

CALIBER COLLISION

SINGLE TENANT AUTO SHOP



601 S TEXAS AVE | BRYAN, TX 77803

Offered By:

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JARED AUBREY
CBRE TX Broker of Record

CBRE

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TENANT OVERVIEW

CALIBER COLLISION

SINGLE TENANT AUTO SHOP



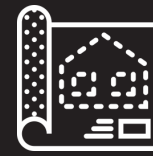
I. Executive Summary



ASKING PRICE
\$4,222,000



CAP RATE
6.75%



PRICE / SQUARE FOOT
\$228.30

The Offering

Addison Williams from CBRE is pleased to offer for sale a free-standing auto body shop 100% leased to Caliber Collision, the largest collision-repair company in the country. Built on a large 2.26 AC parcel, this 18,493 square foot property is situated along the busy Texas Avenue, seeing about 33,000 vehicles per day. The subject property neighbors Texas A&M University, the 6th largest university in the country with nearly 80,000 enrolled students.

Operating at this location since 2011, Caliber Collision just signed a lease amendment extending their lease an additional 10 years. There are 10% rental escalations every 5 years. Caliber Collision has opted to retain two 5-year options, each with 10% bumps.

The lease is on a NNN basis (roof & structure).

The roof was recently replaced with a 20-year warranty. Seller possesses a clean Phase 1, clean Phase 2, and a new survey, all to be provided as Due Diligence items.

Investment Highlights

- Long-term historical occupancy: Caliber Collision has been operating at this location for 13 years
- Dedication to the site: Caliber Collision recently exercised a 10-year lease extension
- Subject property has frontage on four (4) different streets (Texas Ave, 31st St, Baker Ave, 30th St)
- 10% rental escalations every 5 years
- Attractive tenable rent of \$15.41 PSF (NNN market rent within 3-mile radius: \$15.45 PSF)
- NNN lease, zero Landlord responsibilities whatsoever aside from roof and structure
- Located just off the busy S Texas Avenue, seeing about 30,000 vehicles per day
- New roof with 20-year warranty
- Situated in Bryan-College Station, TX, home of the Aggies (Texas A&M University)
 - Nearly 80,000 students within 5-mile radius (not included in population figures)
 - 6th largest university in the United States

Property Facts

PROPERTY ADDRESS	601 S Texas Ave Bryan, TX 77803
TOTAL BUILDING AREA	18,493 SF
LAND SIZE	2.26 AC

CALIBER COLLISION

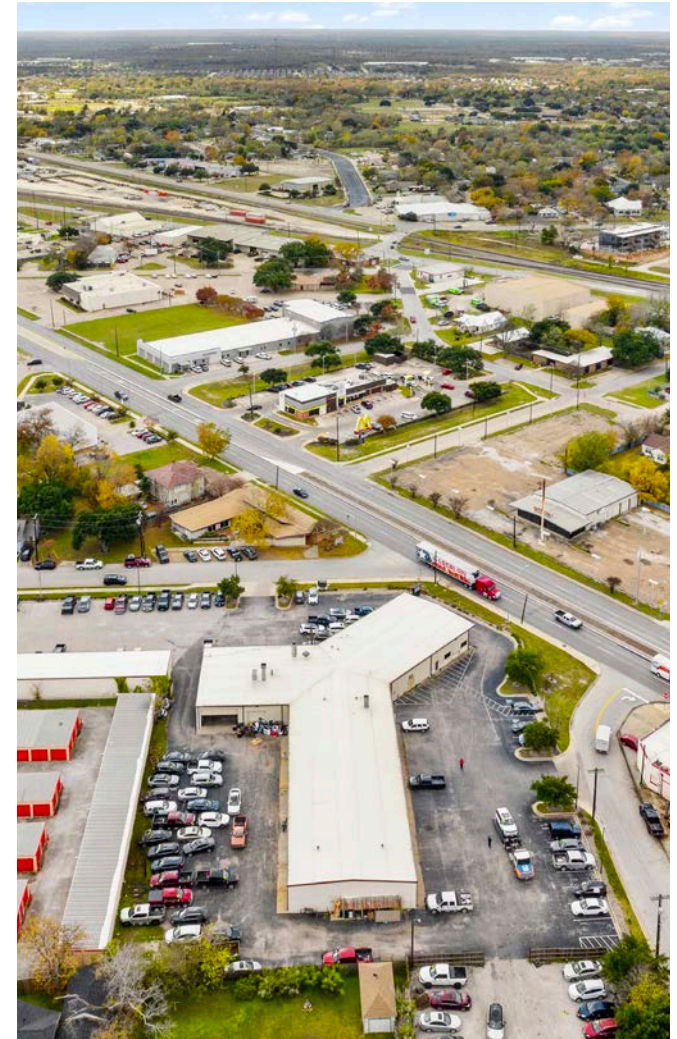
SINGLE TENANT AUTO SHOP



II. Financial Analysis

Financial Analysis

Year One Cash Flow Estimates				
	Price	\$4,222,000		
	Rentable Square Feet	18,493		
	Price per Square Foot	\$228		
	CAP Rate	6.75%		
		Year One	Monthly	Per SF
		1/2024 - 12/2024		
Base Rent				
<i>Caliber Bodyworks of Texas LLC</i>		\$285,000.00	\$23,750.00	\$15.41
Total Base Rent		\$285,000.00	\$23,750.00	\$15.41
Scheduled Base Rental Revenue		\$285,000.00	\$23,750.00	\$15.41
Expense Reimbursement Revenue				
Insurance	--	--	--	--
Common Area Maintenance	--	--	--	--
Real Estate Taxes	--	--	--	--
Total Expense Reimbursement Revenue	--	--	--	--
Gross Potential Income		\$285,000.00	\$23,750.00	\$15.41
Vacancy/Collection Allowance	--	--	--	--
Effective Gross Income		\$285,000.00	\$23,750.00	\$15.41
Operating Expense Estimates				
Insurance	--	--	--	--
Common Area Maintenance	--	--	--	--
Real Estate Taxes	--	--	--	--
Total Common Area Expenses	--	--	--	--
Management Fee	--	--	--	--
Replacement Reserve	--	--	--	--
Total Expenses	--	--	--	--
Net Operating Income		\$285,000.00	\$23,750.00	\$15.41



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III. Location & Property Overview

Property Overview

Location Overview

The subject property is located in Bryan, TX, neighboring the 6th largest university in the United States, Texas A&M University. The metropolitan statistical area of Bryan-College Station has a total population of ~280,000. Situated on S Texas Avenue, a corridor that runs through the university and sees over 30,000 VPD, the site is strategically located to benefit from the steady patronage of Texas A&M. The subject property is surrounded by like-kind & complementary businesses, such as Advance Auto Parts, Andy's Auto Repair, Mansel's Wheel Alignment, Vilas Motor Works, and Aggieland Pit Stop. The subject property is also surrounded by heavily trafficked businesses, such as McDonald's (directly across street), Taco Bell, Whataburger, Dairy Queen, Sonic Drive-In, and Wienerschnitzel.

Location Highlights

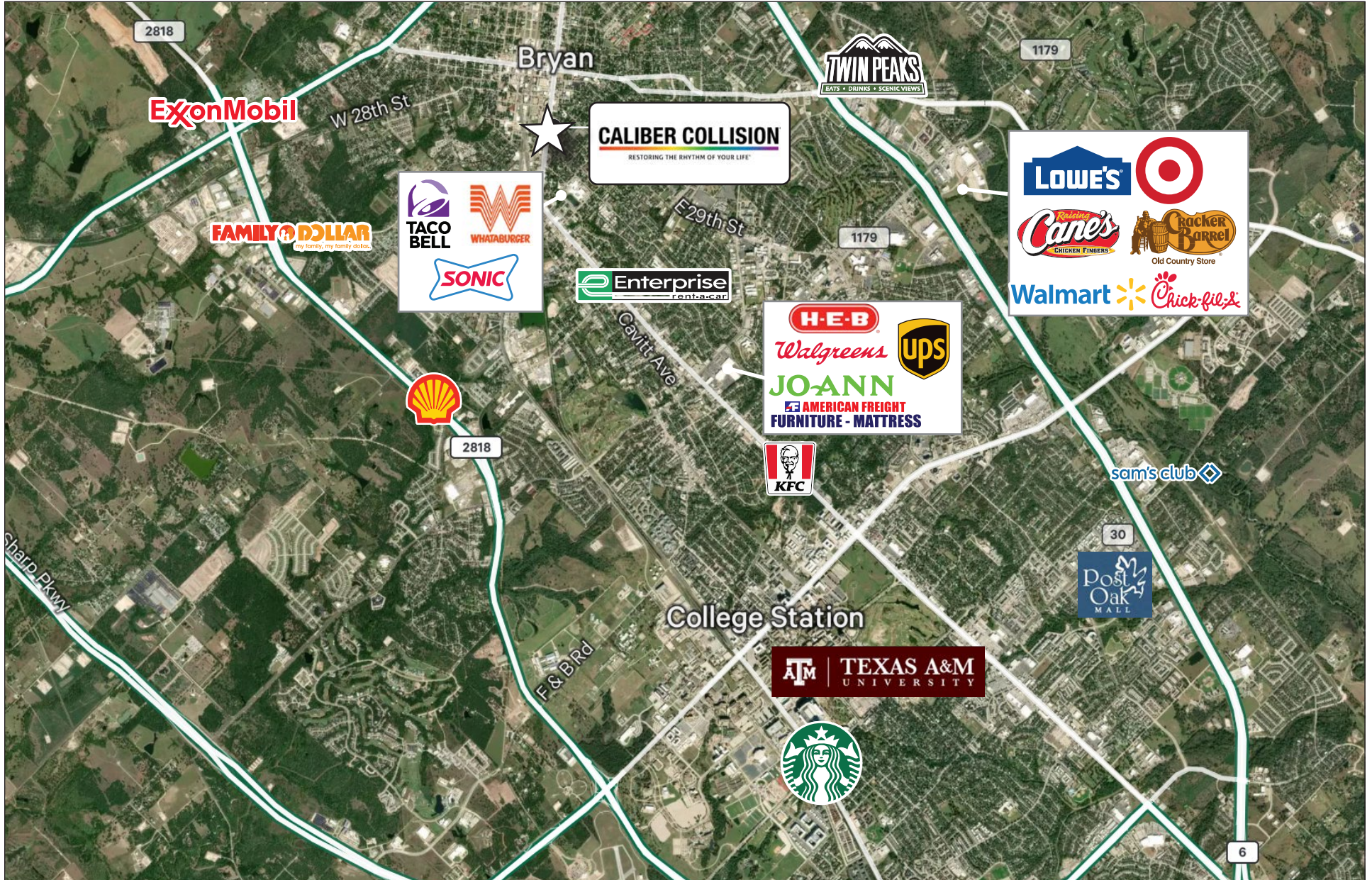
- Neighbors Texas A&M University, the 6th largest university in the country with ~80,000 enrolled students
- Located in the heart of Bryan-College Station, with over 280,000 residents
- Situated along Texas Avenue, one of the main corridors of Bryan-College Station
- Surrounded by like-kind & complementary automotive businesses
- Heavily trafficked quick-service restaurants line Texas Ave, bringing patronage to the subject property



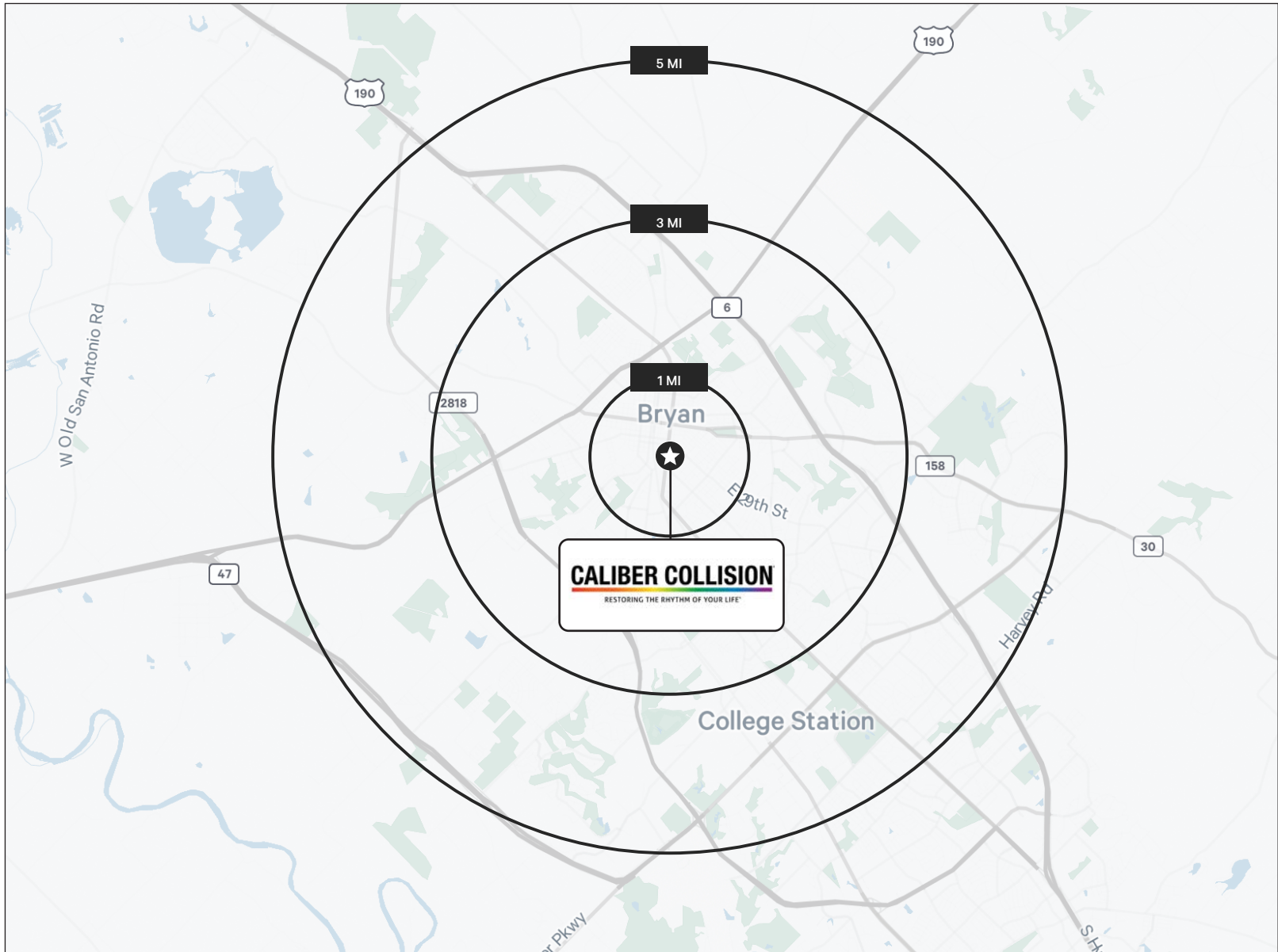
Site Aerial



Location Aerial Map



1,3,5-Mile Radius Overview



Regional Map



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IV. Tenant Overview

Lease Abstract

PROPERTY ADDRESS	601 S Texas Ave, Bryan, TX
TENANT	Caliber Collision
GUARANTOR	Caliber Holdings LLC (Corporate)
SIZE	18,493 SF
LEASE TYPE	NNN (Roof & Structure)
EXPIRATION DATE	December 31, 2033
LEASE TERM (YEARS)	9.8
YEAR ONE RENT	\$285,000.00
ESCALATIONS	10% rental escalation on January 1, 2029
RENEWAL OPTIONS	Two 5-year renewal options, each with continuing 10% rental escalations
ASSIGNMENT/SUBLEASE RIGHTS	Not without prior written consent of Landlord
OPERATING EXPENSES	
TAXES	Tenant shall pay for all real estate taxes.
INSURANCE	Tenant shall pay all insurance premium.
CAM	Tenant shall pay for all common area maintenance.
UTILITIES	Tenant shall pay for all utilities.
LANDLORD RESPONSIBILITIES	Landlord shall repair and replace the roof, foundation, and structural components of the building.

Property Photos



Property Photos





FOR MORE INFORMATION
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