

For Sale



Big O Tires

1520 W Hebron Pkwy,
Carrollton, TX 75010



Hunington

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

ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease With 18+ Years of Term Remaining
- Long-Term, Passive Single-Tenant Net-Leased Investment Opportunity
- Located at 1520 W Hebron Pkwy in Carrollton, TX
- Positioned on the Northeast Quadrant of SH-121 & Hebron Parkway – a High-Traffic Retail Corridor
- Adjacent to QuikTrip and New Development McDonald's, Driving Strong Retail Synergy

THE TEAM YOU TRUST®

At Big O Tires locations, available services may include: comprehensive tire sales and installation, wheel alignment, brake repair and service, battery testing and replacement, oil changes, preventive maintenance services, steering and suspension repair, drivetrain and differential services, air conditioning service, fluid exchanges (including transmission, coolant, brake, and power steering), engine diagnostics, belt and hose replacement, and other general automotive repair and maintenance services.



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Executive Summary

Sale Price	\$3,100,000.00
NOI	\$186,000.00
CAP Rate	6.00%
Lease Term Remaining	18+ Years
Building Size	6,887 SF
Lot Size	0.99 Acre
Year Built/Renovated	2004/2024
Tenant	Big O Tires



Demographics

Population (2025)	1 mi. - 15,466 3 mi. - 81,016 5 mi. - 259,667
Average HHI	1 mi. - \$171,238 3 mi. - \$159,558 5 mi. - \$141,097

Traffic Count
W Hebron Pkwy: 32,777 vpd
Sam Rayburn Tollway: 134,261 vpd



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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.

Tenant Overview**BIG O TIRES****LEASE SUMMARY**

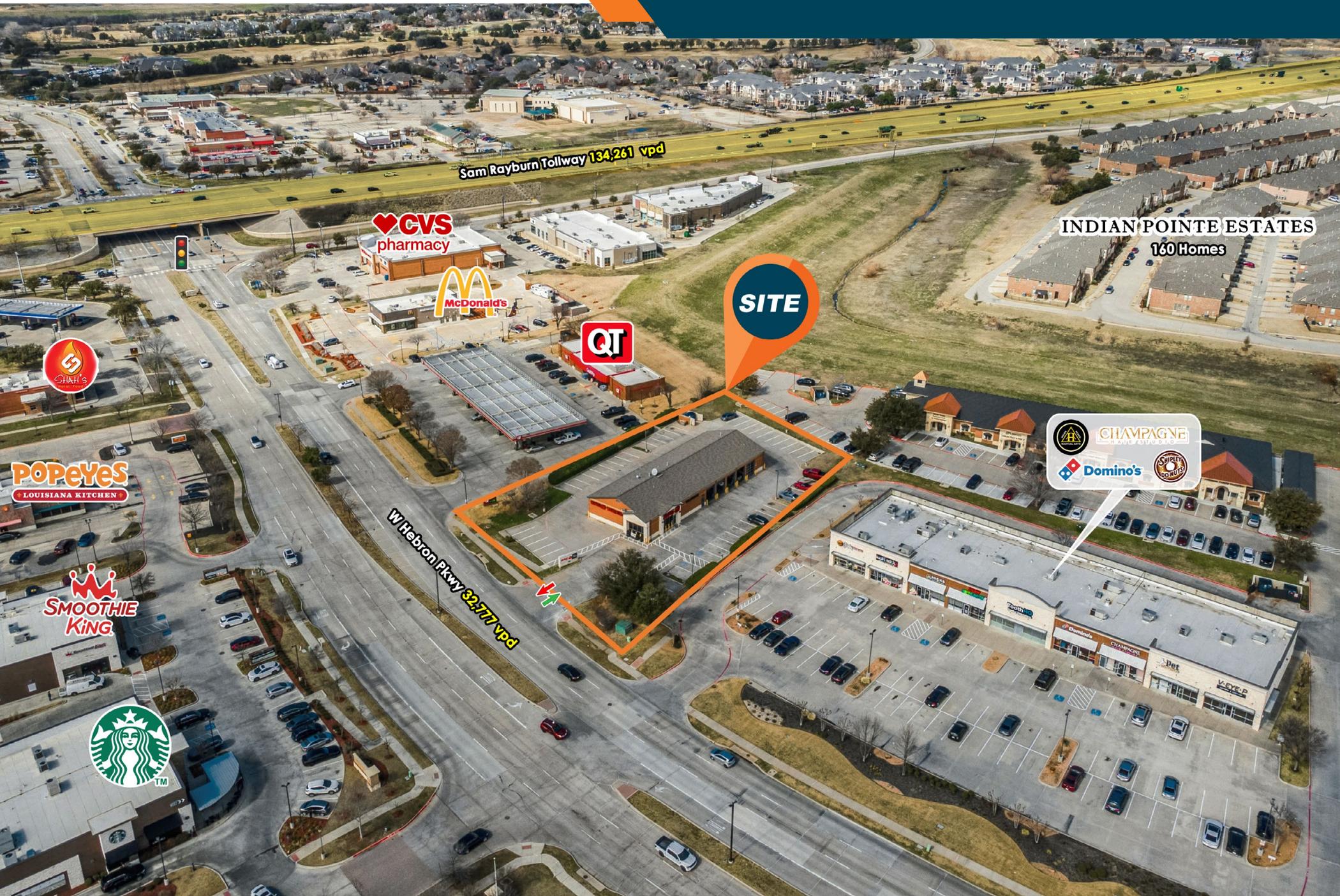
Lease Type	Absolute NNN
Base Annual Rent	\$186,000.00
Rent Commencement	08/01/2024
Lease Expiration	07/31/2044
Lease Term Remaining	18+ Years
Rent Increases	10% Every 5 Years (In Primary Term and Renewal Options)
Renewal Options	(4), 5-Year Renewal Options
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof and Structure	Paid by Tenant
HVAC	Paid by Tenant



PARENT COMPANY
TBC CORPORATION

HEADQUARTERS
PALM BEACH GARDENS, FL
450+ LOCATIONS









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CARROLLTON TEXAS

Carrollton, Texas, is a well-established and steadily growing suburb within the Dallas–Fort Worth metroplex, recognized for its diverse residential communities, strong commercial corridors, and business-friendly environment. Strategically positioned along State Highway 121, Interstate 35E, and the President George Bush Turnpike, the city offers excellent regional connectivity and access to major employment hubs throughout North Texas.

Carrollton supports a high quality of life with numerous parks, trails, and recreational amenities, along with community events such as the annual Festival at the Switchyard.

Ongoing residential and retail development continues to strengthen the area's economic base, reinforcing Carrollton's position as a desirable and stable North Texas market.



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:
 - 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.

Hunnington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
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N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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