

# CLASSIC COLLISION

2888 MEMORIAL BLVD | KERRVILLE, TX 78028

OFFERING MEMORANDUM

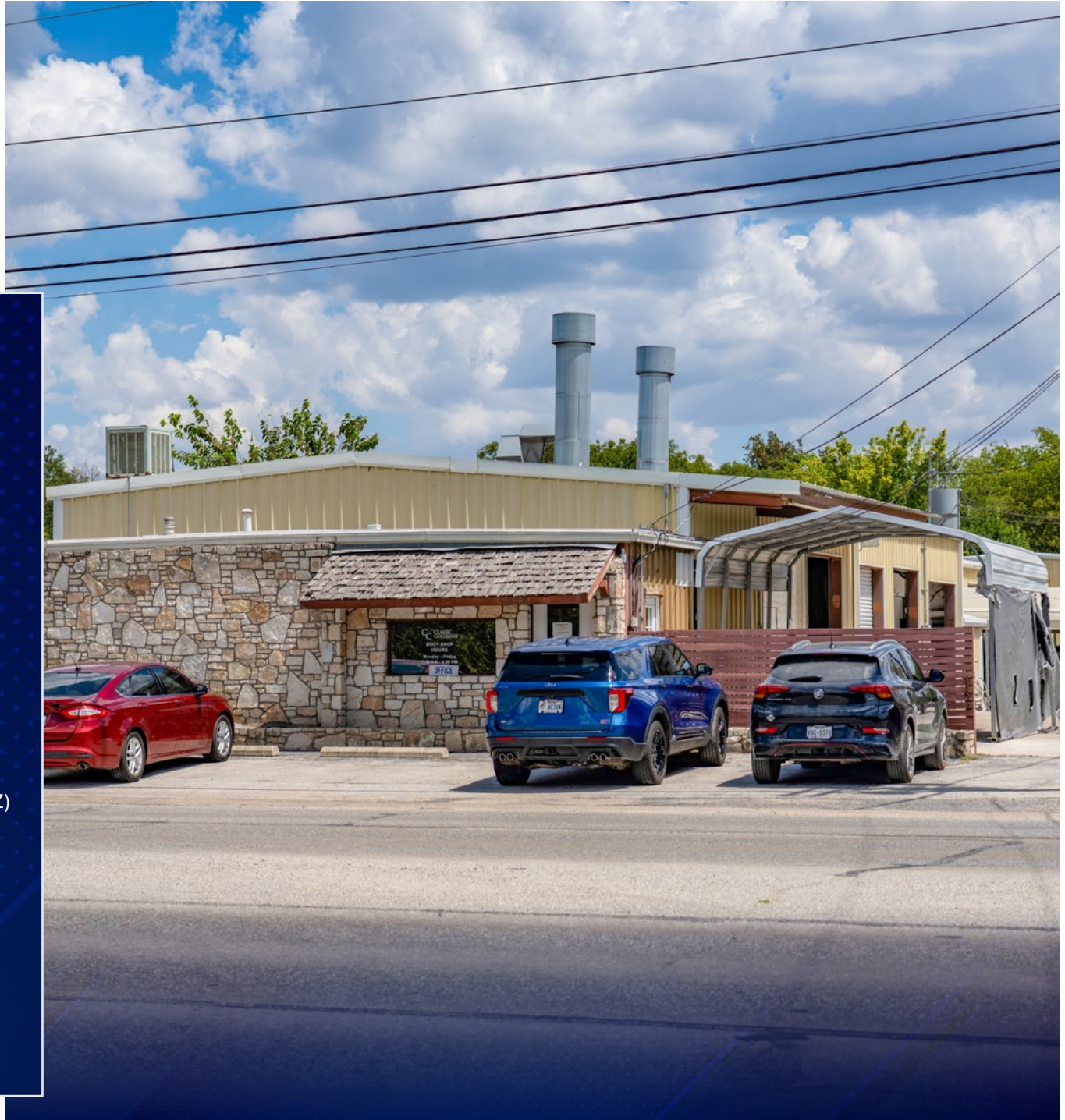


NOT INCLUDED



# CLASSIC COLLISION

2888 MEMORIAL BLVD  
KERRVILLE, TX 78028



## EXCLUSIVELY LISTED BY:



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*Broker of Record*

License No. 9005919 (TX)

Samuel Griffeth and Alex Desoto (In conjunction with Matthews Real Estate Investment Services™, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)





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**PROPERTY OVERVIEW**

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**FINANCIAL OVERVIEW**

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**TENANT OVERVIEW**

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**AREA OVERVIEW**





# PROPERTY OVERVIEW

CLASSIC COLLISION | KERRVILLE, TX

## EXECUTIVE OVERVIEW

Matthews Real Estate Investment Services is pleased to present the opportunity to acquire a premier Classic Collision investment property in Kerrville, Texas, strategically located just 65 miles from downtown San Antonio. This property, with a history of over 30 years as a hub for automotive repair, has recently secured a five-year lease extension by Classic Collision, underscoring the tenant's strong commitment to the location. As the only national auto repair brand in Kerrville, Classic Collision continues to thrive, making this an exceptional investment opportunity.

This offering includes the office space and the buildings with the auto repair bays, both of which are available for sale. However, please note that the parts storage building is not part of this sale, as it is under a separate lease agreement with Classic Collision and a different property owner. Fortunately, the key operational spaces essential for the business's daily functions are being offered for sale.

## INVESTMENT HIGHLIGHTS

- **Proven Operating History** - This site has been the home to auto repair tenants for 30+ years
- **Corporate Lease** - Classic Collision currently operates over 278 locations throughout the country and is rapidly expanding
- **High Visibility** - Property sits along Memorial Blvd which sees ±13,136 Vehicles per day
- **Tenant Commitment** - Classic Collision extended their lease early reflecting their strong commitment to this location
- **Growing Market** - Kerrville, TX is expected to Triple in Size by 2050
- **Strategic Location** - Located just 0.8 miles from Schreiner University which has a student population of 1,230
- **Private Equity Backed Tenant** - Classic Collision was recently acquired by TPG, one of the largest asset management firms in the world
- **Minimal Competition** - This location faces minimal competition from major counterparts such as Crash Champions, Gerber Collision, and Caliber Collision.





# FINANCIAL OVERVIEW

CLASSIC COLLISION | KERRVILLE, TX

## FINANCIAL OVERVIEW

  
**\$2,362,500**  
 List Price

  
**8.00%**  
 Cap Rate

  
**±15,107 SF**  
 GLA

## INVESTMENT SUMMARY

**2888 MEMORIAL BLVD  
 KERRVILLE, TX 78238**

Address	2888 Memorial Blvd, Kerrville, TX 78028
Gross Leasable Area	±15,107 SF
Lot Size	±1.58 AC
Year Built	1977

### FINANCING INQUIRIES

For financing options reach out to:

**JACKSON DAILY**  
 +1 (949) 617-0274  
[jackson.daily@matthews.com](mailto:jackson.daily@matthews.com)

## ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	\$ PER SF
Current - 12/13/2024	\$15,000.00	\$180,000.00	-	\$11.92
12/14/2024 - 12/13/2029	\$15,750.00	\$189,000.00	5.00%	\$12.51
Option 1	\$16,537.50	\$198,450.00	5.00%	\$13.14



# LEASE ABSTRACT

<b>Tenant</b>	Classic Collision
<b>Lease Guarantor</b>	Corporate
<b>Lease Expiration Date</b>	12/13/2029
<b>Lease Term Remaining</b>	±5.25 Years
<b>Annual Rent</b>	\$189,000
<b>Rent Increases</b>	5% Every 5 Years
<b>Option Periods</b>	One, 5 Year Option
<b>Lease Type</b>	NN+
<b>Landlord Responsibilities</b>	The Landlord shall, at its sole expense without reimbursement, maintain, repair, and replace as needed, the roof and structure







# TENANT OVERVIEW

CLASSIC COLLISION | KERRVILLE, TX





# CC CLASSIC COLLISION

For over 30 years, Classic Collision has put customer satisfaction first in all they do! Classic Collision is proud to provide high-quality auto body repairs with properly trained technicians and the appropriate equipment. They hold several manufacturer certifications and factory-direct training which makes them a leader in comprehensive collision repair.

In addition to their technical skill, their founder had one goal when starting Classic Collision. He wanted to serve his customers with honesty and integrity, while using the best talent and highest quality materials. Classic Collision is happy to be serving our customers with the same goal over 30 years later and hope to be serving their clients for many more years!





**DOLLAR GENERAL**

 **HUNTER'S RIDGE APARTMENTS**

 **KERRVILLE VA MEDICAL CENTER**

 **KERRVILLE VETERANS HOSPITAL**

**KERR COUNTY HILL COUNTRY YOUTH EVENT CENTER**

 **HUNT STREET HOMES**

**LOOP 534 ± 8,000 VPD**

 **ANTLER CAR WASH**

**SUBJECT PROPERTY**



**DOUBLE L RANCH & WILDLIFE FEED STORE**  
KERRVILLE L INGRAM

***Fat Boy***  
Towing Inc.

**MEMORIAL BLVD ± 13,136 VPD**







FIRST AMERICAN STORAGE

MG BUILDING MATERIALS



PASEO DE PAZ APARTMENTS

GARDENS AT CLEARWATER



TEXAS TRUCKS

Schreiner University  
±1,230 STUDENTS

Fat Boy Towing Inc.

MEMORIAL BLVD ± 13,136 VPD

SUBJECT PROPERTY







# AREA OVERVIEW

CLASSIC COLLISION | KERRVILLE, TX





POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	6,004	21,683	33,968
2024 Population	6,521	23,704	37,074
2029 Population Projection	6,949	25,286	39,537
Annual Growth 2020-2024	2.2%	2.3%	2.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,331	8,979	14,256
2024 Households	2,555	9,853	15,616
2029 Household Projection	2,730	10,530	16,682
Annual Growth 2020-2024	2.7%	2.3%	2.2%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$75,281	\$72,462	\$78,595

## KERRVILLE, TX

Kerrville, Texas, is situated in the heart of the Texas Hill Country, known for its scenic landscapes and dynamic community. With a population of around 24,000, Kerrville is a hub for outdoor enthusiasts, offering numerous parks, trails, and the picturesque Guadalupe River. The city hosts the annual Kerrville Folk Festival, attracting visitors from across the country. Kerrville's economy is bolstered by healthcare, education, and tourism, making it a stable environment for businesses. Its small-town charm combined with steady growth makes Kerrville an attractive location for investment.

## LOCAL ECONOMY

Kerrville's local economy is diverse, driven by healthcare, education, and tourism. The city is home to the Peterson Regional Medical Center, one of the largest employers in the area, providing a strong foundation for the healthcare sector. Education also plays a vital role, with Schreiner University contributing to both the local economy and community vibrancy. Tourism is a significant economic driver, with attractions like the Guadalupe River, local festivals, and nearby wineries drawing visitors year-round. This balanced economic base supports Kerrville's stability and growth, making it a reliable location for business and investment.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Classic Collision** located in **2888 Memorial Blvd, Kerrville, TX, 78028** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





## 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:
  - 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 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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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date