

For Sale



Locals

AUTOMOTIVE REPAIR

16718 State Highway 71,
Lakeway, TX 78738



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com



Locals AUTOMOTIVE REPAIR

16718 State Hwy 71, Lakeway, TX 78738



PROPERTY INFORMATION

Sale Price	\$4,025,890.00
NOI	\$249,604.45
CAP Rate	6.20%
Rent Increases	1.50% Annual
Building Size	4,469 SF
Lot Size	1.21 Acres



PROPERTY HIGHLIGHTS

- 20 Year Absolute Net Lease
- Heavy daytime foot and car traffic
- Signalized intersection at Highway 71, plus two additional roadway intersections
- Rapidly growing affluent trade area with high income, high growth residential area with excellent retail services



DEMOGRAPHICS

Population (2026)	2 mi. - 13,305
	3 mi. - 27,873
	5 mi. - 51,360
Average Household Income	2 mi. - \$256,219
	3 mi. - \$273,511
	5 mi. - \$252,668
Growth 2025 - 2029	1 mi. - 9.13%
	3 mi. - 4.57%
	5 mi. - 2.00%



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Locals

AUTOMOTIVE REPAIR

Rooster Ridge Car Care and Locals Automotive Repair are part of a long tradition of generational success in the automotive service industry. That legacy began with All American Service Station, laying the foundation for what would become a growing network of respected automotive brands.

Over time, this vision expanded into a multi-brand partnership that helped establish and grow companies such as Service Street, Kerry's Car Care, Driver's Automotive Repair, and First Choice Automotive Repair, all operating under the SRSandco Automotive Partners umbrella. This collective success ultimately led to a successful transition to private equity in 2021.

Today, in 2026, SRSandco continues to evolve under the guidance of industry leaders Greg Sands and Kerry Neier, supported by the operational excellence of Jesse Miller, Co-Owner of Rooster Ridge Car Care, and Chris Schulze, President of Locals Automotive Repair.

With decades of experience behind them and a commitment to the future, the next generation of leadership is continuing the legacy by expanding locations across Texas, Arizona, and Colorado, with a long-term vision to grow into additional major markets, including Oklahoma, Utah, Nevada, Georgia, North Carolina, Tennessee, and Florida. Built on experience, driven by leadership, and focused on the future, Rooster Ridge Car Care and Locals Automotive Repair represent the next chapter in a proven tradition of automotive excellence.

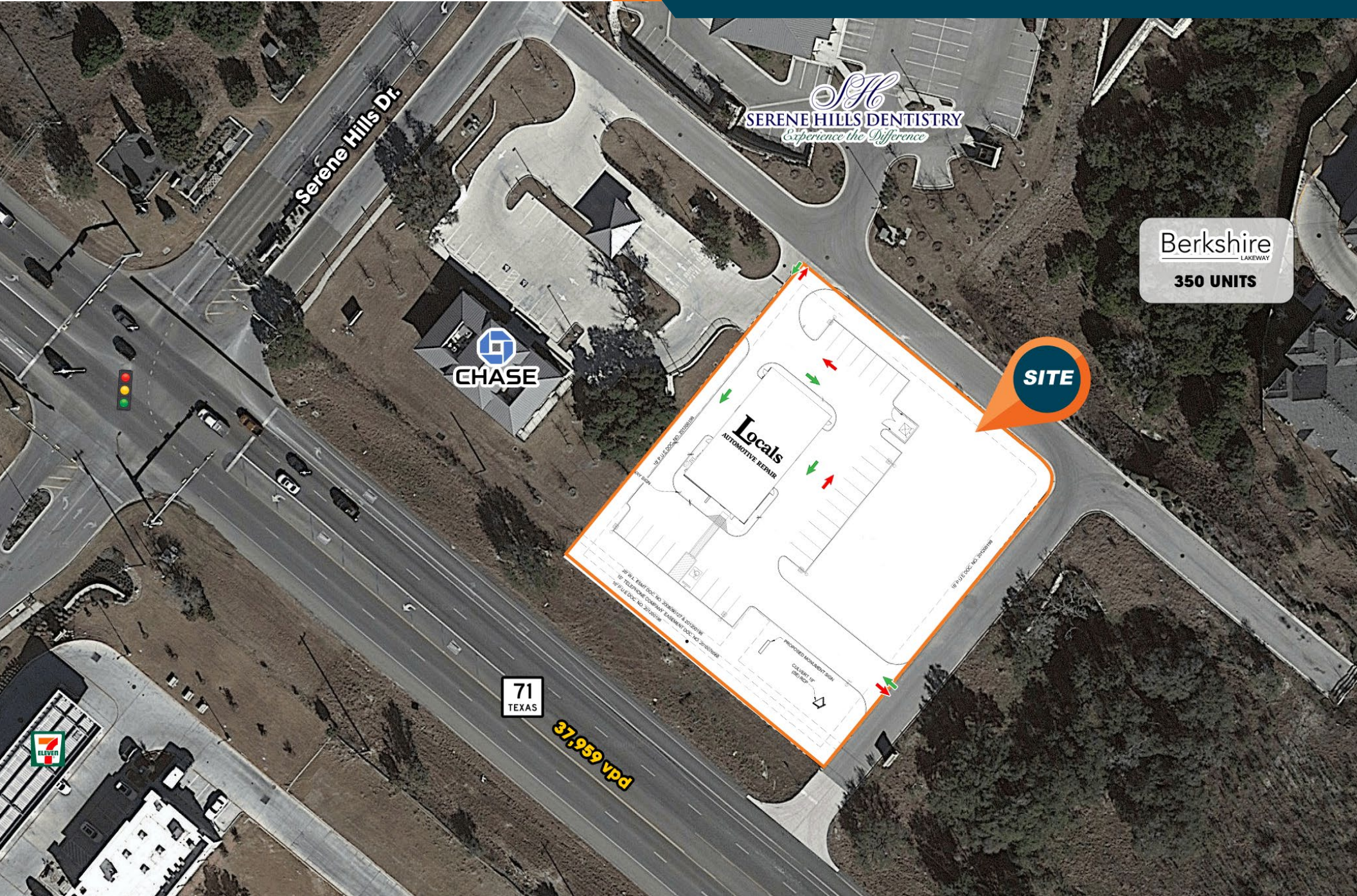
LOCALS AUTOMOTIVE REPAIR	
Lease Commencement	08/01/2026
Lease Expiration	07/31/2046
Lease Type	Absolute NNN
Lease Escalations	1.50% yearly increase
Lease Options	(4) 5 year Options at 1.50% yearly increase

Lease Abstract

LOCALS AUTOMOTIVE REPAIR	
Address	16718 State Hwy 71, Lakeway, TX 78738
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$4,025,890.00
NOI	\$249,604.45
Cap Rate	6.20%
Primary Term	20 Years
Rent Increases	1.5% Annual
Lease Commencement	08/01/2026
Lease Expiration	07/31/2046
Renewal Options	Four (4), 5-Year
Building Size (Sq Ft)	4,469
Land Size (Acres)	1.216
Year Built	2026

Rooster Ridge Car Care and Locals Automotive Repair are part of the broader SRSandco Automotive Partners network, a group built on decades of experience in the automotive service industry. Led by industry veterans Greg Sands and Kerry Neier and supported by experienced operators Jesse Miller and Chris Schulze, the organization continues to expand its footprint across Texas, Arizona, and Colorado. With a proven track record of building successful automotive brands and a forward looking growth strategy, the group remains focused on delivering trusted service while expanding into new markets nationwide.

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$249,604.45	6.20%
Year 2	\$253,348.52	6.29%
Year 3	\$257,148.74	6.39%
Year 4	\$261,005.98	6.48%
Year 5	\$264,921.07	6.58%
Year 6	\$268,894.88	6.68%
Year 7	\$272,928.30	6.78%
Year 8	\$277,022.23	6.88%
Year 9	\$281,177.56	6.98%
Year 10	\$285,395.23	7.09%
Year 11	\$289,676.15	7.20%
Year 12	\$294,021.30	7.30%
Year 13	\$298,431.62	7.41%
Year 14	\$302,908.09	7.52%
Year 15	\$307,451.71	7.64%
Year 16	\$312,063.49	7.75%
Year 17	\$316,744.44	7.87%
Year 18	\$321,495.61	7.99%
Year 19	\$326,318.04	8.11%
Year 20	\$331,212.81	8.23%



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350 UNITS

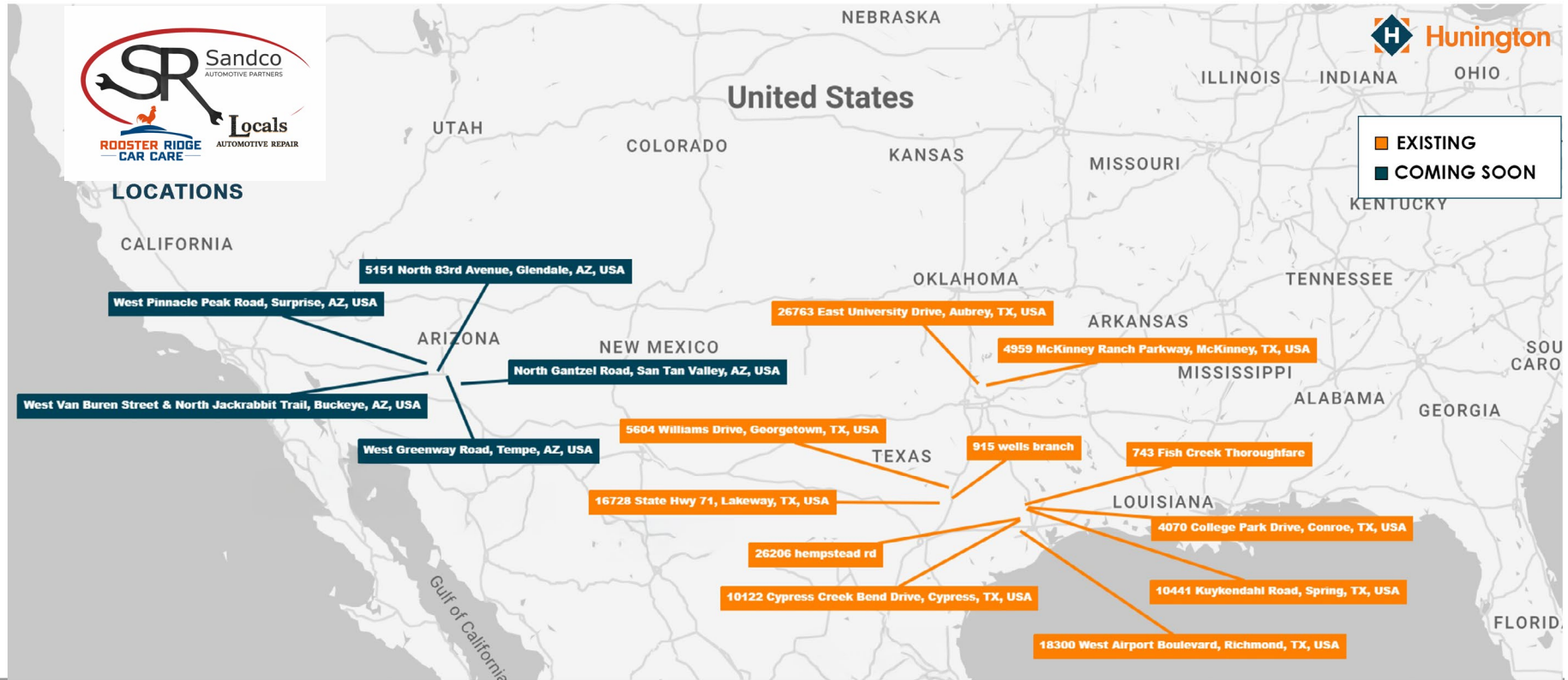

CHASE

SITE

Locals
AUTOMOTIVE REPAIR

71
TEXAS

37,959 vpd



ARIZONA

Locals Automotive Repair West Pinnacle Peak Road & North 43rd Avenue
 Locals Automotive Repair North Gantzel Road & Algarve Place
 Locals Automotive Repair West Greenway Road & Litchfield Road
 Locals Automotive Repair 5151 N 83rd Ave
 Locals Automotive Repair West Van Buren Street & North Jackrabbit Trail

AUSTIN

Locals Automotive Repair 5604 Williams Dr
 Locals Automotive Repair 915 Wells Branch Pkwy
 Locals Automotive Repair 16728 State Hwy 71

DALLAS

Locals Automotive Repair 26763 E University Dr
 Locals Automotive Repair 4959 McKinney Ranch Pkwy

HOUSTON

Rooster Ridge 743 Fish Creek Thoroughfare
 Rooster Ridge 18300 W Airport Blvd
 Rooster Ridge 10122 Cypress Creek Bend Dr
 Rooster Ridge 11620 W Broadway St
 Rooster Ridge 26206 Hempstead Rd
 Rooster Ridge 4070 College Park Dr
 Rooster Ridge 10441 Kuykendahl Rd

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.

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Buyer/Tenant/Seller/Landlord Initials

Date