



# ANDERSON AUTOMOTIVE - WHEELS UP FRONT

2019-2025 S SE Loop 323, Tyler, TX 75701

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**\$1,068,955.71 | 7.0 % CAP**

# INVESTMENT OVERVIEW

## OFFERING SUMMARY

<b>Price</b>	\$1,068,955.71
<b>Cap Rate</b>	7.0%
<b>Net Operating Income</b>	\$74,826.90
<b>Price PSF</b>	\$112.91
<b>Occupancy</b>	100%
<b>Year Built</b>	1984
<b>Gross Leasable Area</b>	9,467 SF
<b>Lot Size</b>	1.29 Acres

## INCOME & EXPENSES

	PSF	TOTAL
<b>Base Rent</b>	\$7.91	\$74,913.00
<b>Expense Reimbursements</b>		
Taxes	\$0.77	\$7,289.59
Insurance	\$0.31	\$2,934.77
CAM	\$1.77	\$16,756.59
<b>GROSS POTENTIAL INCOME</b>	\$10.76	\$101,893.77
<b>OPERATING EXPENSES</b>		
Taxes	\$0.77	\$7,336.70
Insurance	\$0.31	\$2,973.58
CAM	\$1.77	\$16,756.59
<b>NET OPERATING INCOME</b>	\$7.91	\$74,826.90



# LEASE SUMMARY

## ANDERSON AUTOMOTIVE

**ANDERSON**  
★AUTOMOTIVE★

Sq Ft	2,948
Annual Rent	\$29,280
Lease Term	61 Months
Original Lease Commencement	07/10/84
Current Lease Commencement	01/01/22
Lease Expiration	01/31/27
Remaining Term	29 Months
Lease Type	NNN
Increases	N/A
Options	1 Renewal of 60 months w/ increase

## WHEELS UP FRONT



Sq Ft	6,519
Annual Rent	\$45,633
Lease Term	36 Months
Lease Commencement	04/09/24
Lease Expiration	04/30/27
Remaining Term	32 Months
Lease Type	NNN
Increases	N/A
Options	2 Renewals of 60 months w/ increases



# TENANT OVERVIEW



A 40 year tenant, Anderson Automotive is a trusted name in the Tyler area. They complete automotive maintenance and repair work for both foreign and domestic vehicles. Their services include repairs of brakes, A/C, transmissions, engines, and oil changes. They are known as honest & reliable while maintaining fair & competitive prices.

## ABOUT THE TENANT

<b>DBA</b>	Anderson Automotive
<b>Entity on Lease</b>	N/A
<b>Number of Locations</b>	1
<b>Ownership</b>	Individual on Lease
<b>Website</b>	<a href="http://www.andersonautomotiverepairs.com">www.andersonautomotiverepairs.com</a>



Wheels Up Front is the top off-road customization expert in East Texas specializing in lift kits and custom wheels. They serve the Longview and Tyler markets and have an impressive 5-Star rating on Google (225+ Reviews).

## ABOUT THE TENANT

<b>DBA</b>	Wheels Up Front
<b>Entity on Lease</b>	Wheels Up Front, LLC
<b>Number of Locations</b>	2
<b>Ownership</b>	Domestic Limited Liability Co.
<b>Website</b>	<a href="http://www.wheelsupfront.com">www.wheelsupfront.com</a>



# AREA SNAPSHOT



MED. HH INCOME

**\$68,000**



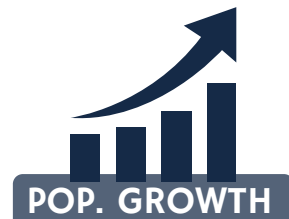
POPULATION

**109,286**



TRAFFIC

**31,670**  
vehicles per day



POP. GROWTH

**5.09%**  
(since 2020)

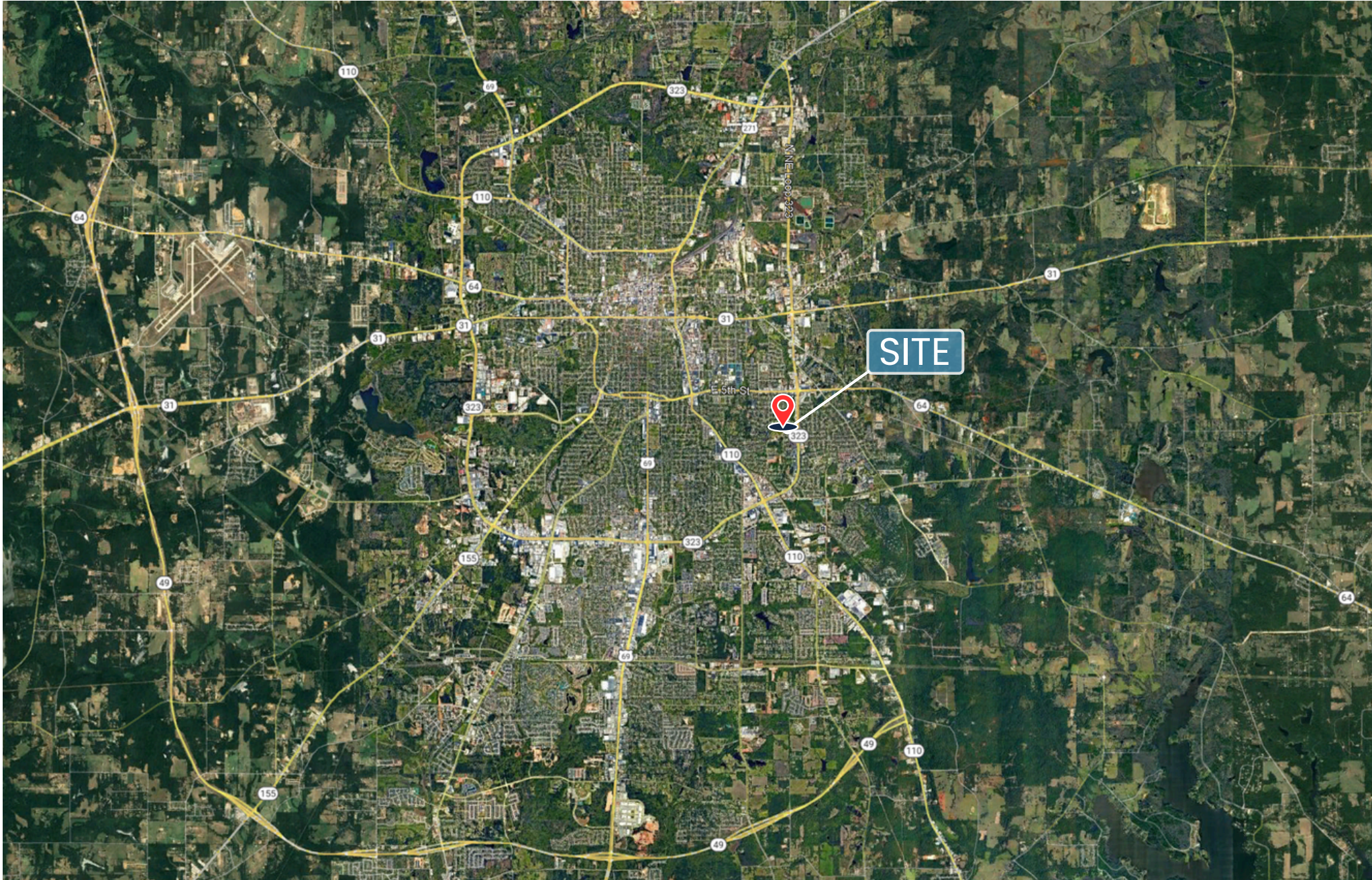
## SITE

- Central to 2 college campuses, 2 major hospital systems, and several local primary schools
- Positioned between 2 major intersections surrounded by major retailers and restaurants

## REGION

- Economic hub of East Texas, pulling from a trade area of 700,000
- Lowest property tax rate in Texas (of towns with population at 15,000+)
- New Medical School in the University of Texas system expected to have a \$1 billion+ economic impact in the region

# REGIONAL MAP





## THE GENECOV GROUP

1350 Dominion Plaza  
Tyler, TX  
(903) 509-8844

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### CALL FOR ADDITIONAL INFORMATION

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