



**GERBER COLLISION & GLASS**  
1580 S CLACK ST, ABILENE, TX 79605



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# EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to present the opportunity to acquire the fee-simple interest in a single-tenant Gerber Collision & Glass property located in Abilene, TX. This investment offers a stable and secure income stream backed by a corporate guarantee from Gerber Collision, one of the leading auto collision and glass repair companies in North America.

The property is under a long-term Triple Net (NNN) lease, which commenced on December 14, 2018, with a remaining term of approximately 4.75 years. The lease includes 8% rental increases every five years, providing an attractive hedge against inflation. Additionally, the lease offers three five-year renewal options, ensuring long-term income potential.

The property has undergone significant renovation and expansions. An additional 22,005 SQFT of structure was added in phases between 2014 and 2019 with new asphalt and concrete parking installed. Buildings have brand new TPO roof installed in Feb 2024.

Located on South Clack Street, a major commercial corridor in Abilene, the property benefits from excellent visibility and high traffic counts. Abilene serves as a regional hub for West Texas, drawing customers from surrounding smaller communities, thus expanding the potential customer base. Abilene's diverse economy, bolstered by key sectors such as healthcare, education, and the military, ensures a stable economic environment.

This offering represents an excellent opportunity for investors seeking a secure, long-term investment with minimal management responsibilities in a growing market.









# INVESTMENT HIGHLIGHTS

- Strong Commitment to Site with Rent Increases upon completion of Renovations in Lease
- Corporate Guarantee with Gerber Collision & Glass
- 22,005 SQFT of Building Expansion completed in 3 phases between 2014-2019
- New concrete lot 2014-2019. New Asphalt 2015
- New roof installed Feb 2024 with new 20 year warranty
- Central Hub in West Texas: Abilene is strategically positioned in West Texas, serving as a central hub for surrounding smaller communities.
- Population Growth: Abilene has experienced steady population growth, with a current population of over 125,000 people. This growth trend indicates a thriving community with increasing demand for automotive services.
- Growing Fleet Market: Abilene's robust commercial sector includes many businesses with vehicle fleets, presenting additional opportunities for repeat business and long-term contracts for repair services.
- Dyess Air Force Base: The presence of Dyess Air Force Base, a major employer in the area, contributes significantly to the local economy and provides a stable customer base for businesses.

## KEY FINANCIAL DATA

PRICE	\$5,185,000
CAP RATE	6.25%
LEASE TYPE	NNN
TERM REMAINING	5-YEARS





ENTERPRISE  
RENT-A-CAR

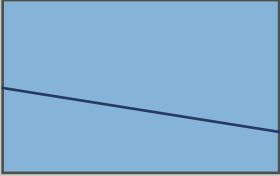
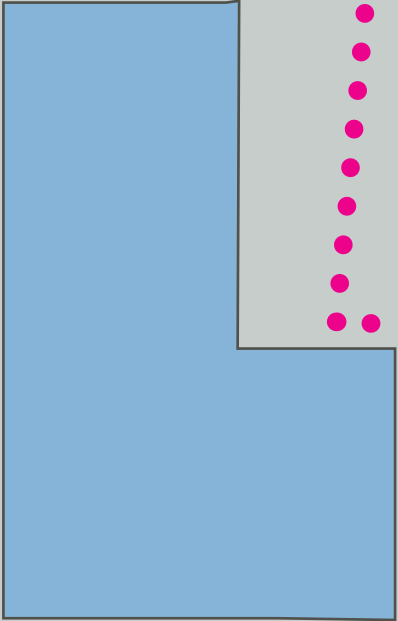


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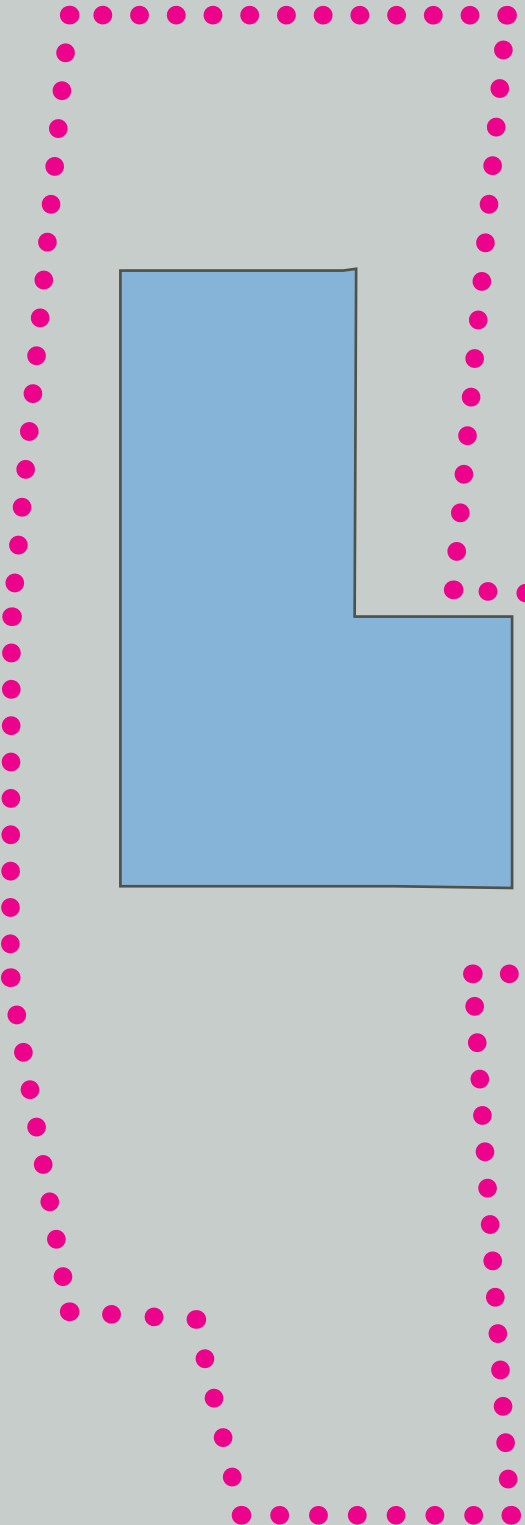
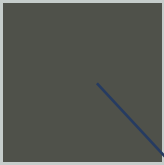


S CLARK ST

S DANVILLE



WILLIAMS  
AUTO GROUP









4 MILES TO DYESS AIR FORCE BASE  
5 MILES TO DOWNTOWN ABILENE  
7 MILES TO KIRBY LAKE  
10 MILES TO ABILENE REGIONAL AIRPORT



DOWNTOWN ABILENE

ABILENE ZOO

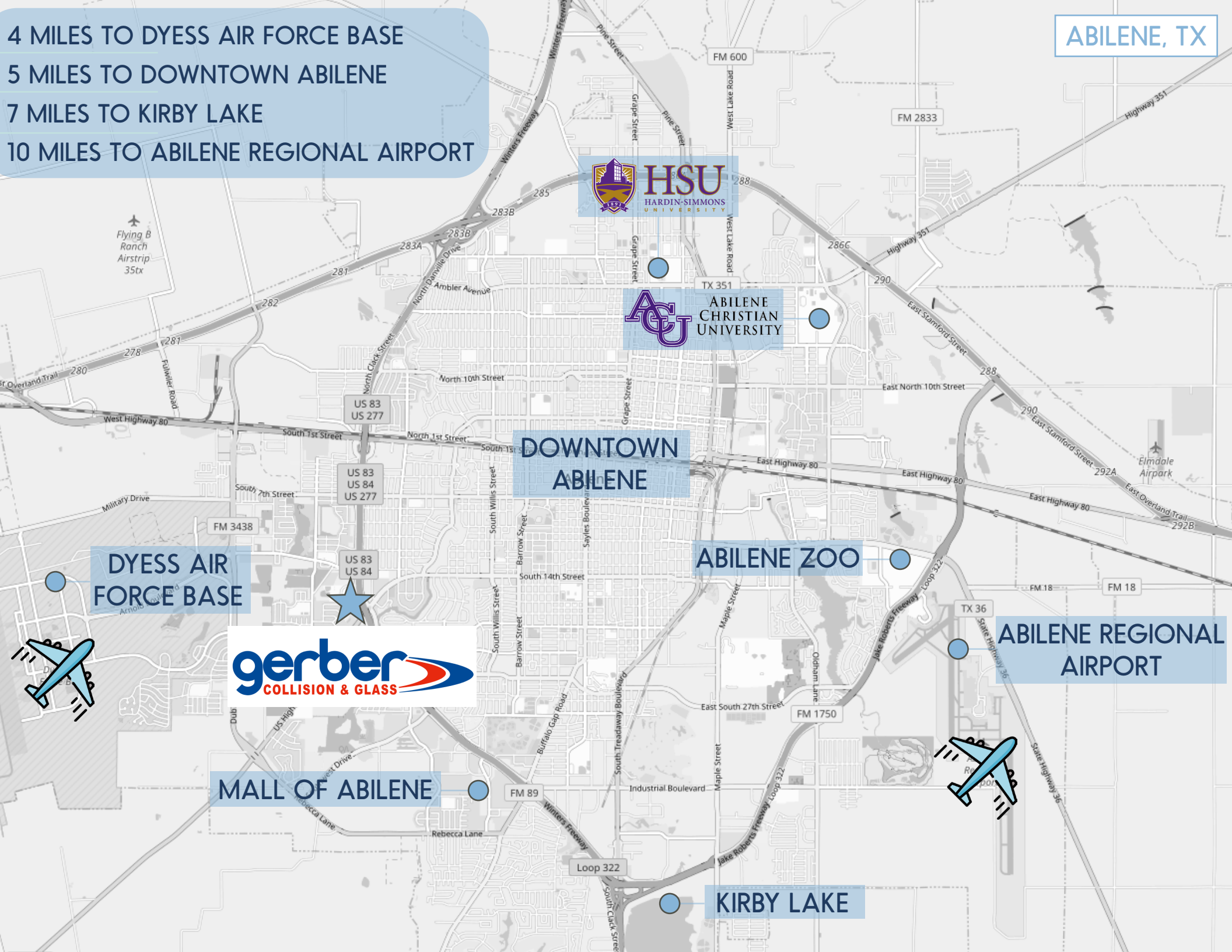
ABILENE REGIONAL AIRPORT

DYESS AIR FORCE BASE



MALL OF ABILENE

KIRBY LAKE







**WILLIAMS  
AUTO GROUP**

**TOM'S TIRE  
PROS**

**ST JOHN'S EPISCOPAL  
SCHOOL**

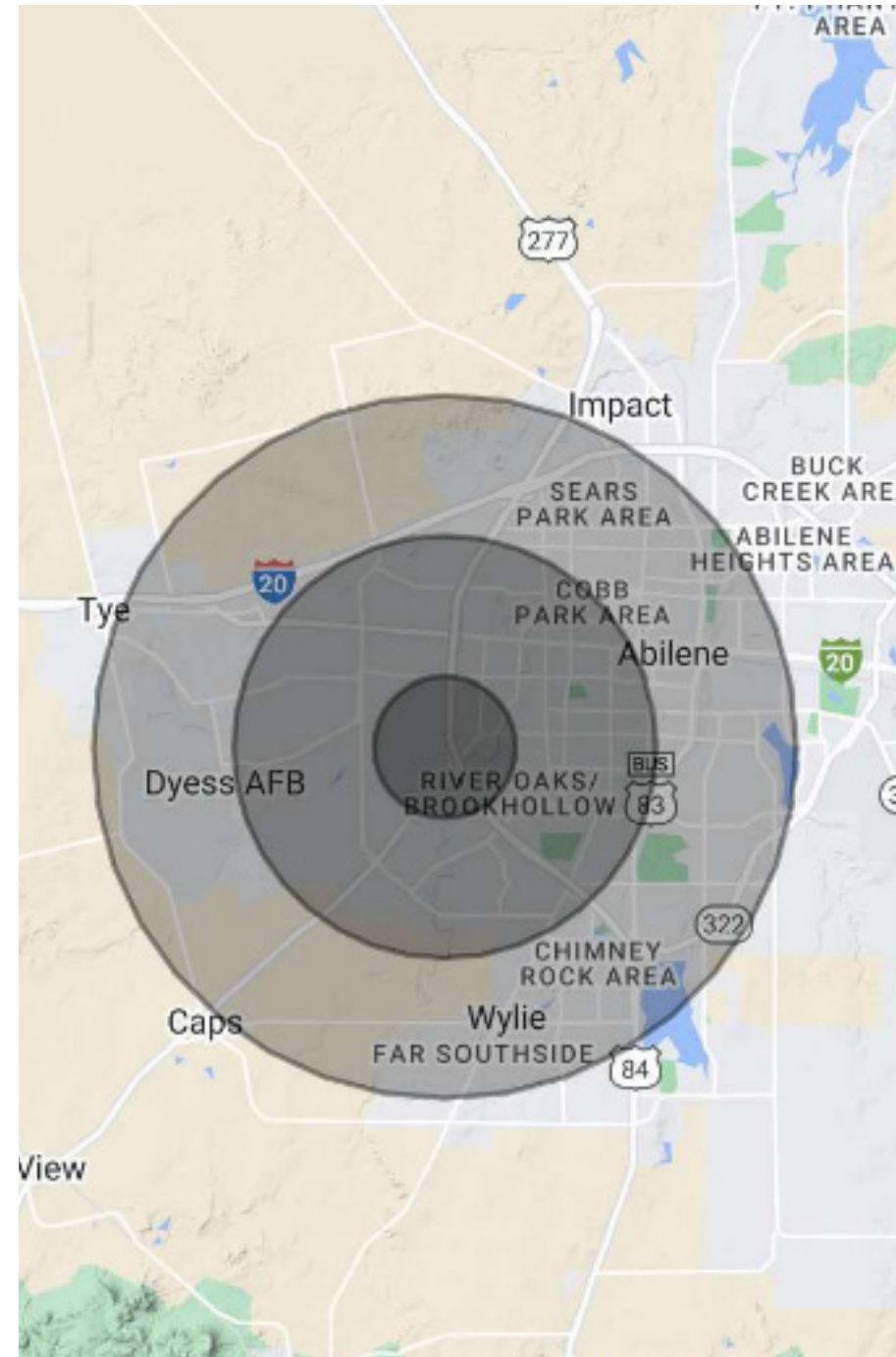


# MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,774	55,828	97,256
Average Age	34.8	34.7	34.5
Average Age (Male)	34.8	33.4	33.5
Average Age (Female)	34.3	36.8	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,483	25,098	41,455
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$61,854	\$58,595	\$59,570
Average House Value	\$100,900	\$95,159	\$109,460

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,463	39,679	69,168
Total Population - Black	621	5,826	9,303
Total Population - Asian	100	1,313	2,352
Total Population - Hawaiian	0	2	28
Total Population - American Indian	22	490	824
Total Population - Other	1,270	5,259	10,594





# PROPERTY PRICING

## PRICING

PRICE:	\$5,185,000
CAP RATE:	6.25%
PRICE/SF:	\$172.83

## LEASE OVERVIEW

TENANT	GERBER COLLISION
GUARANTOR	CORPORATE
LEASE TYPE	NNN
LEASE COMMENCEMENT	12/14/2018
LEASE EXPIRATION	5/14/2029
TERM REMAINING	4.75 YEARS
OPTIONS	THREE, 5-YEAR
RENTAL INCREASES	8% EVERY 5 YEARS
LL RESPONSIBILITIES	ROOF/STRUCTURE/ PKG LOT REPLACEMENT
TENANT PURCHASE RIGHTS	ROFR   30 DAY NOTICE

## ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	PSF	CAP RATE
CURRENT - 5/14/2029	\$324,000	\$27,000	\$10.80	6.25%
05/15/2029 - 05/14/2034 (OPTION)	\$349,920	\$29,160	\$11.66	6.75%
05/15/2034 - 05/14/2039 (OPTION)	\$377,913	\$31,493	\$12.60	7.29%
05/15/2039 - 05/14/2044 (OPTION)	\$408,147	\$34,012	\$13.60	7.87%

## PROPERTY SUMMARY

ADDRESS	1580 SOUTH CLACK STREET ABILENE, TX 79605
APN	52560000100 & A0317008500
YEAR BUILT/RENOV.	1979/2019
GROSS LEASEABLE AREA	30,000 SF
LOT SIZE	4.66 AC
ZONING	GC
TYPE OF OWNERSHIP	FEE SIMPLE