

FORT WORTH  
34.5 MILES



FROST TOWER

WHOLE FOODS MARKET

MATTRESS FIRM

Quadrangle  
ups

Walmart  
Neighborhood Market

IGNITE MIDDLE SCHOOL

THE TREYMORE at CITY PLACE

GATSBY ON ROSS

E BAR

BAR GARDEN

dwellingc  
apartments, leasing & more  
LORO  
ASIAN SMOKEHOUSE & BAR

Little Caesars

HOLLOWAY HOLSTERY

ROSS + PEAK DALLAS  
LUXURY APARTMENTS  
(250 UNITS)

Exxon  
7 ELEVEN

SUBJECT PROPERTY  
TAKE 5 OIL CHANGE

TARGET  
PET SMART  
ROSS DRESS FOR LESS  
FedEx  
FAMOUS footwear  
RALLY HOUSE LEGAL STUFF

TACO BELL

75

Walgreens  
THE RUSTIC UPTOWN  
SORA

CVS pharmacy  
MEN'S WEARHOUSE  
BARRY'S  
canopy  
SECRET MED-SPA  
CLASS STUDIOS

WORLD MARKET  
Tom Thumb  
NEUHOFF HUNT  
trainingmate  
Casa MONTECRISTO  
FedEx  
Starbucks  
CHASE

DALLAS LOVE FIELD

HIGER ALLEN LAUTEN  
JIM ALEX  
DIAMOND MCCARTHY  
Arch  
CITYPLACE

LOFT+ROW

WHATABURGER

Kroger  
LAIFITNESS  
MADDOX  
Bank of America

THE HOME DEPOT  
LOWE'S  
LAIFITNESS  
DISCOUNT TIRE  
Bank of America  
CVS pharmacy

DALLAS, TX

# Take 5 Oil Change

15-YEAR GROUND LEASE WITH 10% RENTAL INCREASES IN BASE TERM & OPTIONS

VERY LOW RENT – PAYING ONLY \$90,000 IN CORE INFILL DALLAS



CP PARTNERS  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637





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California DRE LIC# 01499268



## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



# Take 5 Oil Change

4321 ROSS AVE, DALLAS, TX 75204 [↗](#)

**\$1,748,000**

PRICE

**5.15%**

CAP RATE

NOI	\$90,000
LEASE TYPE	Ground
LEASE TERM	15 Years
LOT SIZE (ACRE)	0.26 AC

## Surrounding Retail



## Located in Dallas proper, the 4th largest metro area in the country

A 15-year absolute NNN corporate ground lease Take 5 Oil Change with 10% rental increases every 5 years in the Dallas-Fort Worth MSA, which is home to the **4th largest concentration of Fortune 500 companies** in the United States. **Hard corner location** just 0.5 miles outside of Downtown Dallas.



## The Offering

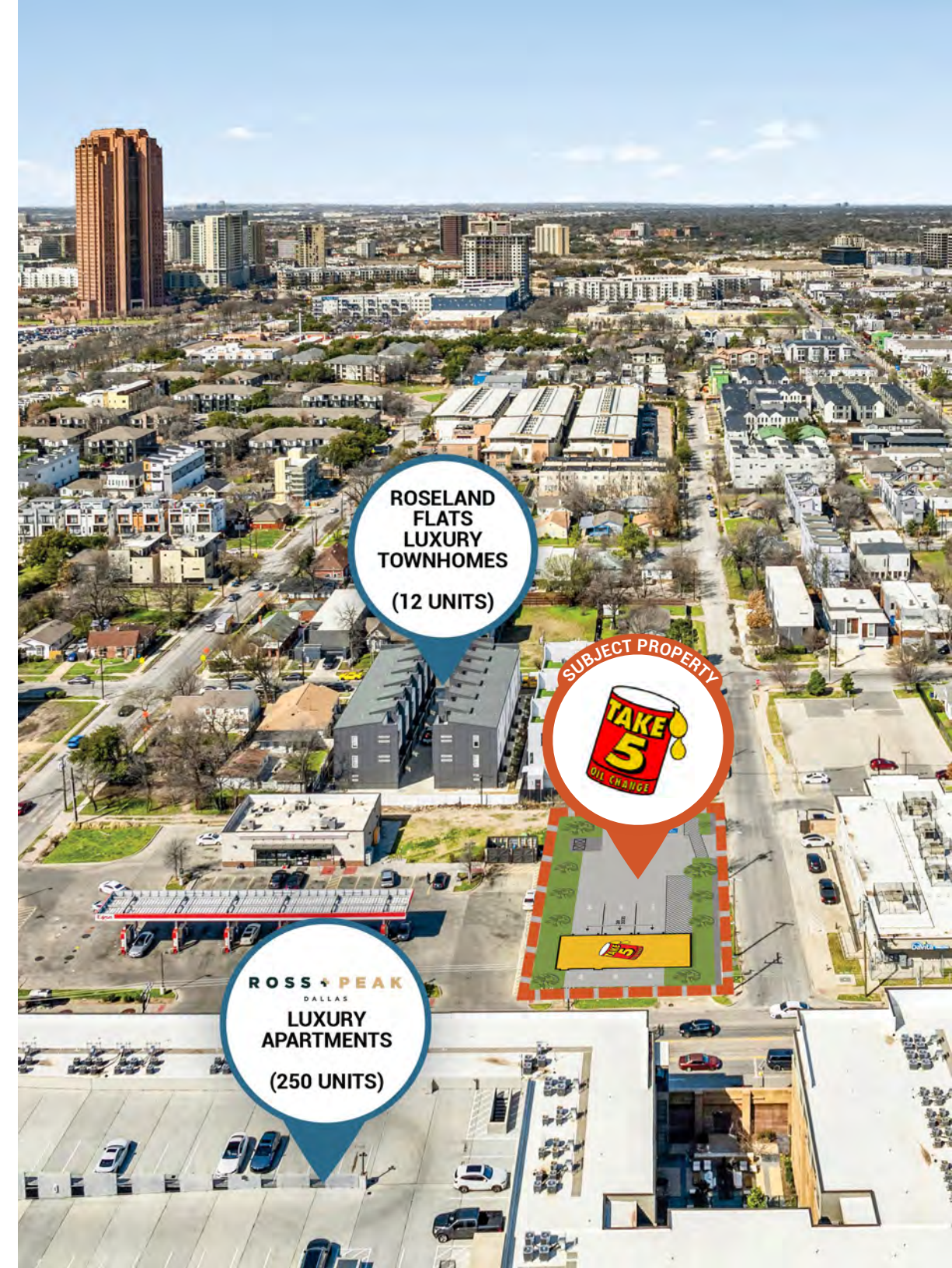
- 15-year absolute NNN corporate ground lease with 10% rental increases every 5 years
- Lease guaranteed by Driven Systems, LLC, a subsidiary of Driven Brands, Inc.
- Hard corner location just 0.5 miles from Downtown Dallas
- Zero maintenance or expense obligations for the landlord make this a truly “hands-off” investment

## Strength of the Guarantor

- \$6.3B system-wide revenues in 2023, up 12% from the previous year driven by a 7% increase in same-store sales growth
- Driven Brands added 183 new stores in 2023 and continue to expand their national footprint

## Ideally Located in the 4th Largest MSA in the U.S.

- Dallas-Fort Worth is home to the 4th largest concentration of Fortune 500 companies in the country
- Subject property benefits from the rapid growth of the trade area with young, affluent families flooding the surrounding neighborhoods
- Located directly across from Ross + Peak – a 250-unit luxury apartment complex
- Strategically located adjacent to 7-Eleven gas/c-store making the site a “one-stop shop” for auto servicing needs
- Excellent residential demographics – over 409,500 residents and average household incomes of \$131,872 within a 5-mile radius of the subject property





INCOME & EXPENSE		
Price		\$1,748,000
Capitalization Rate		5.15%
Lot Size (AC)		0.26
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$7.79	\$90,000
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$90,000</b>

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Take 5 Oil Change
Lease Signed By	Driven Systems, LLC
Lease Type	Ground
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	12/15/2024
Options	3, 5-Year
Year Built	2024
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility



Tenant Info		Lease Terms		Rent Summary		
TENANT NAME		TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Take 5	<i>Current</i>	<b>12/15/2024</b>	12/31/2029	<b>\$90,000</b>	<b>\$7,500</b>	<b>\$90,000</b>
	<i>10% Increase</i>	1/1/2030	12/31/2034		\$8,250	\$99,000
	<i>10% Increase</i>	1/1/2035	<b>12/31/2039</b>		\$9,075	\$108,900
	Option 1	1/1/2040	12/31/2044		\$9,983	\$119,790
	Option 2	1/1/2045	12/31/2049		\$10,981	\$131,769
	Option 3	1/1/2050	12/31/2054		\$12,079	\$144,946
<b>TOTALS:</b>				<b>\$90,000</b>	<b>\$7,500</b>	<b>\$90,000</b>



LEGEND

---  
Property  
Boundary

0.26  
Acres

3  
Bays

4  
Parking Spaces

  
Egress





# A Quick Service Auto Company



Representative Photo



**850+**

TAKE 5 LOCATIONS IN THE U.S.. & CANADA

**\$1.03M**

TAKE 5 AVERAGE ANNUAL SALES

**\$6.3B**

DRIVEN BRANDS SYSTEM-WIDE SALES (2023)

## About Take 5 Oil Change

- Established in 1984, Take 5 Oil Change® is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car
- The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges
- Take 5 has more than 850 company-owned and franchised service centers throughout the United States and Canada
- Take 5 was #152 on the *Franchise Times* Top 400 and #161 on *Entrepreneur Magazine's* 2022 Franchise 500

## Driven Brands

- In 2016, Driven Brands Holdings Inc. acquired Take 5 Oil Change, scaling the business from less than 50 locations to more than 800
- Headquartered in Charlotte, NC, Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America and the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Take 5 Car Wash®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®
- Driven Brands continued its strong growth trajectory in 2023 with \$6.3 billion in system-wide sales and \$2.3 billion in revenue

[Tenant Website](#)









Located minutes from downtown Dallas

252 SURROUNDING RESIDENTIAL UNITS

16,894 VEHICLES PER DAY ALONG ROSS AVE

0.5 miles TO DOWNTOWN DALLAS



Immediate Trade Area



177,378 VPD

107,789 VPD

16,712 VPD

6,121 VPD

219,050 VPD

72,297 VPD

BAYLOR UNIVERSITY MEDICAL CENTER

DOWNTOWN DALLAS (0.5 MILES)

ROSS AVENUE

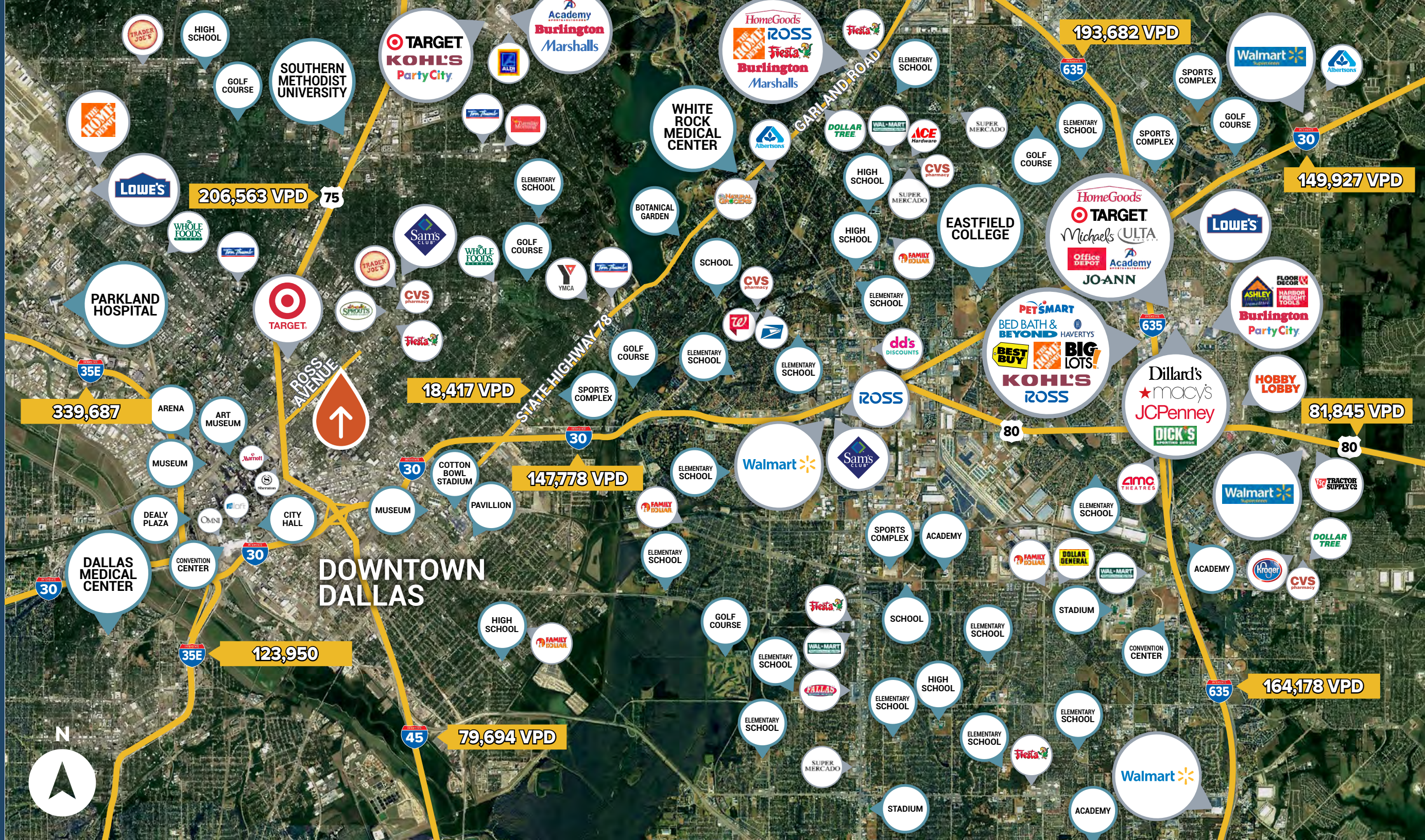
ROSS AVENUE

345

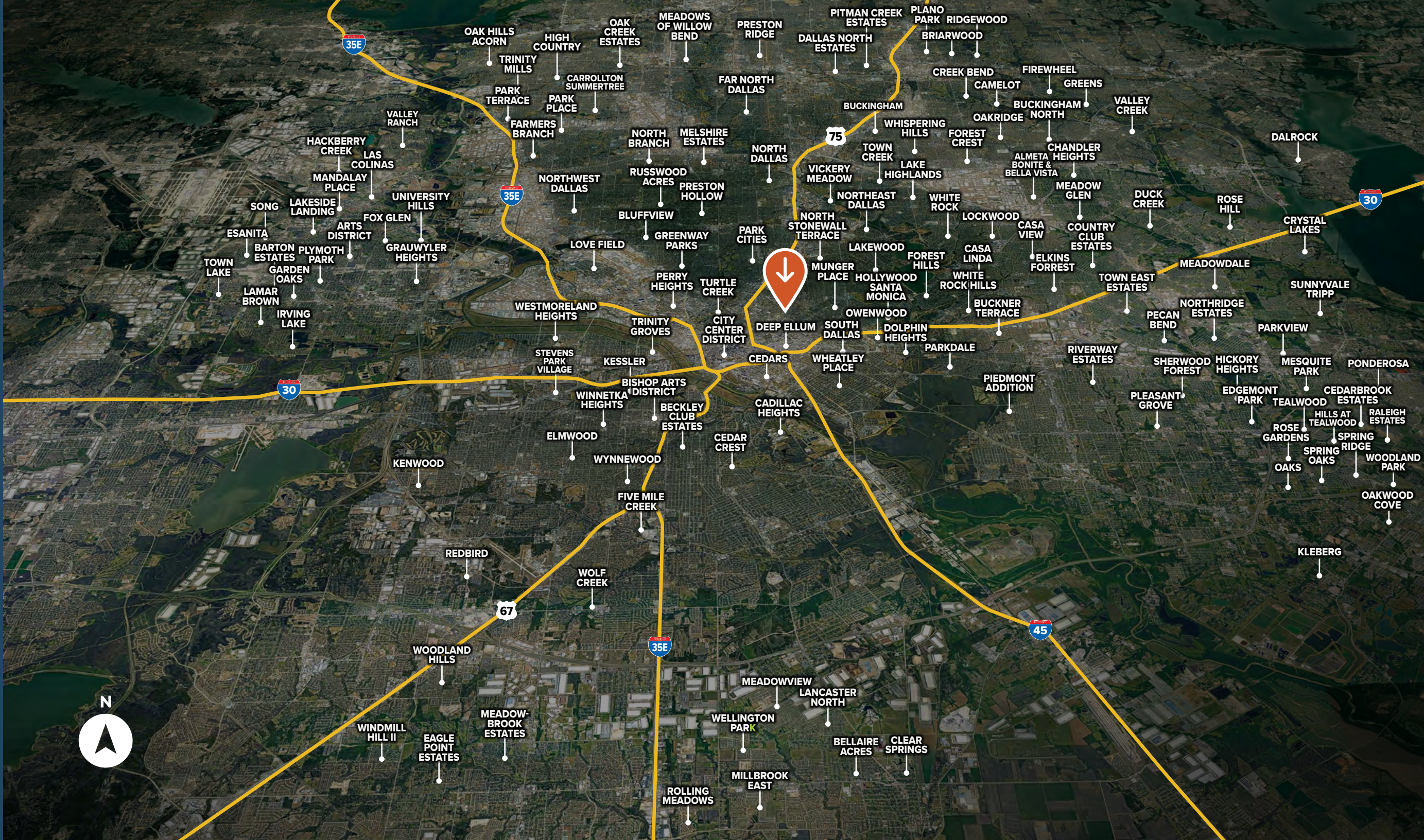
366

366











### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	44,906	215,066	409,500

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$118,146	\$136,704	\$131,872
Median	\$84,097	\$89,294	\$80,648

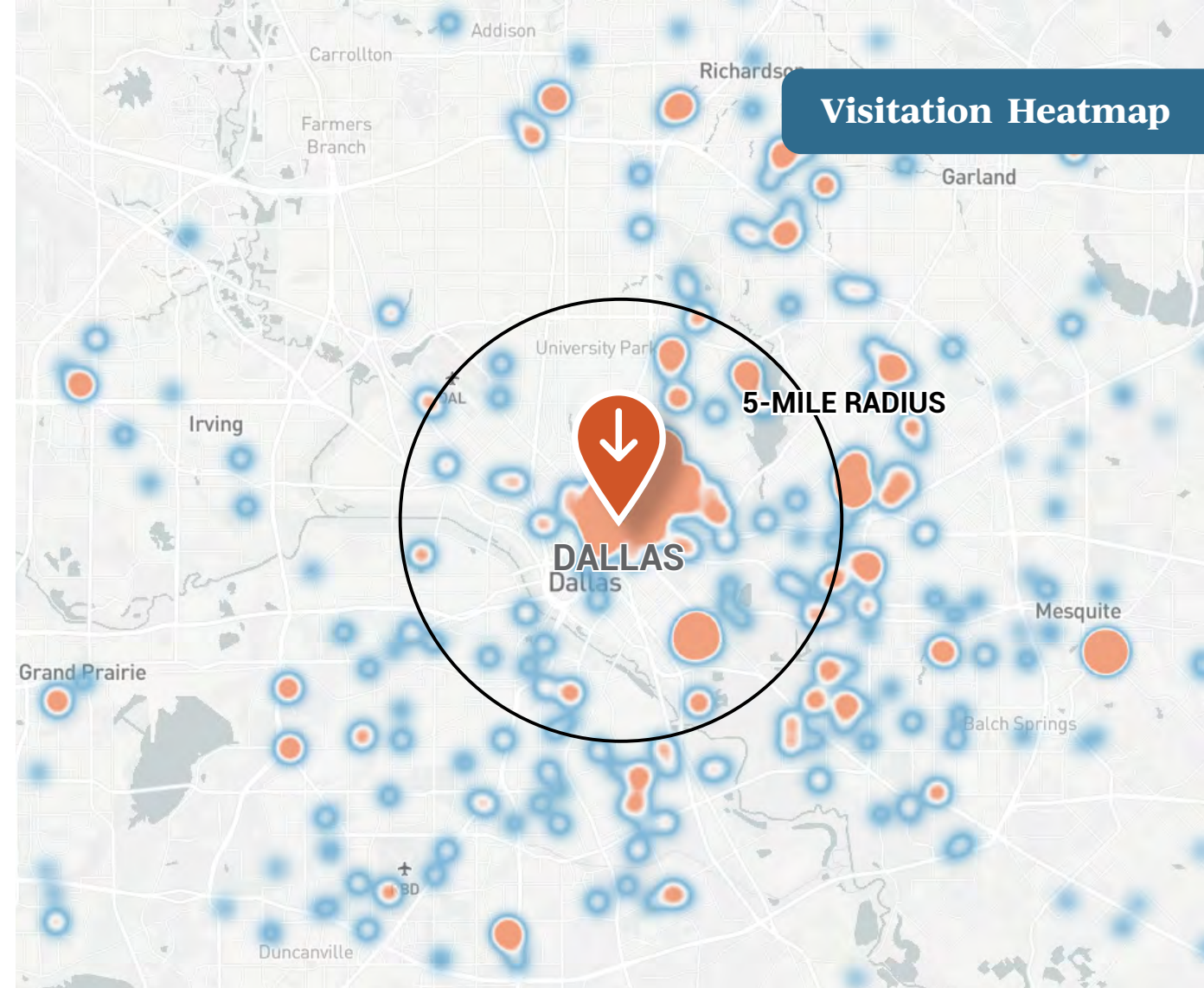
The **typical visitor** persona for individuals who visited the adjacent Exxon in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

**30.3K Visits**

OVER PAST 12 MONTHS AT THE ADJACENT EXXON

**31 Minutes**

AVERAGE DWELL TIME AT THE ADJACENT EXXON



**Visitation Heatmap**

The shading on the map above shows the **home location of people who visited the adjacent Exxon over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Dallas, Texas

A CULTURE, EDUCATION, AND ECONOMIC POWERHOUSE



## The Most Populous MSA in TX

- Dallas is a vibrant metropolitan city located along the Trinity River with an estimated population of 1.2 million people, making it the ninth-largest city in the U.S.
- The city hosts the highest concentration of schools in Texas, with renowned educational institutions including The University of Texas at Dallas, Southern Methodist University, and University of Dallas
- Home to numerous attractions such as the Cotton Bowl Stadium, famous sports teams, museums, restaurants, over 200,000 acres of park land, and historic sites

## A Major Transportation Hub

- Dallas boasts unparalleled connectivity with four major interstate highways converging within its borders, while a fifth interstate encircles the city
- The Dallas Fort Worth International Airport and Dallas Love Field Airport anchors the city's transportation network
- Additionally, the Dallas Fort Worth Airport is the second-busiest airport in the world and the U.S. with 79.7 million passengers in 2023

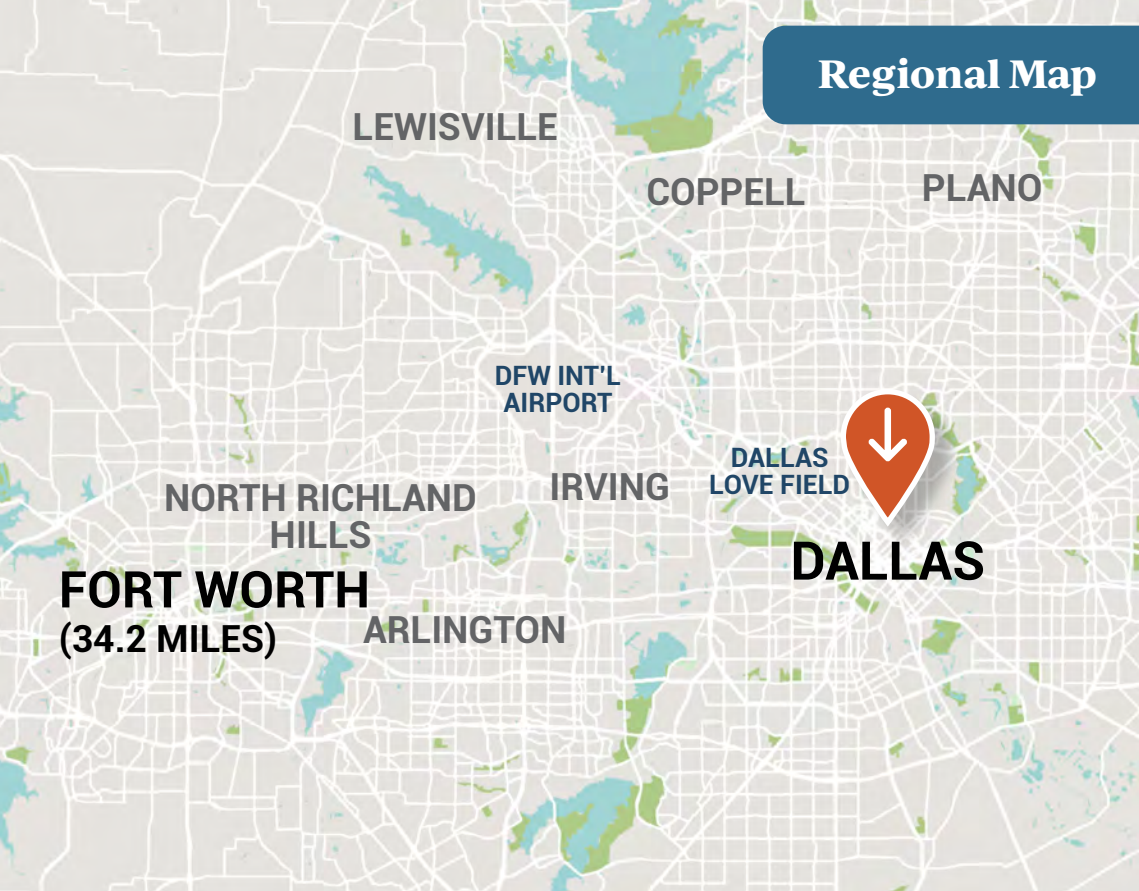
## The Dallas-Fort Worth Metroplex

- A dynamic 12-county region made up of Dallas, Fort Worth, and 150 additional municipalities
- It is the largest metropolitan area in Texas and the fourth-largest in the United States, spanning an area of 9,286 square miles with a population surpassing 8 million
- Known for entrepreneurship, innovation, and tech, DFW is ranked as the third-largest concentration of Fortune 500 companies in the U.S.

**8.1 Million**  
DALLAS MSA  
ESTIMATED POPULATION

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**\$688.9 B**  
DALLAS MSA GDP



Regional Map





**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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# 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.

11-2-2015



## 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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date