

SINGLE TENANT NNN INVESTMENT



3045 W LOOP 281  
LONGVIEW, TX 75604

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**PRICE**

**\$1,628,000**

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**CAP RATE**

**7.00%**

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## TENANT OVERVIEW

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Gerber Collision Overview  
Area Overview  
Demographic Snapshot



Gerber Collision acquired the local operator in 2023 at the subject property who had been in business for 17+ years.



Longview is located on I-20 and US-80, roughly 125 miles east of Dallas and 60 miles west of Shreveport.



Longview is the second largest city in East Texas with a population over 84,000. It is a major center for healthcare, manufacturing and oilfield services.



Roof resealed in 2023. Parking lot re-done in 2022.



Texas is an income tax free state.



Four, five year options with five percent rent increases.



Daily traffic counts on W Loop 281 are over 16,000+.



Founded in 1937, Gerber Collision is the second largest auto collision and glass repair companies in North America with 859 non-franchised locations in the US.



Gerber Collision & Glass is a subsidiary to parent company the Boyd Group. The company, controlled by Boyd Group Services Inc. is a Canadian corporation traded on the Toronto Stock Exchange (BYD.TO.) with \$3B in revenue in 2024.

ASKING PRICE	CAP RATE	NOI
\$1,628,000	7.00%	\$114,000

## LEASE ABSTRACT

<b>Guarantor</b>	Gerber Collision (Texas), Inc.
<b>Lease Type</b>	NN+
<b>Landlord Responsibilities</b>	Parking lot, HVAC, fences, roof, structure, plumbing and electrical capital replacements
<b>ROFR</b>	Yes (30 days)

## RENT SCHEDULE

ANNUAL INCOME	YEAR	ANNUAL RENT
	3/28/2023 - 3/27/2025	\$108,000
<b>Current</b>	<b>3/28/2025 - 3/27/2028</b>	<b>\$114,000</b>
	Option 1	\$120,000
	Option 2	\$126,000
	Option 3	\$132,300
	Option 4	\$138,912

## OVERVIEW

<b>Tenant</b>	<a href="#">Gerber Collision &amp; Glass</a>
<b>Address</b>	3045 W Loop 281 Longview, TX 75604
<b>Year Built</b>	1998
<b>Gross Leaseable Area (SF)</b>	9,160
<b>Lot Size (AC)</b>	1.23
<b>Ownership</b>	Fee Simple

## LEASE TERM

<b>Lease Commencement</b>	3/28/2023
<b>Lease Expiration</b>	3/27/2028
<b>Renewal Options</b>	4 x 5 years
<b>Rent Increases</b>	5% each option
<b>Base Rent</b>	\$114,000

MARKET AREA MAP



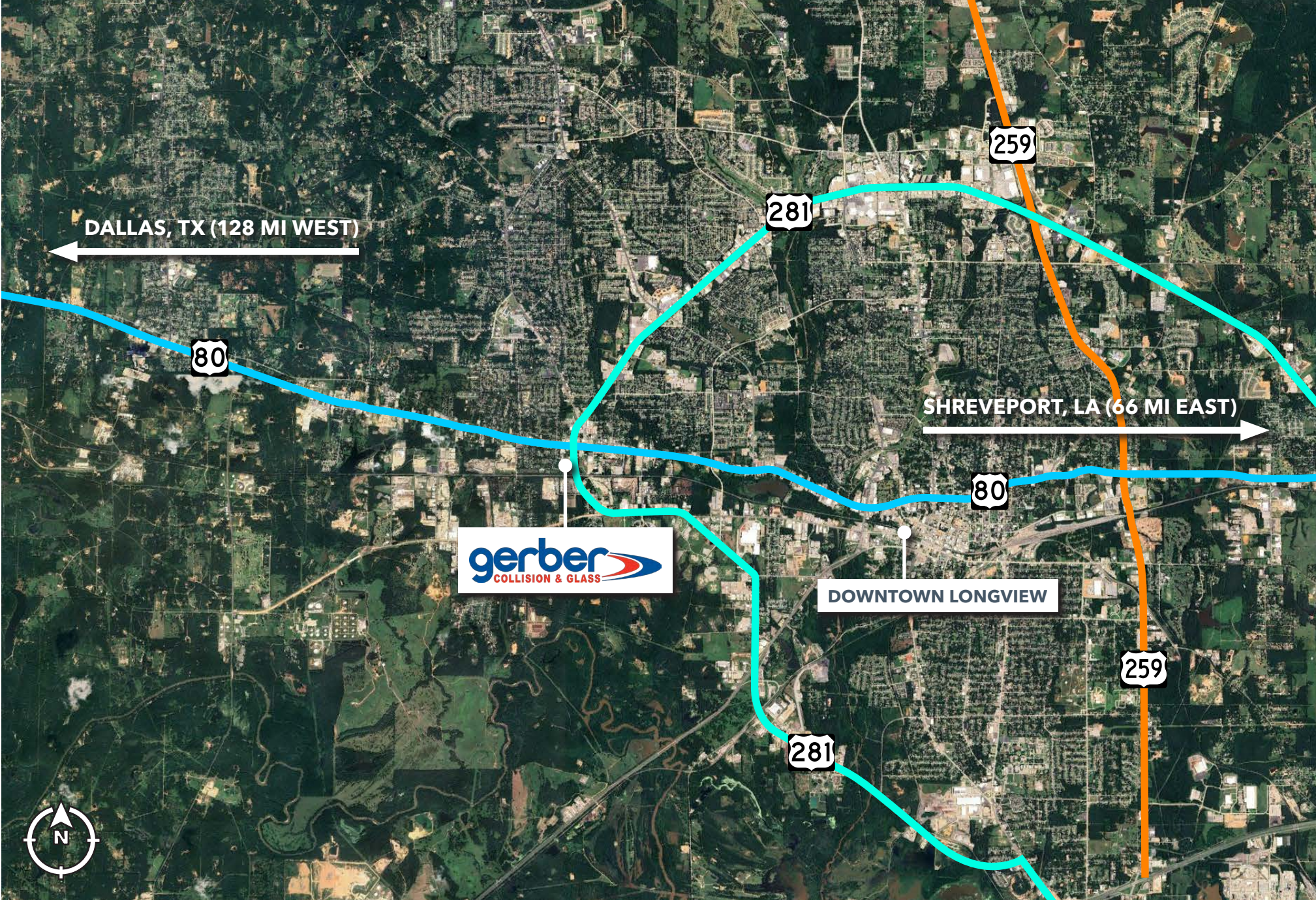
MARKET AREA MAP



PROPERTY PHOTOS



REGIONAL MAP







# Tenant Overview

859+

TOTAL US LOCATIONS

34

STATES SERVICED

\$351.4 million

ANNUAL REVENUE  
2024

Founded in 1937, Gerber Collision & Glass is one of the largest auto collision and glass repair companies in North America. Headquartered in Elmhurst, Illinois, the company operates in over 800 locations across 34 states. Gerber provides a full range of services including collision repair, dent removal, frame straightening, and glass replacement, and holds certifications from several major vehicle manufacturers. The company is consistently ranked among the top U.S. collision repair providers by revenue and repair volume, with strong partnerships through direct repair programs with leading insurance carriers.

Gerber is a subsidiary of The Boyd Group Inc. (TSX: BYD), a Canadian-based, publicly traded company and one of the largest operators of non-franchised collision repair centers in North America. Headquartered in Winnipeg, Manitoba, The Boyd Group owns and operates more than 900 locations across the U.S. and Canada under the Gerber and Boyd Autobody & Glass brands. The company continues to expand its footprint through consistent acquisition and disciplined growth. In 2024, Boyd Group Services Inc reported an annual revenue of \$3.07B, which was an increase of 4.2% from 2023.



[boydgroup.com](http://boydgroup.com)

## Longview and East Texas Overview

Located in the heart of East Texas, Longview is a regional hub with a strong economic foundation, strategic location, and a growing population. As of 2023, the city has a population of approximately 83,236, with the Longview metropolitan area encompassing around 294,000 residents. The broader East Texas region, comprising multiple counties, is home to over 1.9 million people. Positioned along Interstate 20, the city offers convenient access to Dallas and Shreveport, Louisiana, making it a key commercial corridor between two major regional markets.

Longview serves as a medical, educational, and retail center for East Texas, anchored by major institutions such as CHRISTUS Good Shepherd Medical Center, LeTourneau University, and the Longview Mall retail corridor. The city also benefits from a diverse industrial base including manufacturing, energy services, transportation, and logistics. Eastman Chemical, Komatsu, and Trinity Rail maintain significant operations in the area. East Texas, more broadly, is known for its oil and gas production, timber industry, and rich agricultural resources. The region's pro-business environment, low cost of living, and access to skilled labor make it an attractive destination for companies and workers alike.

As of May 2025, the metro area supports a civilian labor force of approximately 130,900, with 123,900 employed and an unemployment rate of 4.4%, well below the regional historical average of 6.15%. The area has seen modest job growth over the past year, with total employment reaching roughly 128,000. Healthcare and social assistance lead the market with over 17,000 jobs, followed by retail trade and manufacturing. Common occupational groups include administrative support, sales, and production roles, while top-paying industries such as utilities, oil and gas, and agriculture report average annual wages between \$61,000 and \$76,000. Longview's diverse economic base and consistent employment trends continue to support long-term growth and workforce stability in the region.

## DEMOGRAPHIC SNAPSHOT

POPULATION			
	2 miles	5 miles	10 miles
2020 Population	22,050	80,069	125,808
2024 Population	23,440	81,300	126,930
Annual Growth 2020-2024	1.6%	0.4%	0.2%
Average Age	35	36	37

HOUSEHOLDS			
	2 Miles	5 Miles	10 Miles
2024 Households	8,840	32,148	49,000
Annual Growth 2020-2024	1.3%	0.4%	0.4%
Avg Household Size	2.5	2.4	2.5
Median Year Built	1968	1977	1980
2024 Avg HH Vehicles	2	2	2

ESTIMATED HOUSEHOLD INCOME			
	2 Miles	5 Miles	10 Miles
Avg Household Income	\$72,420	\$75,052	\$76,530
Median Home Value	\$165,092	\$169,711	\$172,916

TRAFFIC COUNTS	
	Vehicles Per Day
W Loop 281	16,251 VPD
Hwy-80 (W Marshall Ave)	21,223 VPD



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## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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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](http://www.trec.texas.gov)  
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