

# AUTOSAVVY - 20+ UNIT OPERATOR NATION'S LARGEST BRANDED TITLE VEHICLE RETAILER

**LARGE 6-ACRE SITE IN INFILL DALLAS TX**

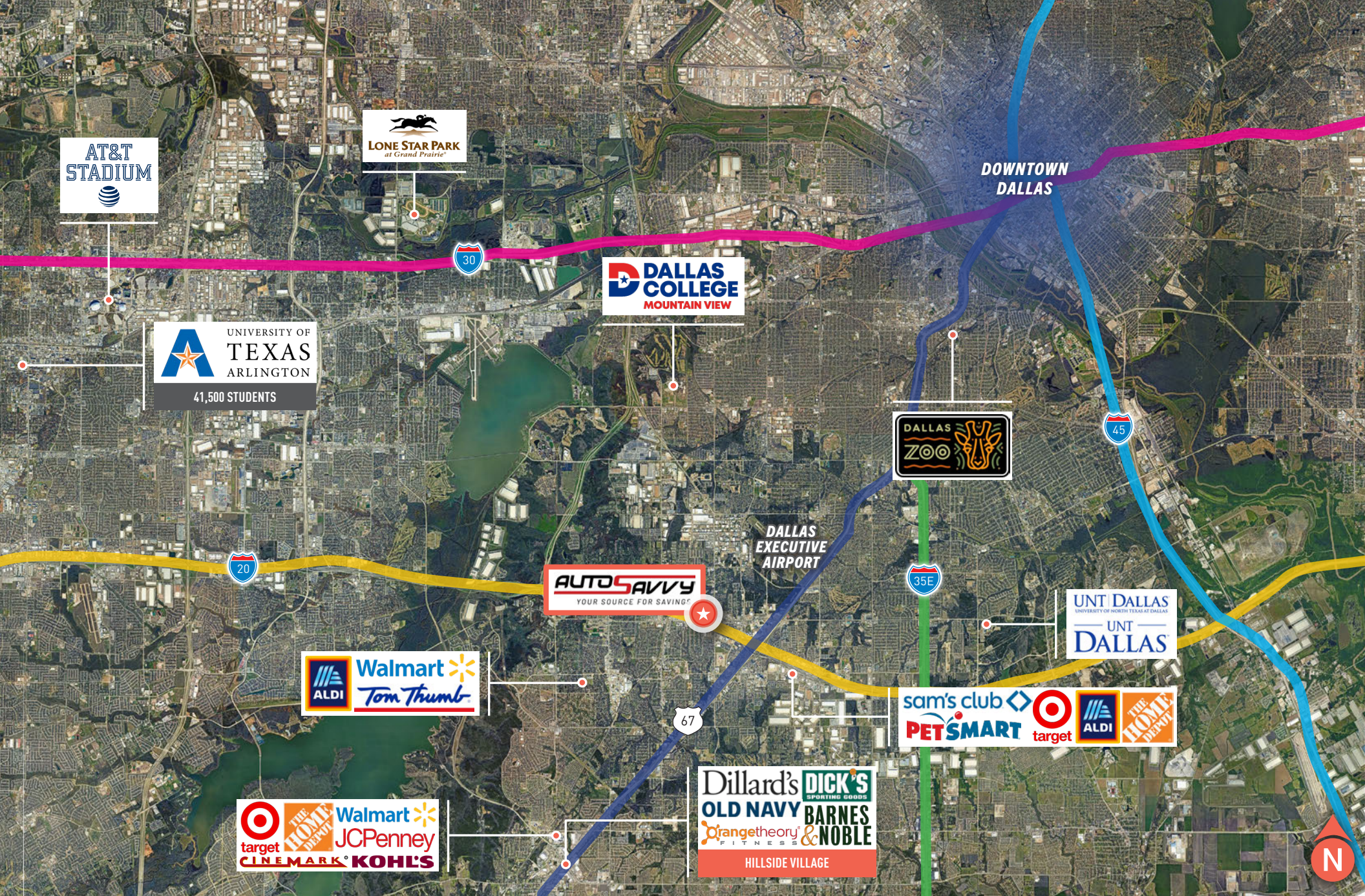
611 I-20, DUNCANVILLE, TX 75116 (DALLAS MSA)



OFFERING MEMORANDUM

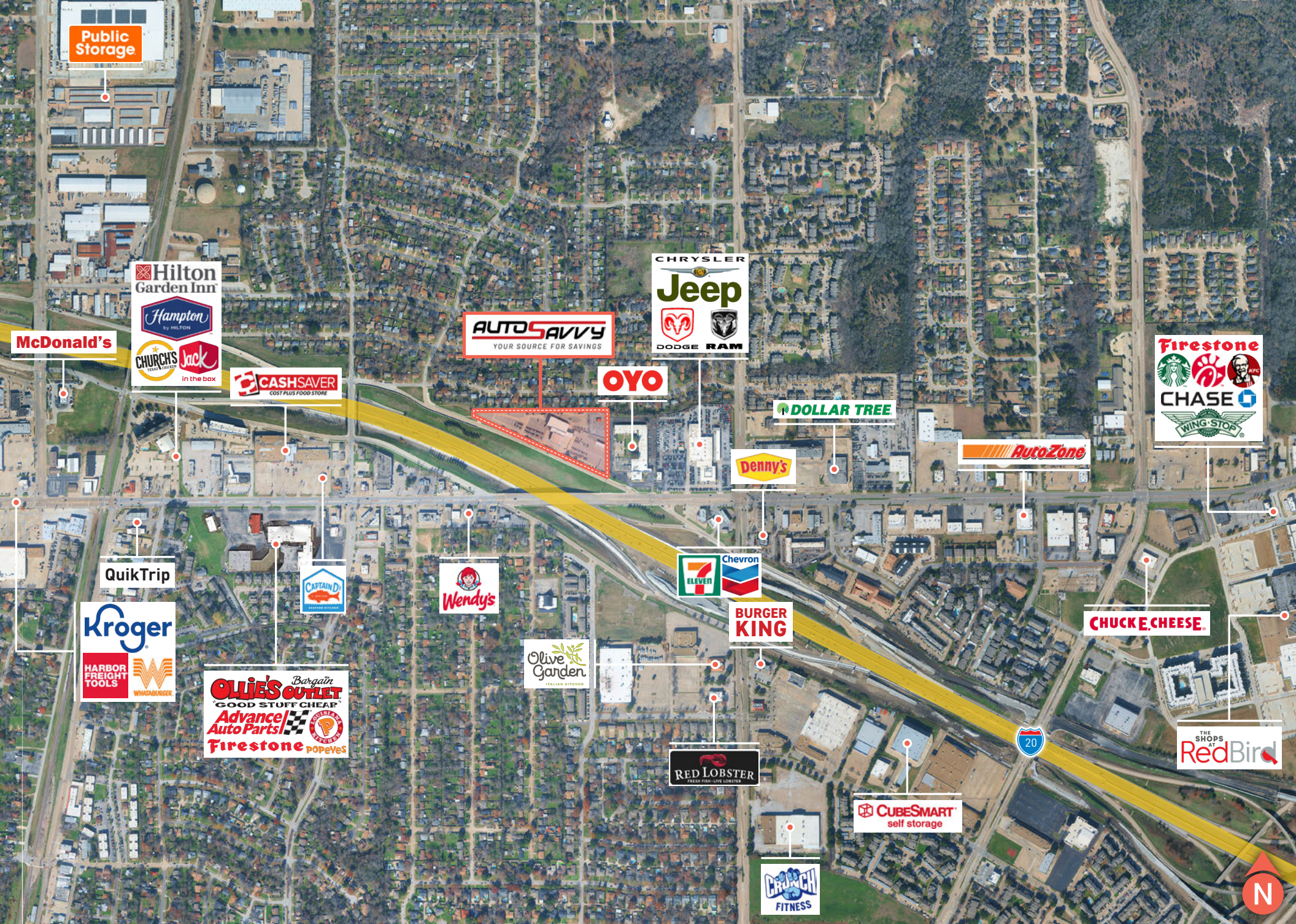
Marcus & Millichap





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# Executive Summary

611 I-20, Duncanville, TX 75116

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$5,875,000</b>
Cap Rate	6.0%
Building Size	23,375 SF
Net Cash Flow	6.0% \$352,528
Year Built / Remodeled	1980 / 2022
Lot Size	5.994 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof and Structure	Landlord Responsible
Tenant	AutoSavvy
Guarantor	Auto Source Holdings, Inc
Lease Commencement Date	April 6, 2022
Lease Expiration Date	April 30, 2032
Lease Term Remaining	6+ Years
Rental Increases	2% Annually
Renewal Options	4, 5 Year Options
Right of First Refusal	15 Days

## ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 4/30/2026	\$352,528	6.00%
5/1/2026 – 4/30/2027	\$359,579	6.12%
5/1/2027 – 4/30/2028	\$366,770	6.24%
5/1/2028 – 4/30/2029	\$374,106	6.37%
5/1/2029 – 4/30/2030	\$381,588	6.50%
5/1/2030 – 4/30/2031	\$389,219	6.63%
5/1/2031 – 4/30/2032	\$397,004	6.76%

<b>Base Rent</b>	<b>\$352,528</b>
<b>Net Operating Income</b>	<b>\$352,528</b>
<b>Total Return</b>	<b>6.0% \$352,528</b>







198,500 CPD  
INTERSTATE 20





# Property Description



## INVESTMENT HIGHLIGHTS

- » **6+ Years Remaining on Lease Term with AutoSavvy, the Nation's Largest Automotive Retailer Specializing in Branded Title Vehicles**
- » 2% Annual Rental Increases with Multiple Renewal Options
- » **AutoSavvy Operates 21+ Locations Across 9 States**
- » Large 5.994-Acre Lot - The Property Includes  $\pm 2,832$  SF of Office Space and  $\pm 20,543$  SF of Automotive/Industrial Workspace with One Drive-Thru Bay
- » **Dense Trade Area in the Dallas MSA - 232,872 Residents within a 5-Mile Radius**
- » Excellent Frontage Along Interstate 20, a Major Connector for the Dallas Area ( $\pm 198,500$  Cars per Day)
- » **Surrounded by National Retailers: Kroger, McDonald's, AutoZone, Burger King, etc.**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2029 Projection	16,029	84,870	237,453
2024 Estimate	15,885	83,032	232,872
Growth 2024 - 2029	0.91%	2.21%	1.97%

### Households

2029 Projections	6,175	32,909	84,306
2024 Estimate	6,065	32,100	82,389
Growth 2024 - 2029	1.82%	2.52%	2.33%

### Income

2024 Est. Average Household Income	\$60,075	\$75,384	\$79,847
2024 Est. Median Household Income	\$47,987	\$60,319	\$65,378



# Tenant Overview



**AUTO SAVVY**  
YOUR SOURCE FOR SAVINGS



**WOODS CROSS, UTAH**  
Headquarters



**±21**  
Locations



**2005**  
Founded



**WWW.AUTOSAVVY.COM**  
Website

Since 2005, AutoSavvy has been dedicated to offering exceptional value to car buyers by specializing in branded title vehicles, commonly known as salvaged or rebuilt titles. By meticulously sourcing top-quality inventory nationwide and reconditioning each vehicle through a rigorous 151-point inspection, AutoSavvy ensures remarkable savings for their customers. From a single dealership in Woods Cross, UT, AutoSavvy has expanded to 21 locations across 9 states (AZ, CO, FL, ID, IN, NM, NV, TX, & UT), becoming the nation's largest seller of branded title vehicles with over 100,000 sales to date.

AutoSavvy's commitment to excellence has earned the company numerous accolades, including the 2022 Independent Dealer of the Year by the Used Car Awards and a Green Business Award from Utah Business Magazine. AutoSavvy has also been recognized on the Inc. 5000, the Utah Business Fast 50, and the Mountain West Capital Network Utah 100 lists five times.



# Property Photos





# Location Overview



Duncanville is a city in southwestern Dallas County, Texas, United States. Duncanville's population was 40,706 at the 2020 census. Duncanville schools outperform many of the school districts throughout the Dallas–Fort Worth area.

## DALLAS-FORT WORTH METROPOLITAN AREA

Fort Worth is expected to record population gains over the next five years that notably exceed the national rate, driving demand for housing. The Greater Fort Worth Area is home to several higher education institutions, including the University of Texas at Arlington and Texas Christian University, which supply an educated labor force. The Fort Worth metro is also home to two Fortune 500 companies: D.R. Horton and American Airlines Group. Composed of 13

counties and spanning 10,000 square miles, the Dallas/Fort Worth Metroplex is home to nearly 7.8 million residents. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 625,000 new residents over the past five years. Roughly 585,000 new residents are expected through 2028; during the same period, the Metroplex is projected to add 225,000 new households.

To accommodate the growth, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail, and industrial. Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs. The local labor force has doubled since 1993.





## Information About Brokerage Services

11-2-2015

*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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



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## NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

## CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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