San Antonio was founded during the Spanish Colonial Era, it has a church (San Fernando Cathedral) in its center, on the main civic plaza in front, a characteristic of many Spanish-founded cities, towns, and villages in Spain and Latin America. As with many other Western urban centers, areas outside the city limits are sparsely populated.

## CULTURE

San Antonio, Texas, is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. Founded as a Spanish mission and colonial outpost in 1718, the city became the first chartered civil settlement in Texas in 1731, making it the state's oldest municipality. The city's deep history is contrasted with its rapid growth: it was the fastest-growing of the top ten largest cities in the United States from 2000 to 2010, and the second from 1990 to 2000. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the "Texas Triangle".

*\*\*Excerpts taken from the University of Texas at San Antonio*



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# DISCLAIMER

The information contained in this Brochure is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the subject property (the "Property"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not choose to pursue such a transaction, this Brochure shall be returned to CSW Commercial. Neither the owner, nor CSW Commercial, nor any of their officers, partners, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Brochure or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have, in many circumstances, been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Brochure contains information relating to asbestos or any other hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or nonexistence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any information or materials contained herein or otherwise provided. The only party authorized to represent the owner of the Property is CSW Commercial, and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

Representative Imagery



# CONTACT

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# 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.

**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:
  - 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.

## CSW BROKERAGE, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

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## TIM ALLEN

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Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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