2026 RENOVATION & REBRAND

OFFERED FOR SALE

$1,991,000 | 5.50% CAP

Valvoline

3501 E. US HIGHWAY 377 GRANBURY, TX

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

Valvoline

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present the opportunity to acquire a Valvoline Instant Oil Change located at 3501 East US Highway 377 in Granbury, Texas. The property is operated under a long-term absolute NNN lease with zero landlord responsibilities, providing investors with passive income backed by a corporate guaranty from one of the most recognized brands in the automotive service industry.

The offering features a 2,759 square foot purpose-built auto service facility situated on 0.29 acres along East US Highway 377, Granbury's primary retail and commuter corridor with traffic counts of approximately 37,700 vehicles per day. The asset benefits from strong visibility, direct accessibility, and proximity to major national retailers including H-E-B, Kroger, Marshalls, Ross, Michaels, McDonald's, Starbucks, and AutoZone.

The lease provides 20 years of primary term with 10% scheduled rent increases every five years. The property also qualifies for bonus depreciation due to its auto service use and improvements, offering potential tax advantages for high income investors.

Located within the rapidly expanding Dallas–Fort Worth MSA, the offering provides investors with the opportunity to acquire a mission-critical automotive service asset with long-term income security, contractual rent growth, and potential tax benefits in a growing Texas market.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	$109,525
Current Term	6-10	$120,478
Current Term	11-15	$132,525
Current Term	16-20	$145,778
1st Extension Term	21-25	$160,356
2nd Extension Term	26-30	$176,391
3rd Extension Term	31-35	$194,030
4th Extension Term	36-40	$213,433

NOI	$109,525
CAP	5.50%
PRICE	$1,991,000

ASSET SNAPSHOT

Tenant Name	Valvoline
Guarantor	Corporate
Address	3501 East US Hwy 377, Granbury, TX
Building Size (GLA)	2,759 SF
Land Size	0.29 Acres
Year Renovated	2025
Lease Type	Abs. NNN
Landlord Responsibilities	None
Lease Expiration Date	June 2046
Remaining Term	Twenty (20) Years
NOI	$109,525
Renewal Options	4 x 5-Years

15,680 PEOPLE IN 3 MILE RADIUS

$110,468 AHHI IN 3 MILE RADIUS

37,700 VPD ON E. US HWY 377

INVESTMENT HIGHLIGHTS

PRIME OUTPARCEL LOCATION

Valvoline is positioned along US Highway 377, Granbury's dominant retail roadway, providing excellent visibility and direct access to the area's primary commuter and shopping route

RARE, 20-YR LEASE (CORPORATE TAKEOVER)

Valvoline took over franchise operations to execute a new 20-year corporate lease, underscoring the company's long-term confidence in this proven, high-performing location. Corporate is currently reinvesting in the site with modern upgrades and building improvements

ABSOLUTE NNN LEASE WITH RENT GROWTH

The lease provides investors with fully passive ownership while delivering scheduled escalations for NOI growth

RAPIDLY EXPANDING DALLAS–FORT WORTH TRADE AREA

Granbury benefits from the explosive growth of the Dallas–Fort Worth metroplex, one of the fastest-growing regions in the United States, driving population, income, and retail demand increases

ESTABLISHED, PURPOSE-BUILT FACILITY

The property's design is tailored for quick-lube service operations, ensuring long-term relevance for the tenant's business model

NATIONALLY RECOGNIZED CORPORATE TENANT

Valvoline (NYSE: VVV) is a 150+ year-old automotive services leader with nearly 2,000 U.S. locations and a proven, recession-resistant business model that generates recurring customer demand

SITE PLAN

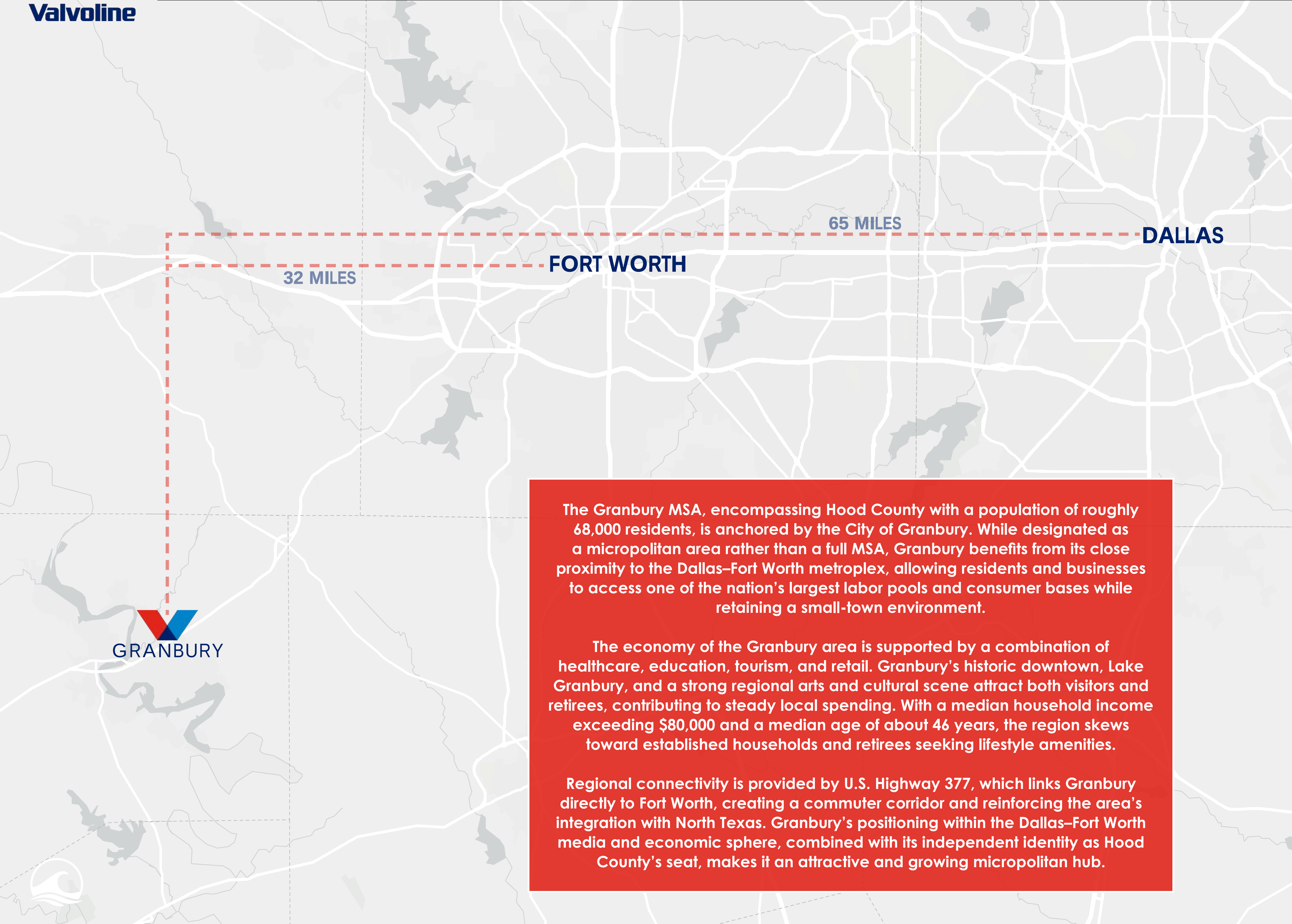
AERIAL 1


H-E-B
Michaels
Marshalls
ROSS DRESS FOR LESS
RACK ROOM SHOES
HOBBY LOBBY
Academy SPORTS+OUTDOORS
COMPLETED IN 2026
Kroger
AutoZone
MATTRESS FIRM
RaceTrac
Jason's DELI
COMING SOON
Rosa's Cafe TORTILLA FACTORY
COMING SOON
8 ACRE LOT
FUTURE
DEVELOPMENT
EAST US HWY 377 37,700 VPD
Valvoline
GRANBURY
CLEVELAND RD
BARN

MARKET AERIAL

Valvoline

GRANBURY MSA



The Granbury MSA, encompassing Hood County with a population of roughly 68,000 residents, is anchored by the City of Granbury. While designated as a micropolitan area rather than a full MSA, Granbury benefits from its close proximity to the Dallas–Fort Worth metroplex, allowing residents and businesses to access one of the nation's largest labor pools and consumer bases while retaining a small-town environment.

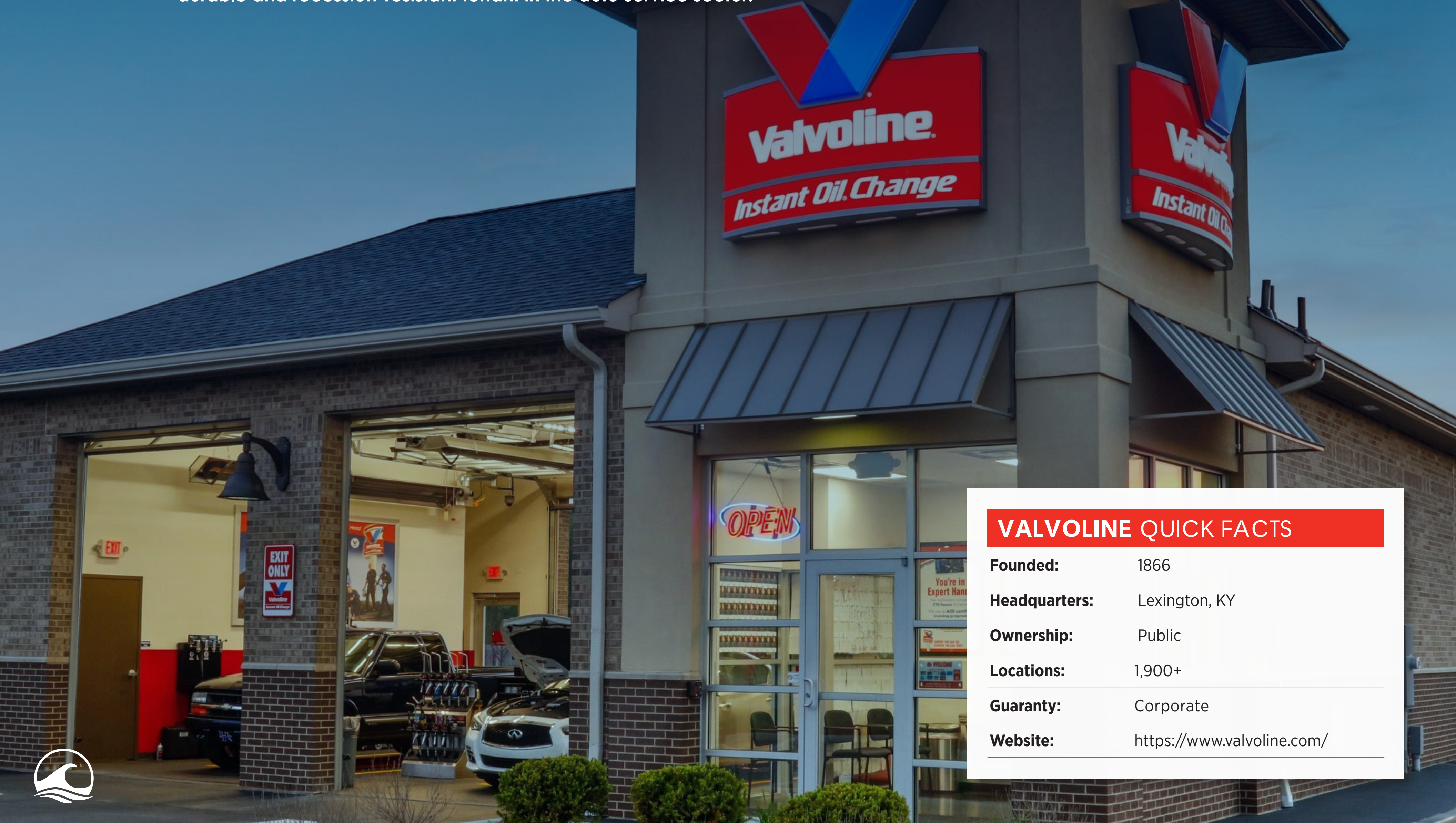
The economy of the Granbury area is supported by a combination of healthcare, education, tourism, and retail. Granbury's historic downtown, Lake Granbury, and a strong regional arts and cultural scene attract both visitors and retirees, contributing to steady local spending. With a median household income exceeding $80,000 and a median age of about 46 years, the region skews toward established households and retirees seeking lifestyle amenities.

Regional connectivity is provided by U.S. Highway 377, which links Granbury directly to Fort Worth, creating a commuter corridor and reinforcing the area's integration with North Texas. Granbury's positioning within the Dallas–Fort Worth media and economic sphere, combined with its independent identity as Hood County's seat, makes it an attractive and growing micropolitan hub.

TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is one of the nation's leading providers of automotive preventive maintenance services, operating under the widely recognized Valvoline Instant Oil Change (VIOC) brand. With over 1,900 locations across the United States, Valvoline has built a strong reputation for quick, drive-through oil changes and vehicle maintenance services, including tire rotations, fluid exchanges, and battery replacements. Founded in 1866, the company has a long-standing legacy as a trusted automotive service provider.

Headquartered in Lexington, Kentucky, Valvoline combines corporate-owned stores with a robust franchise network, ensuring broad market coverage and steady growth. Its services are tied to the non-discretionary nature of vehicle maintenance, providing reliable demand across all economic cycles. While some leases are backed by corporate guarantees, others are supported by experienced multi-unit franchise operators. With a BB+ S&P credit rating, a loyal customer base, and strong brand recognition, Valvoline represents a durable and recession-resistant tenant in the auto service sector.



VALVOLINE QUICK FACTS

Founded:	1866
Headquarters:	Lexington, KY
Ownership:	Public
Locations:	1,900+
Guaranty:	Corporate
Website:	https://www.valvoline.com/

Valvoline

3501 E. US HIGHWAY 377
GRANBURY, TX

Exclusively Offered By:

Atlantic CAPITAL PARTNERS™

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