

COLLEYVILLE MIDDLE SCHOOL

VISTA SCHOOL

TUSCANY COLLEYVILLE

SUBJECT PROPERTY
CALIBER COLLISION

FURNITURE CONSIGNMENT
Gallery
NEXGEN FITNESS
TPG
TOUR PROVEN GOLF

24,400 VPD

COLLEYVILLE BLVD

Caliber Collision

NEW 15-YEAR ABSOLUTE NNN CORPORATE LEASE
LEGACY LOCATION – FIRST CALIBER COLLISION LOCATION IN TEXAS

COLLEYVILLE, TX (DALLAS-FORT WORTH MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



Listing Team

JUSTIN STARK
 jstark@cppcre.com
 PH: 415.274.2706
 CA DRE# 01856228

**SCOTT REID
 PARASELL, INC.**
 scott@parasellinc.com
 PH: 949.942.6585
 TX # 739436

In Association with Scott Reid &
 ParaSell, Inc. | A Licensed Texas
 Broker #9009637

Copyright ©2026 CP Partners Commercial Real Estate, Inc.
 California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

DOWNTOWN FORT WORTH
15.8 MILES



THE CROSSING

NEW HOMES
TOLL BROTHERS AT
ADKINS PARK

PRECINCT LINE ROAD

Walmart
Neighborhood Market

THE VILLAGE AT COLLEYVILLE
Mixed-Use Retail & Lofts, Home to Colleyville Public Library and a City Government Office
[Read more here](#)

COLLEYVILLE MIDDLE SCHOOL

LIFETIME

SUBJECT PROPERTY
CALIBER COLLISION

24,400 VPD



W GLADE ROAD

GLADE ROAD

Caliber Collision

5900 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034 [↗](#)

\$7,911,000

PRICE

5.65%

CAP RATE

NOI	\$446,996
RENT/SF	\$16.59
PRICE/SF	\$294
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	26,946 SF
LAND AREA	2.11 AC



Brand New 15-Year Absolute NNN Lease in Dallas’s Most Affluent Trade Area

Brand new, **15-year absolute NNN corporate lease** to the nation’s largest collision repair provider. Rare opportunity to acquire a proven and longstanding **Caliber Collision** backed by a **corporate guaranty**, strong underlying property fundamentals, and fixed 10% rental increases throughout the primary term and option periods.

Strategically positioned on Colleyville Boulevard in **Colleyville, Texas**—one of the **DFW Metroplex’s most affluent, high-growth submarkets**—the asset benefits from dense rooftops, and exceptional household incomes (**\$276,000 Average Household Incomes within a 1-mile radius**) that support resilient, needs-based demand. Situated directly on Colleyville Blvd a **high-visibility retail corridor** with strong daily traffic (over 24,000 VPD) and seamless access to **Highway 121 / SH-26 and nearby DFW International Airport**, providing connectivity across **Dallas-Fort Worth’s robust employment base, inbound migration, and diversified economic engine.**

The Offering

- **Brand new 15-year absolute NNN corporate lease** to the nation's leading collision repair provider, Caliber Collision
- **Zero landlord responsibilities** – absolute NNN lease structure with zero maintenance, roof, or structural obligations
- **Longstanding, proven location** in an elite DFW suburb; Caliber Collision has demonstrated sustained performance and a clear **long-term commitment** through execution of a new 15-year lease
- **Attractive basis with strong real estate fundamentals** – low occupancy cost relative to replacement cost and comparable Caliber Collision locations across major metros
- **Corporate guaranty:** Wand Newco 3, Inc.

Durable Automotive / Light Industrial Asset in a Premier DFW Submarket

- Legacy Caliber Collision facility situated on a **high-traffic, signalized thoroughfare** connecting Colleyville, Southlake, Grapevine, and other affluent suburbs to both Downtown Fort Worth and Dallas
- **Exceptional visibility and access** along a primary commuter corridor with strong daily traffic counts driven by dense residential rooftops and employment nodes
- Located within **one of the most affluent trade areas in Texas**, characterized by high household incomes, strong vehicle ownership, and limited competing automotive supply

Strong Demographics & Dallas–Fort Worth Market Strength

- Colleyville is widely regarded as one of the **most desirable, high-end residential enclaves** in the DFW Metroplex, featuring **top-ranked schools, and exceptional income metrics**
- **DFW Metroplex is the #1 population growth market in the U.S.**, benefiting from sustained corporate relocations, job growth, and inbound migration
- Diverse and resilient regional economy anchored by Fortune **500 headquarters, logistics, finance, healthcare, and technology**, supporting long-term tenant demand
- Strategic proximity to **DFW International Airport**, major highways, and employment centers reinforces the asset's **defensive, needs-based positioning** across economic cycles



		CURRENT
Price		\$7,911,000
Capitalization Rate		5.65%
Building Size (SF)		26,946
Lot Size (Acres)		2.11
Stabilized Income	\$/SF	
Scheduled Rent	\$16.59	\$446,996
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$446,996

Disclaimer

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	Caliber Collision
Lease Guarantor	Wand Newco 3 Inc.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	12/9/2025
Options	Three, 5-Year Options
Expenses	
Property Taxes	NNN
Insurance	NNN
Utilities	NNN
HVAC	NNN
Repairs & Maintenance	NNN
Roof & Structure	NNN

Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Caliber Collision	26,946	12/9/2025	12/8/2030	\$446,996	\$37,250	\$446,996	\$1.38	\$16.59	
		12/9/2030	12/8/2035		\$40,975	\$491,696	\$1.52	\$18.25	
		12/9/2035	12/8/2040		\$45,072	\$540,865	\$1.67	\$20.07	
		Option 1	12/9/2040		12/8/2045	\$49,579	\$594,952	\$1.84	\$22.08
		Option 2	12/9/2045		12/8/2050	\$54,537	\$654,447	\$2.02	\$24.29
		Option 3	12/9/2050		12/8/2055	\$59,991	\$719,892	\$2.23	\$26.72
TOTALS:	26,946			\$446,996	\$37,250	\$446,996	\$1.38	\$16.59	

LEGEND



Property Boundary

26,946

Rentable SF

2.11

Acres

57

Parking Spaces



Egress



The Nation's Largest Auto Collision Repair Provider



1,800+
STORES
WORLDWIDE

\$7.5 Billion
ESTIMATED ANNUAL
REVENUE (2024)

27,000+
TOTAL
EMPLOYEES

About Caliber Collision



- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- 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
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

[Tenant Website](#)

Recent IPO Filing

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

[News Article](#)

Market STREET
 Water Wings Swim School
 Starbucks
 The Cookie Bar

LIFETIME

petco
 where the pets GO
WHOLE FOODS MARKET
ACE Hardware

Chick-fil-A

FORT WORTH

THE VILLAGE AT COLLEYVILLE
 Mixed-Use Retail & Lofts, Home to Colleyville Public Library and a City Government Office
[Read more here](#)

COLLEYVILLE MIDDLE SCHOOL

SHERWIN WILLIAMS
Pizza Hut
 Hollywood Feed

Simmons Bank
OLD REPUBLIC TITLE
Pollara
Mg BONESOLUTIONS

BLACK RIFLE COFFEE COMPANY
BANK OF AMERICA

VISTA SCHOOL

TUSCANY COLLEYVILLE

SUBJECT PROPERTY
CALIBER COLLISION

24,400 VPD

COLLEYVILLE BLVD



An Ultra-Affluent Dallas-Fort Worth Suburb

24,400

VEHICLES PER DAY ALONG COLLEYVILLE BLVD

16 miles

TO DOWNTOWN FORTH WORTH

GALLERY
 FURNITURE CONSIGNMENT
NEXGEN FITNESS
TPG
 TOUR PROVEN GOLF
HOME THEATER TECHNOLOGIES
OSCAR
 NAILS & SPA
FARMERS INSURANCE
 everything DECORATED
CALISTA
 Skin & Laser Center

DOWNTOWN COLLEYVILLE
(1.2 MILES FROM SUBJECT PROPERTY)



THE VILLAGE AT COLLEYVILLE
Mixed-Use Retail & Lofts, Home to Colleyville Public Library and a City Government Office
[Read more here](#)

PLEASANT RUN ROAD

Walmart
Neighborhood Market

BAYLOR, SCOTT & WHITE EMERGENCY HOSPITAL

24,400 VPD

COLLEYVILLE BOULEVARD

26

COLLEYVILLE BOULEVARD



brakes plus

State Farm

R&R

The DFW Dental Implant Center

My Lan

TRUIST

WARRHAMMER

McDonald's

WARHAMMER

DOLLAR TREE

Bank of America

GLORIA'S

Great Clips

Market STREET

First American

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

14,297 VPD

HALL JOHNSON ROAD

DOWNTOWN DALLAS
(31 MILES FROM SUBJECT PROPERTY)



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	8,791	82,673	228,943

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$276,726	\$220,938	\$165,536
Median	\$206,169	\$162,134	\$114,329

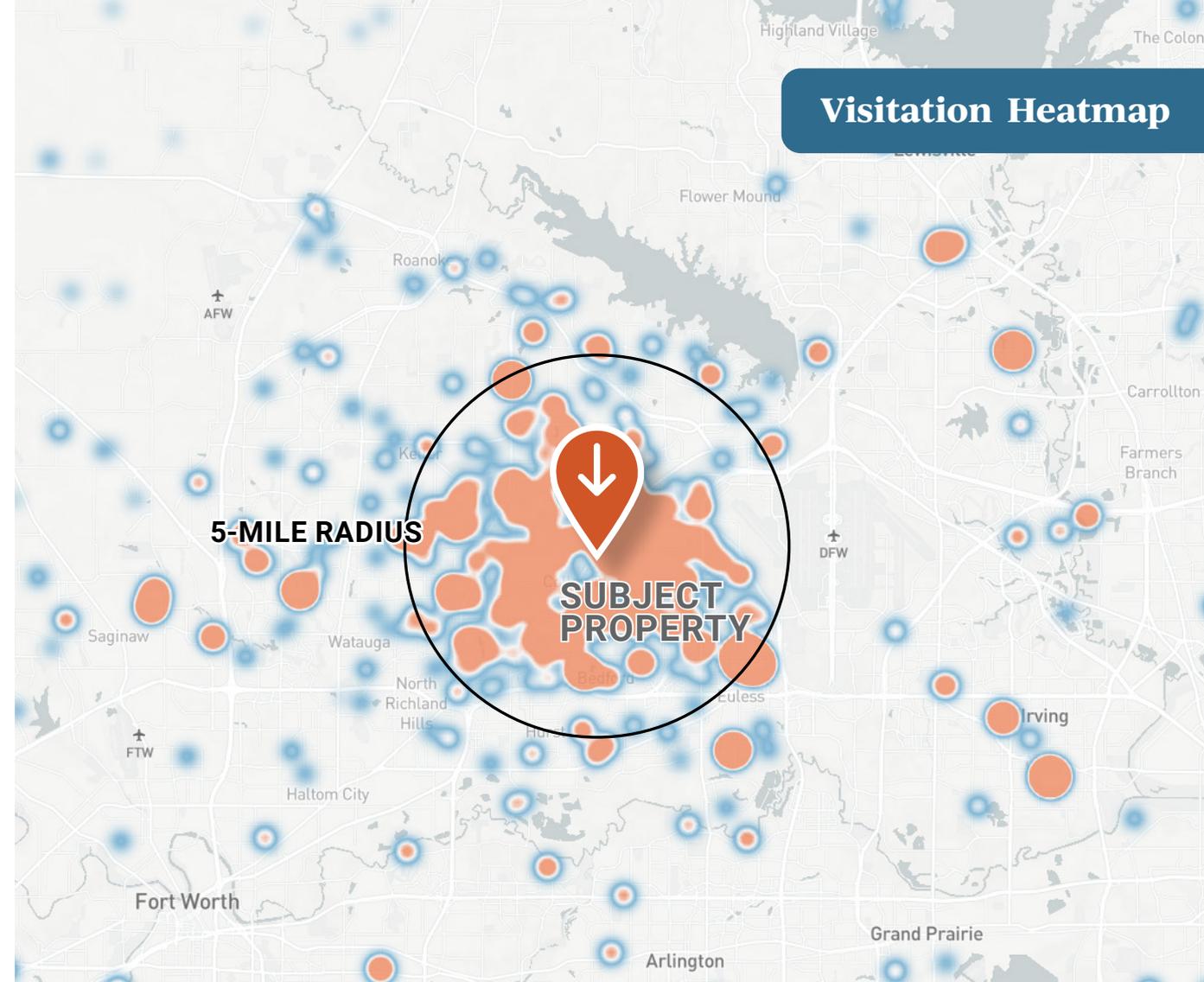
The subject property ranks in the **84th percentile (top 16%)** of Caliber Collision locations **nationwide**, in terms of visits.

18.9K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

35 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

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

*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.

Colleyville, TX

HEART OF DALLAS-FORT WORTH AFFLUENCE



About Colleyville

- Located in Tarrant County, approximately 27 miles from downtown Dallas and 15 miles from downtown Fort Worth
- Offers an affluent, family-oriented suburban community with high quality of life and strong residential
- The city is served by Texas State Highway 121 and State Highway 26 (Grapevine Highway)
- Allows easy access to DFW International Airport (9.4 miles) and Dallas Love Field (24 miles)
- Commuter rail (TEXRail) passes nearby, with stations in surrounding cities

Nearby Higher Education

- Approximately 70%+ of Colleyville residents hold a bachelor's degree or higher
- Close proximity to major higher-education hubs across DFW: University of Texas at Arlington (UTA), Texas Christian University (TCU), University of North Texas (UNT), and Dallas College, supplying over 215,000 students within a 30-mile radius of Colleyville

Economy in Colleyville

- Local economy is supported by high-income residential spending, professional services, and healthcare
- Close proximity to major employment hubs in Las Colinas, Southlake, Grapevine, Fort Worth, and Dallas
- Economic growth is tied to the continued expansion of the Dallas-Fort Worth metroplex, corporate relocations to North Texas, and sustained population growth across the region
- Commercial development emphasized neighborhood retail, medical office, and service-oriented uses

8.3 Million

DALLAS-FORT WORTH METRO
ESTIMATED POPULATION (2024)

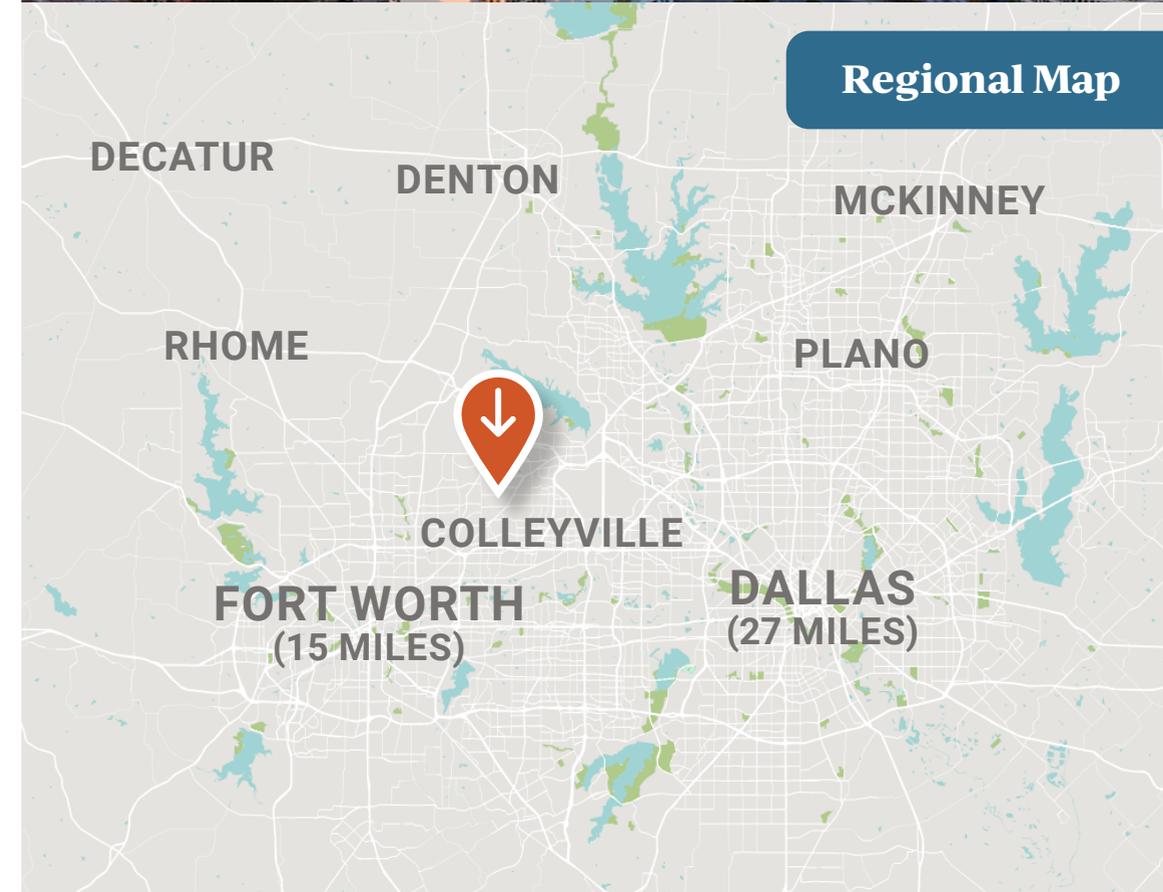
\$744.6 Billion

DALLAS-FORT WORTH METRO
ESTIMATED GDP (2024)

Dallas-Fort Worth



Regional Map



The Fourth-Largest U.S. Metro

- The Dallas-Fort Worth (DFW) Metroplex is the fourth-largest metropolitan area in the U.S., home to over 8 million residents and one of the fastest-growing regions nationally
- The region adds more than 100,000 new residents annually, driven by business expansion, job creation, and affordability
- DFW International Airport (75 million annual passengers) and Dallas Love Field (~18 million annual passengers) connect the metro to 260+ global destinations, supporting both commerce and tourism
- The Metroplex produces a regional GDP exceeding \$620 billion, ranking among the top 10 U.S. metropolitan economies

Corporate Magnet

- Home to 24 Fortune 500 headquarters and over 10,000 corporate offices, including AT&T, ExxonMobil, McKesson, and American Airlines
- Centrally located for business: 93% of the U.S. population can be reached within a 3-hour flight, making DFW a premier logistics and distribution hub



1M+

TOTAL SQ. FT. OF EXHIBIT SPACE

88

MEETING ROOMS

1M+

ANNUAL VISITORS

\$500M

OVERALL ECONOMIC IMPACT IN NORTH TEXAS

Kay Bailey Hutchison Convention Center

- Located in Downtown Dallas, the Kay Bailey Hutchison Convention Center is one of the largest convention facilities in the nation
- A \$3 billion redevelopment plan is underway, including expanded facilities, a connected convention hotel, and upgraded public spaces (set for 2029 completion)

Goldman Sachs Campus Development

- Goldman Sachs is building an 800,000-square-foot, Texas-sized campus in Dallas near the American Airlines Center that will be the largest in its portfolio, cost approximately \$500 million, and house over 5,000 employees when it opens in 2028, with design features tailored to local culture and employee well-being including a 1.5-acre park, fitness facilities, childcare and dining options ([Read more here](#))

Why Dallas-Fort Worth

TOP 5 U.S. METRO FOR CORPORATE RELOCATION, CONSISTENTLY LEADING IN NATIONAL RANKINGS FOR JOB GROWTH AND NEW HQS

NO STATE INCOME TAX AND PRO-BUSINESS POLICIES ATTRACT COMPANIES AND ENTREPRENEURS ALIKE

NAMED ONE OF THE **TOP U.S. METROS FOR STARTUP ACTIVITY** AND VENTURE CAPITAL GROWTH

A **HIGHLY EDUCATED WORKFORCE** SUPPORTED BY MAJOR UNIVERSITIES (SMU, TCU, UT ARLINGTON, UNT) AND NATIONALLY RECOGNIZED RESEARCH INSTITUTIONS





CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JUSTIN STARK

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

SCOTT REID

PARASELL, INC.

scott@parasellinc.com

PH: 949.942.6585

TX # 739436

In Association with Scott Reid &
ParaSell, Inc. | A Licensed Texas
Broker #9009637



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.

11-2-2015



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.

<u>ParaSell, Inc.</u>	<u>9009637</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Scott Reid</u>	<u>739436</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date