



Austin Texas MSA

- 15 Year Corporate Lease
- Brand New Construction
- High Growth Submarket



OFFERING MEMORANDUM

12390 W State Hwy 29 Liberty Hill, TX 78642

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- Brand New Construction | MultiCare Prototype
- Store Opening December 2024



- Direct Frontage to Highway 29
- 28,000+ VPD

PRICE: **\$4,290,000** CAP RATE: **5.50%** NOI: **\$236,250**



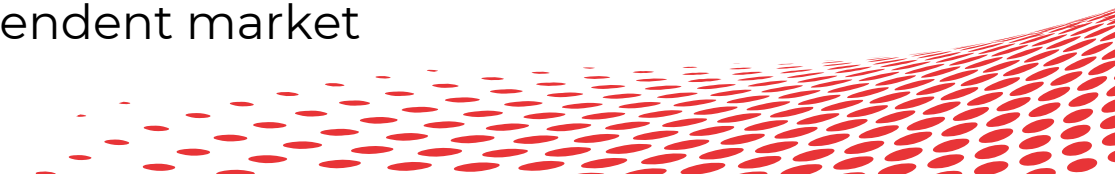
INVESTMENT DETAILS

- 15-Year Absolute NNN Corporate lease with 10% rent increases
- Brand New Construction with Jiffy Lube's newest 4 Bay Multi-Care Prototype
- Store opening December 2024
- Direct frontage on Highway 29 - 28,000 Vehicles per Day
- Synergistic co-tenants in retail auto mall

MARKET DETAILS

- Located in one of the fastest growing markets in the US - Liberty Hill population has nearly **tripled** since 2020
- High income market: average annual income of \$131,000+.
- Thriving Development Hub: New projects like Butler Farms and Vista@29 across and along Highway 29
- Various multi family and residential developments coming online surrounding the property - Liberty Hills Unified School District is planning an expansion to keep up with growth
- Property is surrounded by national tenants such as, Mcdonalds, Starbucks, Circle K, Wendy's, and many more.

TENANT DETAILS

- Corporate credit, nationally recognized brand
 - 2,000 locations nationwide
 - In-built demand due to highly car-dependent market
- 

DEAL SUMMARY



7.6% ANNUAL GROWTH

STATISTICS DATA FROM 2020-2024

5.7% ANNUAL GROWTH

PROJECTED GROWTH FROM 2024-2029

LEASE SUMMARY

Brand Name: Jiffy Lube

Lease Type: Absolute NNN

Monthly Rent: \$19,687.50

Annual Rent: \$236,250

Rent Increases: 10% every 5 years

Lease Commencement: December 1, 2024

Lease Expiration: January 1, 2040

Lease Term: 15 years

Option Periods: 4, 5-year options

ROFR: Yes (inquire with broker)

PRICE: **\$4,290,000** CAP RATE: **5.51%** NOI: **\$236,250**

RENT SCHEDULE

	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Years 1 - 5	\$236,250	\$19,687.50	\$6.60	5.51%
Years 6 - 10	\$259,875	\$21,656.25	\$7.26	6.06%
Years 11 - 15	\$285,863	\$23,821.88	\$7.98	6.66%
Years 16 - 20	\$314,449	\$26,204.06	\$8.78	7.33%
Option 1	\$345,894	\$28,824.47	\$9.66	8.06%
Option 2	\$380,483	\$31,706.92	\$10.63	8.87%
Option 3	\$418,531	\$34,877.61	\$11.69	9.76%
Option 4	\$460,384	\$38,365.37	\$12.86	10.73%

PROPERTY INFORMATION

Address: 12390 W State Hwy 29
Liberty Hill, TX 78642

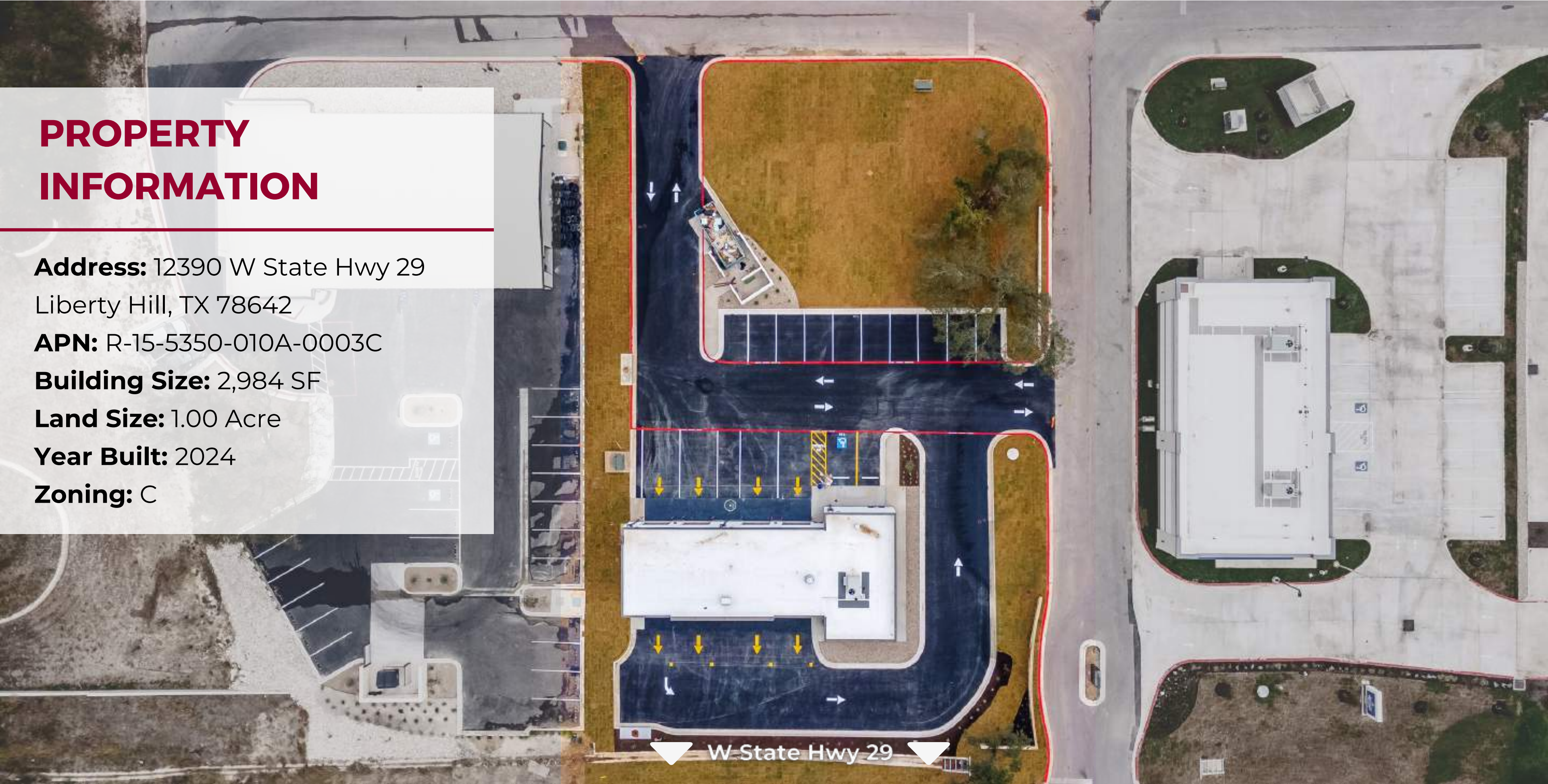
APN: R-15-5350-010A-0003C

Building Size: 2,984 SF

Land Size: 1.00 Acre

Year Built: 2024

Zoning: C



Annual growth rates 7.6% for 2020-2024.

With projected growth rate of 5.7% for 2024-2029



183
TEXAS



40
min

Drive to Downtown Austin



SUBJECT PROPERTY

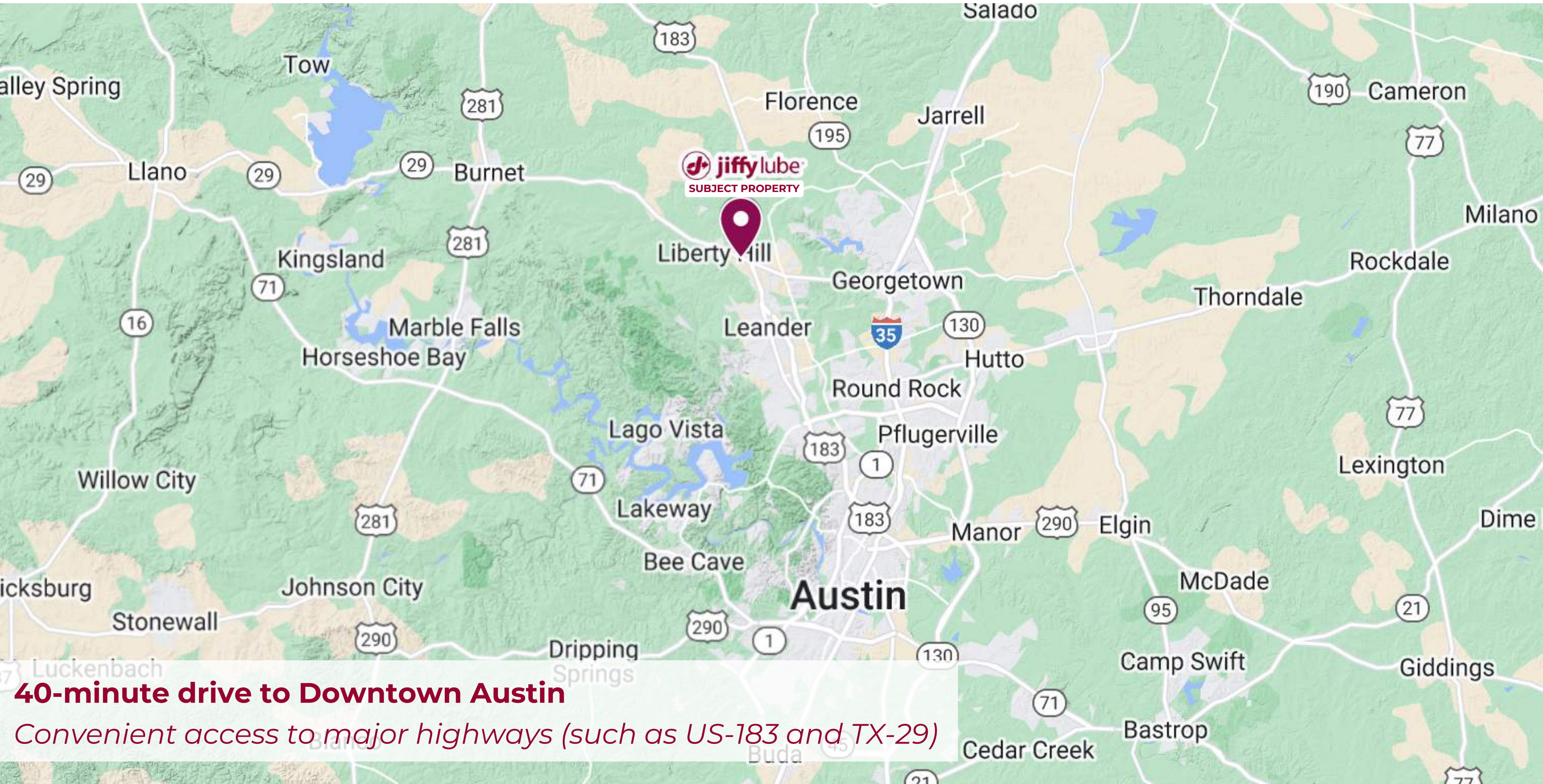
Liberty Parke
(415 units)

Bill Burden Elementary School
(808 students)



W State Hwy 29 - 28,000 Vehicles Per Day

Coming Soon




LIBERTY HILL
SUBJECT PROPERTY

40-minute drive to Downtown Austin
Convenient access to major highways (such as US-183 and TX-29)

TENANT OVERVIEW



Jiffy Lube, headquartered in Houston, Texas, is one of the leading automotive service franchises in the U.S., with approximately 2,000 locations nationwide. Known primarily for oil changes and preventive maintenance services, Jiffy Lube's extensive footprint and high brand recognition have made it a staple in the automotive service industry. The franchise model supports strong market potential through a consistent need for oil changes, tire rotations, and other essential vehicle services. Given the rising number of vehicles on U.S. roads and the increasing focus on vehicle maintenance, Jiffy Lube's services remain in high demand, driving steady growth opportunities across existing and new markets.



HEADQUARTERS:
Houston, TX

WEBSITE:
[CLICK HERE](#) 

 **2,000 LOCATIONS**
Nationwide

MARKET OVERVIEW

Liberty Hill, Texas, is a rapidly growing community in the greater Austin metropolitan area, benefitting from an influx of new residents and businesses due to expanding suburban development. Its population growth has driven demand for a range of services, particularly in sectors like auto repair and maintenance, as commuting is common for residents traveling to nearby employment hubs. With the increasing number of vehicles on the road, auto lube services, including oil changes and preventive maintenance, show substantial market potential. The proximity to major highways and new residential developments in Liberty Hill further increases the need for accessible, reliable auto service providers. As the city's growth trajectory continues, auto lube businesses can capitalize on consistent demand by serving both the resident population and through-traffic, positioning Liberty Hill as a viable location for expanding automotive services.

SUBJECT PROPERTY DEMOGRAPHICS

41,327
RESIDENTS
WITHIN 5-MILE RADIUS

\$131,304
HOUSEHOLD
INCOME (AVG)

7.6% ANNUAL GROWTH

STATISTICS DATA FROM 2020-2024

5.7% ANNUAL GROWTH

PROJECTED GROWTH FROM 2024-2029



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