



**IRREPLACEABLE HOUSTON MSA LOCATION |
CORPORATE GUARANTEE | 2020 CONSTRUCTION |
ABSOLUTE NNN**

NNLG NATIONAL
NET LEASE GROUP

**CUSHMAN &
WAKEFIELD**



\$3,120,728
PRICE



5.75%
CAP RATE



4,042 SF
BUILDING AREA



0.78 AC
LOT SIZE



2020
YEAR BUILT



10% EVERY 5 YRS
RENT INCREASES



\$140,826
1 MILE AHHI

» CORPORATE-BACKED LONG-TERM LEASE | GLOBAL AUTOMOTIVE SERVICE BRAND

The property is leased to Jiffy Lube, LLC, one of North America's most recognized automotive preventive maintenance brands, with more than 2,000 service centers, decades of operating history, and millions of customers served annually.

» HIGH-VISIBILITY RETAIL CORRIDOR

The property occupies a signalized corner along Telge Road, benefiting from approximately 28,600 vehicles per day and more than 37,000 combined vehicles daily at the intersection with Jarvis Road. Convenient access to U.S. Highway 290 and SH 99 (Grand Parkway) provides outstanding regional connectivity and consistent exposure to both commuter and local traffic.

» ABSOLUTE NNN LEASE STRUCTURE

Zero landlord responsibilities for operating or capital expenses.

» ATTRACTIVE 10% RENT INCREASES EVERY FIVE YEARS

The lease features contractual 10% rental increases every five years throughout the base term and each renewal option period.

» PRIME CYPRESS LOCATION

Strategically positioned in Cypress, one of the Houston MSA's premier suburban growth markets, the property benefits from exceptional demographics, continued residential expansion, and proximity to nationally recognized master-planned communities. Surrounded by major retailers, healthcare providers, schools, and daily-needs businesses, the location supports long-term consumer demand and durable real estate fundamentals.

» DURABLE, NECESSITY-BASED BUSINESS MODEL

Routine automotive maintenance remains an essential component of vehicle ownership regardless of economic conditions. Jiffy Lube's core services—including oil changes, inspections, tire rotations, battery replacement, and fluid exchanges—generate recurring customer demand supported by an aging U.S. vehicle fleet and long-term vehicle ownership trends.



INFORMATION REQUEST

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