

# JIFFY LUBE PORTFOLIO

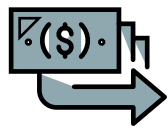


**CBRE**

TARRANT COUNTY TX

# PORTFOLIO SUMMARY

PORTFOLIO SUMMARY



**\$5,000,000**

LIST PRICE



**5.85%**

CAP RATE



**\$293,259**

NET OPERATING  
INCOME



**8,984 SF**

GROSS  
LEASABLE AREA



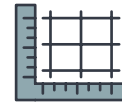
**\$73,315**

AVERAGE  
RENT/YEAR



**4**

# OF LOCATIONS



**1.63 Acres**

LOT SIZE



**Single**

TENANCY



# PORTFOLIO HIGHLIGHTS

- » **Four-Property Jiffy Lube Portfolio in DFW**
- » **Fully Leased with Long-Term Stability**
- » **Strategically Positioned Across the DFW Metroplex**
- » **Necessity-Based, E-Commerce Proof Service Use**

**Four-Property Jiffy Lube Portfolio in DFW** – Operating Jiffy Lube quick lube portfolio spanning four high-traffic locations across Arlington, Hurst, and Azle, offered exclusively as a package at \$5,000,000 (\$556/SF). Jiffy Lube is one of the most recognized and longest-operating quick lube brands in North America, with a national footprint of service centers and decades of brand history in the preventive automotive maintenance category.

**Fully Leased with Long-Term Stability** – All four properties are 100% leased, with the tenant having exercised their first 5-year renewal option in February 2026, demonstrating commitment to each location. One additional 5-year option remains after the current term. The portfolio carries a mix of at-market and below-market rents, providing buyers with day-one cash flow, a clean rent roll, built-in upside at renewal, and a long runway of predictable income across the entire portfolio.

**Strategically Positioned Across the DFW Metroplex** – Each property captures a distinct trade area within North Texas, from the dense retail corridors of South Arlington and the affluent Mid-Cities to the high-growth northwest Fort Worth submarket. All four sites benefit from direct exposure to major thoroughfares and dense surrounding rooftops, providing built-in customer flow and long-term demand drivers.

**Necessity-Based, E-Commerce Proof Service Use** – Quick lube and auto service are recession-resilient and tied directly to vehicle miles traveled, which has steadily climbed alongside DFW's population growth. Jiffy Lube's brand recognition and standardized service model produce consistent demand regardless of broader economic cycles, making this an attractive defensive asset class.



# LOCATION OVERVIEW

## Dallas Fort Worth

The Dallas-Fort Worth Metroplex sits at the heart of North Texas and includes a mix of dense urban cores, sprawling suburbs, and unincorporated land. The DFW metropolitan statistical area covers roughly 9,286 square miles across 11 counties, with the cities of Dallas (Dallas County) and Fort Worth (Tarrant County) serving as its twin economic anchors. Together, these urban centers and their surrounding suburbs make up the bulk of the region's population and commerce.

**Main Industries:** As the fourth-largest metropolitan area in the U.S. with over 8.3 million residents, Dallas-Fort Worth is a major economic engine for the South and the broader country. The Metroplex is home to 23 Fortune 500 company headquarters, the third-largest concentration in the U.S., and supports a diverse mix of industries including financial services, telecommunications, technology, healthcare, defense, transportation, manufacturing, and logistics. Dallas and its northern suburbs lead in banking, technology, and corporate operations, while Fort Worth carries a stronger concentration in aviation, defense, energy, and logistics, anchored by DFW International Airport, Alliance Airport, and a major BNSF rail presence.

**Government & Services:** Dallas operates under a council-manager form of government with 14 single-member districts and a mayor elected at-large, while Fort Worth follows a similar council-manager structure with its own mayor and council. Both cities are responsible for public health, safety, infrastructure, and the delivery of essential services across the Metroplex, which continues to draw corporate relocations from across the country, particularly from the Northeast and West Coast.





### **Category Leader Since 1979**

Jiffy Lube established the first drive-through service bay in 1979 and is widely credited with creating the modern fast lube industry. The brand has consistently ranked first in National Oil and Lube News' Tops in the Fast Lubes Industry rankings and remains the most recognized quick lube name in North America.



### **National Footprint of 2,000+ Locations**

– Jiffy Lube's network spans more than 2,000 service centers across the U.S. and Canada, with locations in virtually every major metropolitan area. The scale of the system supports national advertising, fleet account programs, and a centralized service-record database that builds customer retention across all locations.



### **Standardized Service Model**

– Every Jiffy Lube delivers the same Signature Service Oil Change protocol, with technicians trained through Jiffy Lube University, an Automotive Service Excellence (ASE) accredited training provider. The brand has expanded into a Multicare service model that adds brakes, batteries, tires, and alignments alongside the core oil change offering.



### **Recession-Resilient, E-Commerce Proof Service Category**

– Quick lube is a necessity-based service tied directly to vehicle miles traveled, not discretionary consumer spending. Oil changes cannot be deferred indefinitely, cannot be ordered online, and cannot be performed at home by the majority of vehicle owners. The category has historically held up through economic downturns and is structurally insulated from e-commerce disruption.

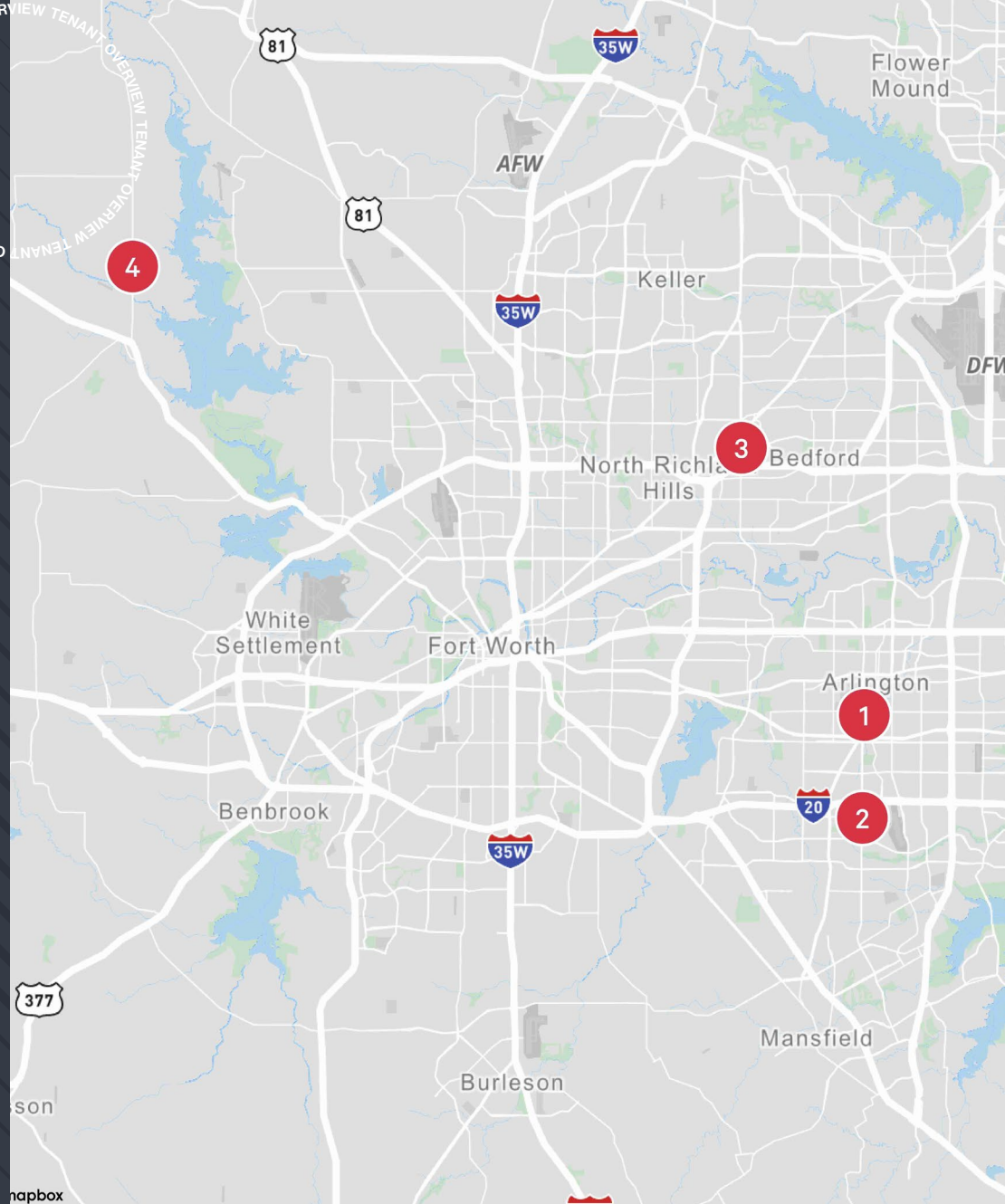
# BRAND STRENGTH & MARKET POSITION

PORTFOLIO HIGHLIGHTS

# TENANT OVERVIEW

Jiffy Lube is the most recognized quick lube brand in North America and the original pioneer of the fast oil change category. Founded in 1979 and headquartered in Houston, Texas, Jiffy Lube operates a network of more than 2,000 service centers across the United States and Canada, serving approximately 24 million customers annually. The brand has built more than four decades of consumer recognition through its standardized service model, drive-through service bay format, and consistent national presence in the preventive automotive maintenance category.

Brand	Jiffy Lube International, Inc.
Founded	1979 (drive-through service bay pioneered)
Headquarters	Houston, Texas
Service Centers	2,000+ across the U.S. and Canada
Annual Customers	~24 million
Industry	Preventive Automotive Maintenance / Quick Lube
Parent Company	Shell plc (pending sale to Monomoy Capital Partners – announced March 2026, \$1.3 billion)
Largest Franchisee	Team Car Care (formerly Heartland Automotive Services), Irving, TX



- 1 1531 S Cooper St  
Arlington, TX
- 2 4810 Matlock Rd  
Arlington, TX
- 3 1841 Precinct Line Rd  
Hurst, TX
- 4 11415 FM 730 N  
Azle, TX

# TENANT OVERVIEW

## Ownership & Capital Structure

**Jiffy Lube has been an indirect, wholly-owned subsidiary of Shell Oil Company since 2002, when Shell acquired Pennzoil-Quaker State. In March 2026, Shell announced an agreement to sell Jiffy Lube International and its company-operated subsidiary Premium Velocity Auto to an affiliate of Monomoy Capital Partners for \$1.3 billion. As part of the transaction, Pennzoil Quaker State entered into a long-term lubricants supply agreement with Monomoy, ensuring the Jiffy Lube system continues to use Shell-branded lubricants post-closing. The sale is expected to close in the second half of 2026, subject to regulatory approval.**

The transition from Shell to Monomoy is a meaningful credit-positive development for the Jiffy Lube system. Monomoy Capital Partners is a private equity firm with a track record of investing in branded retail and automotive aftermarket businesses, and the firm has indicated its intent to provide focused operational support to franchisees and accelerate growth across the network. The new ownership structure positions Jiffy Lube for renewed investment, system-wide reinvestment in store remodels, and continued expansion of the Multicare service model.

## Operating Franchisee – Team Car Care

The DFW Jiffy Lube system, including the four locations in this portfolio, is operated by Team Car Care, dba Jiffy Lube. Team Car Care is the largest franchisee of Jiffy Lube service centers in North America and is headquartered in Irving, Texas, providing local DFW corporate oversight.

**Largest Jiffy Lube Franchisee in North America** – Team Car Care operates more than 550 Jiffy Lube locations across the U.S., serving approximately 5 million guests annually with more than 5,000 employees. Through its East and West regional divisions, Team Car Care represents the single largest concentration of Jiffy Lube stores under one operating platform.

**Headquartered in DFW** – Team Car Care is headquartered in Irving, Texas, placing the operator's corporate support, training, and field oversight functions directly within the same metropolitan area as the subject portfolio. Local corporate presence translates into faster operational response, deeper familiarity with the trade areas, and a long operating history at each of the four sites.

**Institutional Sponsorship** – Team Car Care is owned by Wynnchurch Capital, a middle-market private equity firm that acquired the platform in 2018. Institutional ownership provides Team Car Care with the capital base, governance structure, and growth orientation typical of a credit-quality operator, supporting ongoing investment in the store network and the underlying real estate.

**Continuity from the Original Lessee** – Team Car Care is the successor to Heartland Automotive Services, the named lessee on the original lease documents for each of the four properties. The operator has held continuous tenancy at each site since the original lease executions in 2011, providing a multi-year track record of on-site performance and rent payment history.



# TENANT OVERVIEW

## *Why Jiffy Lube as a Tenant?*

**Brand Recognition Drives Repeat Customer Flow** – Forty-plus years of national brand investment generates immediate consumer recognition at every Jiffy Lube location, reducing the marketing burden on individual sites and supporting strong, predictable customer flow even at locations facing local competitive pressure.

**Necessity Service with Steady Demand** – Vehicle miles traveled in the United States have continued climbing alongside population growth, and DFW in particular has experienced sustained in-migration that adds vehicles to the local trade area each year. Oil change demand tracks directly with the size of the registered vehicle base.

**Scale-Backed Operator with Local Headquarters** – Team Car Care's 550-store national platform combined with its Irving, TX corporate base means the four DFW sites are operated by a financially substantial, locally-headquartered franchisee with the resources to support long-term occupancy and reinvestment.

**Forward Tailwinds from Pending Ownership Transition** – The pending sale of Jiffy Lube to Monomoy Capital Partners, expected to close in the second half of 2026, is anticipated to bring renewed operational focus and capital investment to the franchise system. For real estate owners, this transition is a credit-positive backdrop coinciding with the early years of the new lease term.





# 1531 S COOPER ST ARLINGTON, TX



# PROPERTY SUMMARY



1531 S COOPER ST ARLINGTON, TX



**2,176**  
Square Feet



**0.33**  
Acres



**1975**  
Year Built



**\$5,160**  
Monthly Rent



**\$61,923**  
Yearly Rent



**\$28.46**  
Rent Per SF



**February 2031**  
Lease Expiration



**One – 5 Year**  
Option

# PROPERTY HIGHLIGHTS

1531 S COOPER ST ARLINGTON, TX

**Prime Retail Corridor with I-20 Access** – Cooper Street is one of Arlington's primary north-south arteries, with the Jiffy Lube positioned in the heart of South Arlington's retail core alongside Walmart, The Parks Mall at Arlington, Home Depot, and Target. Located less than 1 mile from Interstate 20, the site captures both local Arlington traffic and regional flow between Dallas and Fort Worth.

**Strong Real Estate Fundamentals at Below-Market Rent** – At \$28.46 per square foot, the Cooper Street rent sits comfortably below current South Arlington retail market rates, providing meaningful rent support and downside protection. The property is fully entitled and operating on a 0.33-acre infill parcel where comparable replacement land is increasingly scarce, reinforcing long-term real estate value beyond the current lease term.

**Dense Population Base** – Arlington is the seventh-largest city in Texas with over 395,000 residents, and South Arlington's mix of established neighborhoods and retail produces consistent daily traffic supporting recurring quick lube demand. Dense Population Base – Arlington is the seventh-largest city in Texas with over 395,000 residents, and South Arlington's mix of established neighborhoods and retail produces consistent daily traffic supporting recurring quick lube demand.



# AREA DEMOGRAPHICS

AREA DEMOGRAPHICS

5 MILES	
<b>POPULATION</b>	
2025 Population	269,595
2030 Population - Projection	270,661
2025-2030 Population - Projection	0.08%
<b>GENERATIONS</b>	
Generation Alpha	10.3%
Generation Z	22.3%
Millennials	24.2%
Generation X	19.7%
Baby Boomers	19.4%
Geatest Generation	4.1%
<b>HOUSEHOLD INCOME</b>	
Average Household Income	\$127,533
Median Household Income	\$91,289
<b>HOUSING VALUE</b>	
Median Home Price	\$377,362
Average Home Price	\$448,466
<b>HOUSING UNITS</b>	
Owner-Occupied Housing	61.6%
Renter-Occupied Housing	34.5%



# 5 MILE AERIAL

1531 S COOPER ST ARLINGTON, TX

# 4810 MATLOCK RD

## ARLINGTON, TX



# PROPERTY SUMMARY



4810 MATLOCK RD ARLINGTON, TX



**1,920**  
Square Feet



**0.57**  
Acres



**1996**  
Year Built



**\$8,297**  
Monthly Rent



**\$99,567**  
Yearly Rent



**\$51.86**  
Rent Per SF



**February 2031**  
Lease Expiration



**One – 5 Year**  
Option

LOCATION SUMMARY

# PROPERTY HIGHLIGHTS

4810 MATLOCK RD ARLINGTON, TX

**High-Visibility South Arlington Site with I-20 Access** – Matlock Road runs parallel to Cooper Street and carries steady commuter traffic between South Arlington’s residential neighborhoods and the I-20 employment corridor, giving the site strong drive-by exposure. Located roughly 1 mile from Interstate 20, the property also captures regional pass-through demand across the Mid-Cities.

**Largest Lot in the Portfolio at a Premium Rent** – At 0.57 acres, the Matlock site offers the largest land footprint in the portfolio, providing flexibility for future site enhancements, signage upgrades, or alternative-use repositioning at lease expiration. The site also commands the portfolio’s strongest rent at \$51.86 per square foot, reflecting the strength of the South Arlington corridor and the tenant’s commitment to the location.

**Growing Residential Submarket** – Continued rooftop growth along Matlock Road expands the local customer base, with surrounding national retailers, grocery anchors, and QSR tenants reinforcing daily traffic.



# AREA DEMOGRAPHICS

AREA DEMOGRAPHICS

10 MILES	
<b>POPULATION</b>	
2025 Population	877,225
2030 Population - Projection	902,896
2025-2030 Population - Projection	0.58%
<b>GENERATIONS</b>	
Generation Alpha	11.3%
Generation Z	26.7%
Millennials	25.2%
Generation X	19.3%
Baby Boomers	15.1%
Geatest Generation	2.5%
<b>HOUSEHOLD INCOME</b>	
Average Household Income	\$104,287
Median Household Income	\$78,729
<b>HOUSING VALUE</b>	
Median Home Price	\$329,904
Average Home Price	\$365,461
<b>HOUSING UNITS</b>	
Owner-Occupied Housing	54.0%
Renter-Occupied Housing	40.5%



# 10 MILE AERIAL

4810 MATLOCK RD ARLINGTON, TX

# 1841 PRECINCT LINE RD

## HURST, TX



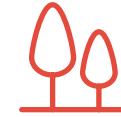
# PROPERTY SUMMARY



1841 PRECINCT LINE RD HURST, TX



**3,380**  
Square Feet



**0.53**  
Acres



**1995**  
Year Built



**\$6,330**  
Monthly Rent



**\$75,963**  
Yearly Rent



**\$22.47**  
Rent Per SF



**February 2031**  
Lease Expiration



**One – 5 Year**  
Option

# PROPERTY HIGHLIGHTS

1841 PRECINCT LINE RD HURST, TX

**Mid-Cities Core Site with Major Highway Access** – Precinct Line Road serves as a key north-south corridor connecting Hurst, Bedford, and Colleyville, with the site capturing traffic between DFW Airport and the I-820 loop. The location offers quick connectivity to State Highway 121, State Highway 183, and I-820, providing strong regional reach across both Dallas and Fort Worth sides of the Metroplex.

**Largest Building with Significant Rent Upside** – At 3,380 square feet, the Hurst property is the largest building in the portfolio, yet its \$22.47 per square foot rent is the lowest, sitting well below current Mid-Cities retail market rates. This combination creates meaningful mark-to-market upside at lease renewal and provides a strong margin of safety for the in-place income.

**Affluent Demographics** – Surrounding Mid-Cities communities including Hurst, Bedford, Euless, Colleyville, and North Richland Hills represent some of the most established higher-income areas in the region, supporting a stronger-spending customer base.



# AREA DEMOGRAPHICS

AREA DEMOGRAPHICS

5 MILES	
<b>POPULATION</b>	
2025 Population	269,595
2030 Population - Projection	270,661
2025-2030 Population - Projection	0.08%
<b>GENERATIONS</b>	
Generation Alpha	10.3%
Generation Z	22.3%
Millennials	24.2%
Generation X	19.7%
Baby Boomers	19.4%
Geatest Generation	4.1%
<b>HOUSEHOLD INCOME</b>	
Average Household Income	\$127,533
Median Household Income	\$91,289
<b>HOUSING VALUE</b>	
Median Home Price	\$377,362
Average Home Price	\$448,466
<b>HOUSING UNITS</b>	
Owner-Occupied Housing	61.6%
Renter-Occupied Housing	34.5%



# 5 MILE AERIAL

1841 PRECINCT LINE RD HURST, TX

# 11415 FTM RD 730 N

AZLE, TX



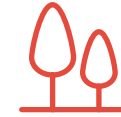
# PROPERTY SUMMARY



11415 FM 730 N AZLE, TX



**1,508**  
Square Feet



**0.20**  
Acres



**1996**  
Year Built



**\$4,651**  
Monthly Rent



**\$55,806**  
Yearly Rent



**\$37.01**  
Rent Per SF



**February 2031**  
Lease Expiration



**One – 5 Year**  
Option

# PROPERTY HIGHLIGHTS

11415 FM 730 N AZLE, TX

## **FM 730 Corridor in Growing Northwest Fort Worth Submarket–**

FM 730 is a north-south route connecting Azle to Fort Worth, with the Jiffy Lube positioned as a primary quick lube option in the local trade area. Azle and the surrounding Parker and Tarrant County areas have seen consistent rooftop growth driven by housing affordability and Fort Worth's outward expansion.

## **Hard-to-Replicate Infill Site with Long-Term Tenant Continuity –**

The 0.20-acre parcel is a tight, fully built-out infill site along the FM 730 retail corridor where comparable corner pad sites are limited. With Team Car Care having operated continuously at the location since 2011, the site benefits from established customer routines and a defensible local market position that is difficult for new entrants to replicate.

**Limited Competition, Strong Local** – Smaller market size means fewer competing operators, allowing the site to draw from a wide trade area with strong customer retention and brand-driven advantage over independents.



# AREA DEMOGRAPHICS

AREA DEMOGRAPHICS

10 MILES	
<b>POPULATION</b>	
2025 Population	165,833
2030 Population - Projection	198,429
2025-2030 Population - Projection	3.65%
<b>GENERATIONS</b>	
Generation Alpha	11.4%
Generation Z	23.7%
Millennials	24.5%
Generation X	20.4%
Baby Boomers	17.3%
Geatest Generation	2.8%
<b>HOUSEHOLD INCOME</b>	
Average Household Income	\$134,700
Median Household Income	\$109,173
<b>HOUSING VALUE</b>	
Median Home Price	\$392,532
Average Home Price	\$448,637
<b>HOUSING UNITS</b>	
Owner-Occupied Housing	79.5%
Renter-Occupied Housing	15.4%



# 10 MILE AERIAL

11415 FM 730 N AZLE, TX

# JIFFY LUBE PORTFOLIO

1531 S Cooper St – Arlington, TX  
4810 Matlock Rd – Arlington, TX  
1841 Precinct Line Rd – Hurst, TX  
11415 FM 730 N – Azle, TX

## CONTACTS

### Theo Stamolis

Associate  
+1 214 979 6166  
theo.stamolis@cbre.com

### Johnny Dunn

Vice President  
+1 214 252 1175  
johnny.dunn@cbre.com

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