For Sale

Take 5 Oil Change

601 W Centerville Road
Garland, Texas 75041

Hunington

Hunington Properties, Inc.
501 W President George Bush Hwy
Suite #150
Richardson, TX 75080
214-689-3600
hpiproperties.com

Hunington

For Sale

ABSOLUTE NNN LEASE INVESTMENT OPPORTUNITY

TAKE 5 OIL CHANGE

601 W Centerville Road, Garland, Texas 75041

INVESTMENT HIGHLIGHTS

- Fee Simple
- Absolute NNN
- Lease Expiration Date: 8/10/2030 (4 Years Remaining)
- Renewal Options: Three (3), 5-Year Options
- Rent Increases: 2% Annual (Current Term and Option Periods)
- 34,002 cars per day on West Centerville Road

Executive Summary	
Sale Price	$1,265,393.20
NOI	$63,269.66
CAP	5.00%
Lease Term Remaining	4 Years
Building SF	1,656 SF
Lot Size	0.41 Acre
Tenant	Take 5 Oil Change (Corporate)

Demographics	
Population (2025)	1 mi. - 18,217 3 mi. - 138,873 5 mi. - 335,258
Average HHI	1 mi. - $92,701 3 mi. - $90,929 5 mi. - $105,399
Traffic Counts	West Centerville Rd - 34,002 VPD

Matthew Kivnani
VP | Brokerage
matthew@hpiproperties.com
(469) 604-8681

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale

Tenant Overview

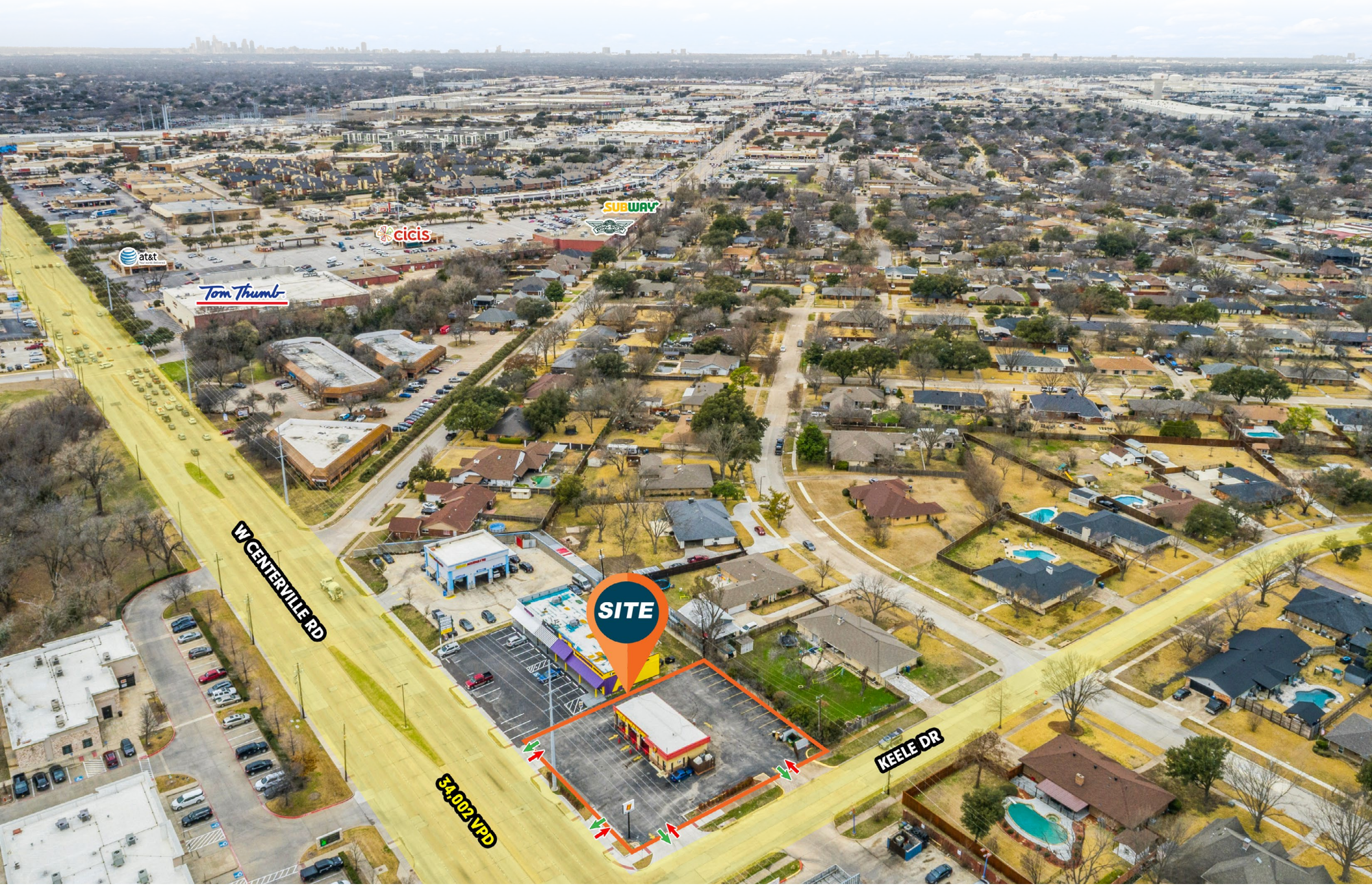
LEASE OVERVIEW

Lease Type	Absolute NNN
Base Annual Rent	$63,269.66
Lease Expiration	08/10/2030
Lease Term Remaining	4 Years
Renewal Options	Three (3), 5-Year Options
Rental Increase	2% Annual (Current Term and Option Periods)
Insurance	Tenant Responsibility
Parking Lot Maintenance	Tenant Responsibility
Property Taxes	Tenant Responsibility
Roof and Structure	Tenant Responsibility
HVAC	Tenant Responsibility

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale

ABSOLUTE NNN INVESTMENT OPPORTUNITY

601 W Centerville Rd, Garland, TX 77041

Matthew Kivnani
Vice President | Brokerage
matthew@hpiproperties.com
(469)604-8681

Hunington Properties, Inc.
501 W President Bush Hwy, Suite 150 • Richardson, Texas 75080 • 214-689-3600
hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

For Sale

GARLAND

City of Garland, Texas — Strategic, Diverse & Connected
Located just northeast of Dallas, the City of Garland is a major suburban hub within the Dallas–Fort Worth metroplex. With a population exceeding 250,000, Garland ranks among the largest and most dynamic cities in North Texas and offers an exceptional foundation for real estate and commercial investment.

Economic & Development Strengths
Garland boasts one of Dallas County's largest labor pools, making it an attractive market for employers, retailers, and developers alike. Its central location provides excellent access to major highways, regional amenities, and growing commercial corridors.

Market Position
As a vibrant, well-established city with strong connectivity to the DFW region, Garland presents compelling opportunities for residential, commercial, and mixed-use development. Its size, diversity, and economic depth support long-term demand and investment potential.

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

Hunington

11-2-2015

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____