

SECURE
NET LEASE



SUBJECT PROPERTY

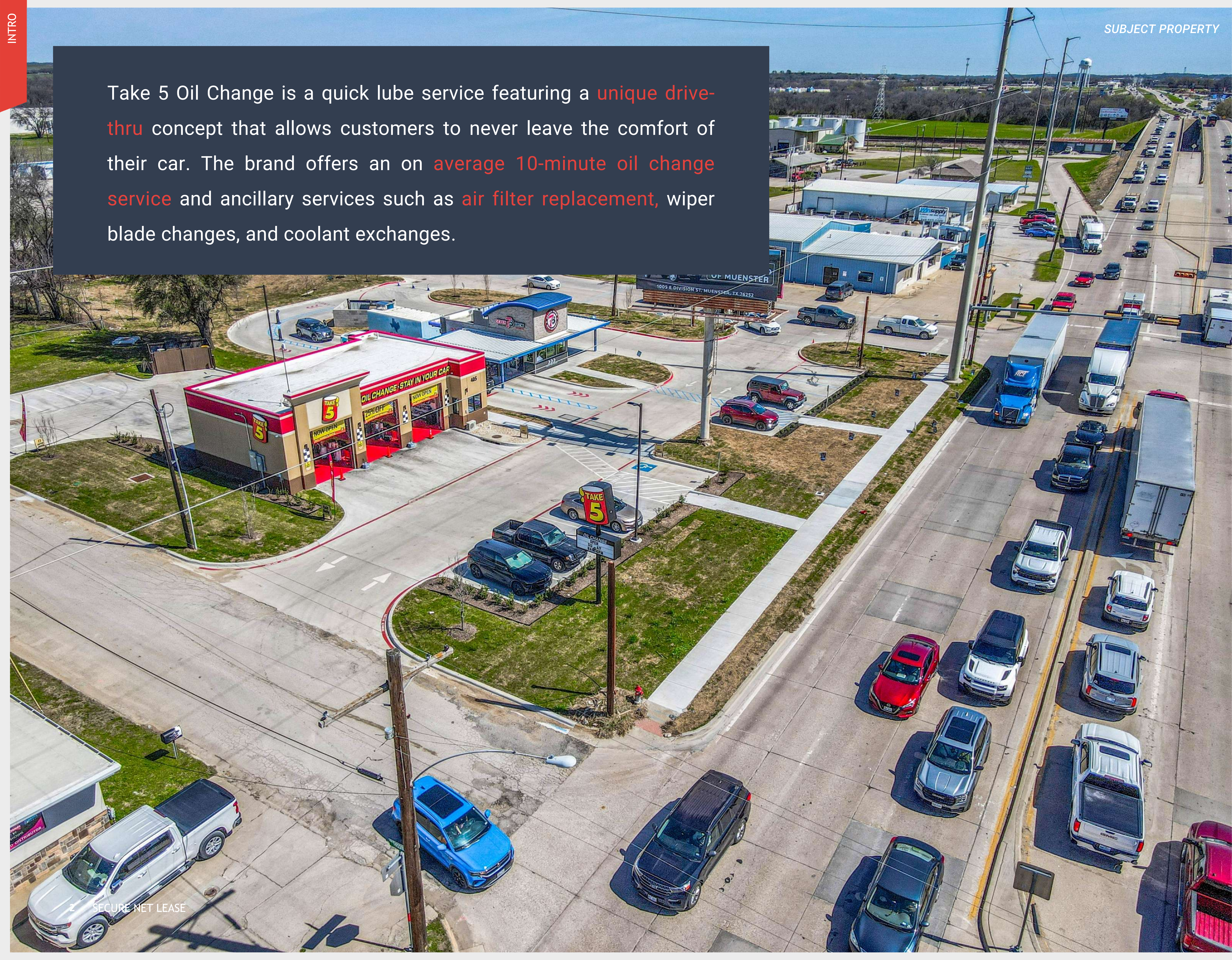
Take 5 Oil Change

\$1,000,000 | 5.50% CAP

405 US Route 82, Gainesville, TX 76240

- ✓ Brand New 15-Year Corporate Guaranteed Absolute NNN Ground Lease | 10% Rental Increases Every 5 Years
- ✓ Rare Low Rent Corporate Ground Lease of \$55,000 Annually | Truly Below Replacement Cost
- ✓ Located on a High-Traffic Corridor With Multiple Protected Left Turn In and Out Access Points | US-82 has 27,000+ VPD and Just Off I-35 with 39,000+ VPD
- ✓ Less than 10 Miles Away From the Largest Casino in the World | Winstar has over 6 Million Visitors Annually
- ✓ Located along the I-35 corridor north of Fort Worth, Gainesville is experiencing steady growth and is in the Path of Progress

Take 5 Oil Change is a quick lube service featuring a **unique drive-thru** concept that allows customers to never leave the comfort of their car. The brand offers an on **average 10-minute oil change service** and ancillary services such as **air filter replacement**, wiper blade changes, and coolant exchanges.





INTERSTATE 35
(39,000 VPD)



MULTIPLE LEFT TURNS
IN-OUT ACCESS POINTS



DOWNTOWN
FORT WORTH
(60 MILES SOUTH)

SUMMIT AVENUE
(27,000 VPD)



- **WORLD'S LARGEST CASINO**
- **OVER 6 MILLION VISITORS ANNUALLY**
- **INCLUDES A 1,700-ROOM HOTEL, 22 ON-SITE DINING OPPORTUNITIES, TWO 18-HOLE GOLF COURSES**
- **HOME TO A 6,500-SEAT ENTERTAINMENT**
- **VENUE THAT HOSTS MANY OF THE WORLD'S PREMIER ENTERTAINMENT ACTS**

Walmart
Supercenter

TSC TRACTOR SUPPLY CO.

CVS

O'Reilly AUTO PARTS
HARBOR FREIGHT TOOLS
HIBBETT SPORTS
FACTORY CONNECTION

Aaron's
SHERWIN WILLIAMS
cicis

SONIC

Edward Jones

CIRCLE K

GAINESVILLE INTERMEDIATE SCHOOL
(463 STUDENTS)

ATWOODS
RANCH & HOME GOODS

ANYTIME FITNESS

DOLLAR TREE

verizon
SUBWAY

Little Caesars

CAFO

Domino's

WING STOP

McDonald's

THE HOME DEPOT

enterprise

COOP RED RIVER FARM COOP

WinStar
WORLD CASINO
AND RESORT

- WORLD'S LARGEST CASINO
- OVER 6 MILLION VISITORS ANNUALLY
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Winsupply
OF COOKE COUNTY

82

TAKE 5
OIL CHANGE

SEVEN BREW
DRIVE THRU COFFEE

Shell

SUMMIT AVENUE
(27,000 VPD)

MULTIPLE LEFT TURNS
IN-OUT ACCESS POINTS

FORT WORTH

DOWNTOWN FORT WORTH
(60 MILES SOUTH)

INVESTMENT OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX



File Photo

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Managing Partner
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\$1,000,000

5.50% CAP

NOI

\$55,000.00

Building Area

±1,676 SF

Land Area

±0.49 AC

Year Built

2026

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **Brand New 2026 Construction; 15-Year Absolute NNN Corporate Ground Lease** With (5), 5-Year Options to Renew & 10% Rental Increase Every 5 Years, In Primary Term & Options
- ✓ **Located on a High-Traffic Corridor With Multiple Protected Left Turn In and Out Access Points** – The property is positioned on US-82 (27,000+ VPD), a major east-west thoroughfare, just off of Interstate 35 (39,000+ VPD), capturing daily commuter traffic, regional travelers, and cross-border traffic between North Texas and Southern Oklahoma
- ✓ **Located Less than 10 Miles Away From the Largest Casino in the World**– Winstar sees over 6 Million Visitors Annually. The resort contains 1,700+ room hotel, 22 dining restaurants, two 18-hole golf courses, and a 6,500-seat concert venue that consistently hosts the biggest names in the music industry.
- ✓ **Surrounded by Major Retail Anchors and Daily Traffic Drivers** – The site benefits from proximity to Walmart Supercenter (0.5 miles, 2.69M visitors/year), Cooke Memorial Hospital (1.5 miles), Gainesville High School (2 miles, 1,200+ students), and North Central Texas College (3 miles, 5,000+ students), creating consistent morning, afternoon, and evening drive-thru demand.
- ✓ **Gateway to the NAFTA Trade Corridor** – Positioned along the I-35 logistics corridor connecting Dallas to Oklahoma and the Midwest, Gainesville benefits from manufacturing, distribution, and transportation activity, further supported by BNSF rail infrastructure and ongoing highway improvements fueling long-term economic expansion.
- ✓ **Located in the Dallas–Fort Worth Metroplex | Strategic North Texas Positioning** – Gainesville sits within the Dallas–Fort Worth–Arlington MSA, approximately 65 miles north of Dallas and roughly 60 miles from DFW International Airport, allowing the property to benefit from the nation’s fastest-growing metroplex while maintaining lower operating costs typical of DFW exurbs.
- ✓ **Take 5: National Brand Backed by Driven Brands (NASDAQ: DRVN)** - Take 5 operates over 1,300 locations across North America and is owned by Driven Brands (NASDAQ: DRVN), the largest automotive services platform in the U.S. with 4,900+ units and a diversified national footprint.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX

Take 5 Oil Change

Lessee: TAKE 5 PROPERTIES SPV, LLC

Guarantor: TAKE 5 PROPERTIES SPV, LLC

REVENUE

\$2.1 B

CREDIT RATING

B+

LOCATIONS

1,300+



take5.com

Since 1984, Take 5 Oil Change has made it their mission to provide quick, friendly, quality car services. They originally began as a quick service oil change company, and have now expanded their brand to include both oil changes and car washes.

They have maintained **top rankings** in customer satisfaction for aftermarket **quick oil changes**, and over the last three years through early 2026, their brand has more than doubled in size with over **500 franchised** locations and nearly **1,300 total centers** in operation across North America.

Take 5 Oil Change is a **quick lube service** featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an average **10-minute oil change service** and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 now operates nearly **1,300 company-owned** and franchised service centers throughout the **United States and Canada**. As of early **2026**, Take 5 Oil Change, a subsidiary of Driven Brands Holdings Inc., continues to demonstrate robust **financial momentum** building on fiscal year **2024** results. The Maintenance segment, which includes Take 5 Oil Change, achieved system-wide sales of **\$2.1 billion** with **4.5%** same-store sales growth, contributing **\$1.1 billion** in revenue and **\$385.9 million** in adjusted **EBITDA** to Driven Brands' overall performance—figures that underscore sustained expansion amid franchise growth surpassing **500 units**.

File Photo



IN THE NEWS

TAKE 5 OIL CHANGE GAINESVILLE, TX

Take 5 Oil Change Climbs to #27 on Entrepreneur’s Fastest-Growing Franchises List

MARCH 26, 2025 (TAKE 5)

Brand added 100+ shops in 2024, expands in Canada and prepares for Puerto Rico launch

Take 5 Oil Change(opens in a new tab), a leading provider of fast, friendly and **simple oil changes** and car maintenance, was **ranked #27** on Entrepreneur's 2025 **Fastest-Growing Franchises** list(opens in a new tab) – its highest ranking yet. This recognition highlights the brand’s rapid expansion and **growth as a leader** in the quick lube industry.

Take 5 Oil Change entered 2025 with strong momentum after surpassing 400 franchise locations and expanding into new markets last year. In 2024 alone, the brand added more than 100 new franchise locations, nearly doubling its franchise footprint in just two years.

The brand also continues to grow internationally, recently opening a shop in **Brantford, Ontario**, and preparing to debut in **Puerto Rico** in late 2025.

“Our franchisees and team members are the **driving force behind our success**,” said Eric Wollenhaupt, **senior vice president**, franchise operations at Take 5 Oil Change. “We remain committed to giving them the resources and support they need to thrive. As we grow into new and **existing markets**, we’re focused on strengthening our **franchise network** and making quick, reliable oil changes even more accessible to **drivers everywhere**.”

Year after year, Take 5 Oil Change has climbed Entrepreneur’s Fastest-Growing Franchises list, rising from **#42 in 2022 to #36 in 2023, #31 in 2024 and now #27 in 2025**. This steady growth reflects the brand’s continued commitment to franchisee support, **operational excellence** and customer experience.

EXPLORE ARTICLE

Driven Brands Sells IMO, Doubles Down on Take 5 and Franchise Portfolio

CHRIS IRBY, OCTOBER 10, 2025 (1851FRANCHISE)

Proceeds from the 411 million-euro deal will primarily go toward debt reduction as the company sharpens its focus on Take 5 Oil Change and its franchise brands.

Driven Brands Holdings Inc. has sold its international carwash business, IMO, to Franchise Equity Partners, clearing the deck to put more **attention and investment** behind its franchise portfolio.

The transaction, announced in a recent press release, reflects **Driven Brands’** broader effort to **streamline** its portfolio, reduce debt and concentrate resources on its **core franchise systems** — particularly Take 5 Oil Change.

“The completion of this transaction is a strategic milestone for Driven Brands, sharpening our focus on what we do best — scaling our industry-leading Take 5 business and driving consistent cash generation from our franchise brands,” said Danny Rivera, president and CEO.

“I want to thank everyone involved for their hard work in closing the transaction. This divestiture simplifies our portfolio, **strengthens** our balance sheet and further positions **Driven Brands** to generate **value for shareholders**.”

Under the terms of the agreement, **Franchise Equity Partners** paid approximately **411 million** euros in total consideration. Driven Brands said most of the cash proceeds will be used to **pay down debt**, improving financial flexibility and reinforcing its ability to invest in franchise **development, technology and operational support**.

EXPLORE ARTICLE

LEASE OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Projected Rent Commencement	March 2026
Projected Rent Expiration	March 2041
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$55,000.00
Annual Rent Years 6-10	\$60,500.00
Annual Rent Years 11-15	\$66,550.00
Option 1	\$73,205.00
Option 2	\$80,525.50
Option 3	\$88,578.05

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

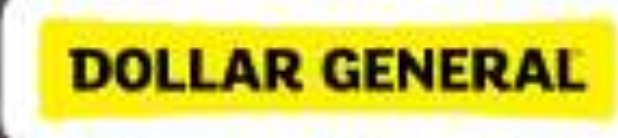




- WORLD'S LARGEST CASINO
- OVER 6 MILLION VISITORS ANNUALLY
- INCLUDES A 1,700-ROOM HOTEL, 22 ON-SITE DINING OPPORTUNITIES, TWO 18-HOLE GOLF COURSES
- HOME TO A 6,500-SEAT ENTERTAINMENT VENUE THAT HOSTS MANY OF THE WORLD'S PREMIER ENTERTAINMENT ACTS



SUBJECT PROPERTY
409 US-82



THROCKMORTON STREET
WEAVER STREET



NORTH TEXAS
MEDICAL CENTER
(60 BEDS)



INTERSTATE 35
±39,000 VPD

FORT WORTH
DOWNTOWN FORT WORTH
(60 MILES SOUTH)

SITE OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX



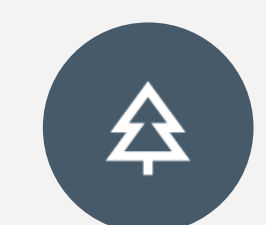
Year Built

2026



Building Area

±1,676 SF

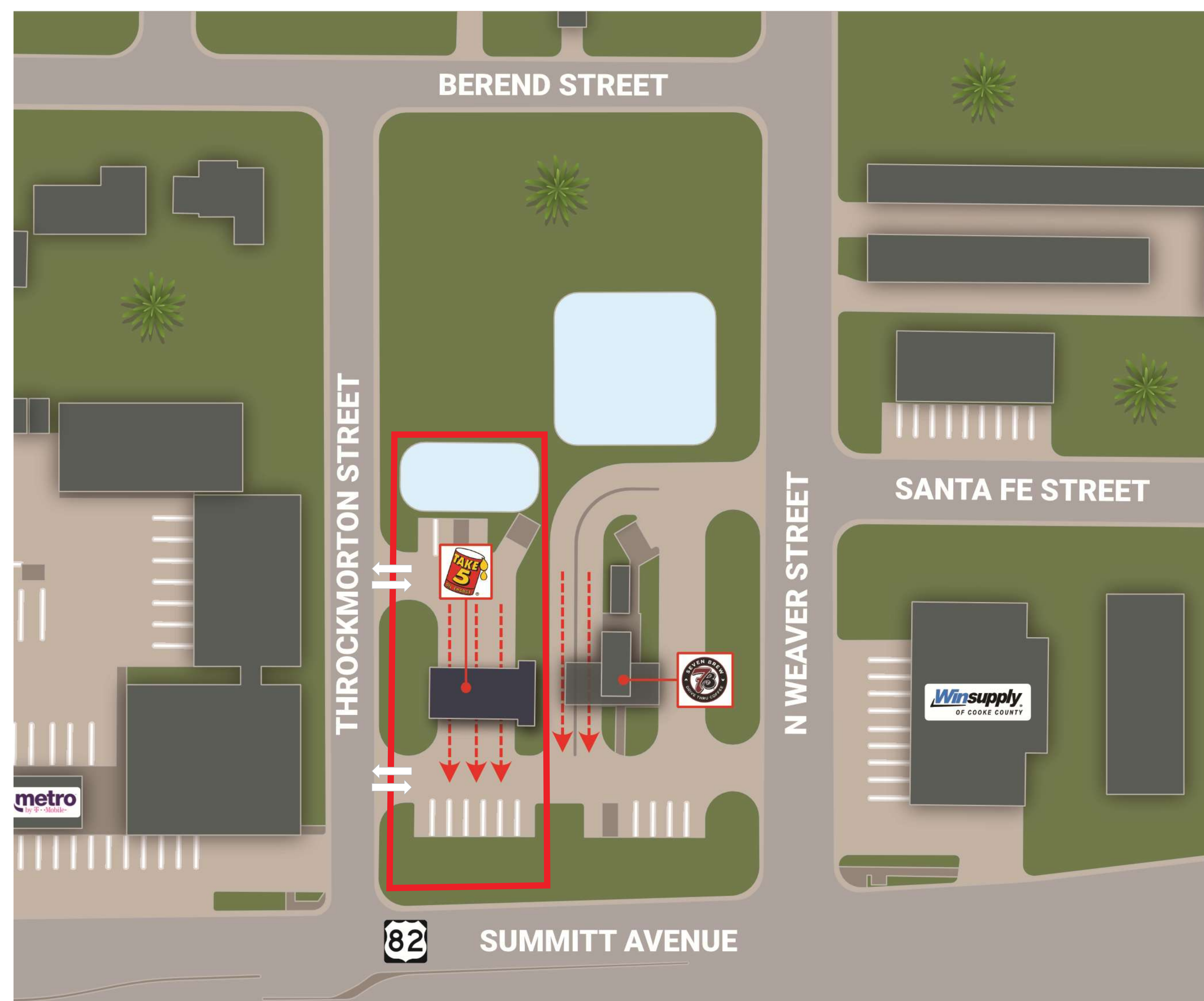


Land Area

±0.49 AC

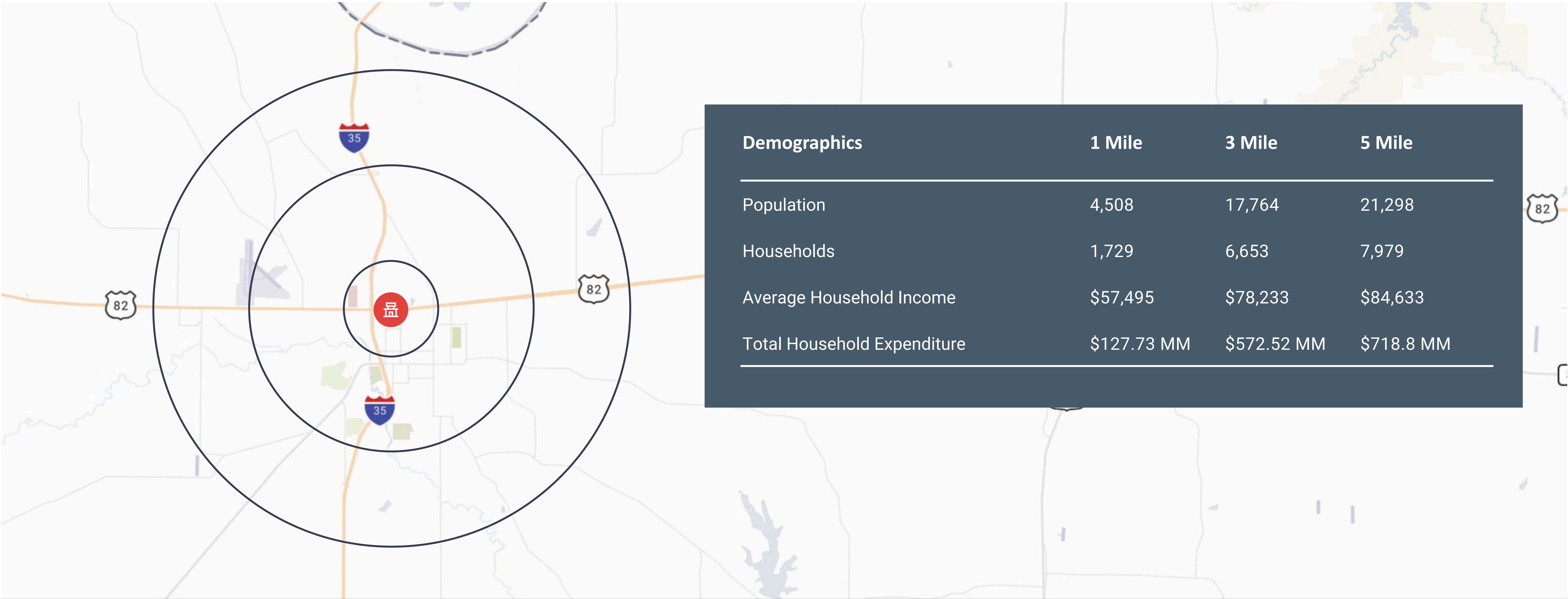
NEIGHBORING RETAILERS

- Chick-fil-A
- Whataburger
- Panda Express
- QuikTrip
- McDonald's
- Walmart Supercenter
- 7-Eleven
- Home Depot
- Sherwin Williams
- O'Reilly Auto Parts



LOCATION OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

WinStar Casino (2,020)
2.

Safran (formerly Zodiac/Weber) (1,100)
3.

Gainesville ISD (430)
4.

North Central Texas College (390)
5.

Wal-Mart (359)
6.

North Texas Medical Center (NTMC) (355)
7.

Cooke County (320)
8.

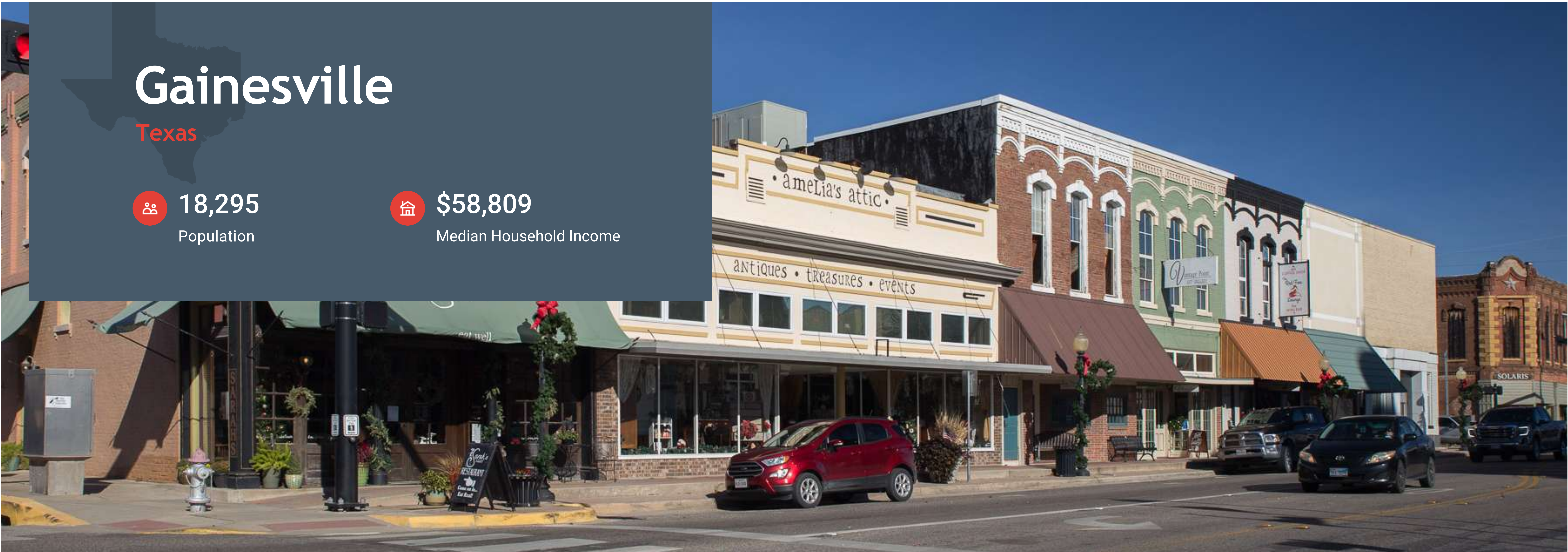
Gainesville State School (251)
9.

City of Gainesville (225)
10.

IFS Coatings (213)

LOCATION OVERVIEW

TAKE 5 OIL CHANGE GAINESVILLE, TX



Gainesville
Texas

18,295
Population

\$58,809
Median Household Income

Gainesville is 65 Miles
North of Dallas, TX

DFW MSA

Prime Location Just
South of Oklahoma and
North of Dallas

I-35 Location

Gainesville, Texas, is a thriving community strategically positioned as the first Texas city travelers encounter when heading south on Interstate 35 from Oklahoma, just 60 miles north of DFW International Airport and approximately 65-70 miles north of Dallas and Fort Worth.

Gainesville, TX—strategically located on I-35 just 65 miles north of Dallas in the booming DFW MSA—offers prime logistics access, stable growth, and small-town affordability for businesses and residents alike.

This prime location places it within the expansive Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), offering seamless access to one of the nation's largest and fastest-growing economic engines while maintaining the benefits of small-town appeal.

The city's position at the crossroads of I-35 and U.S. Highway 82, along the NAFTA Corridor, enhances its connectivity via BNSF rail switching yards and Gainesville Municipal Airport, making it an ideal hub for logistics, manufacturing, and distribution. Economically, Gainesville serves as the county seat of Cooke County and a key agribusiness center, bolstered by major employers in manufacturing, food processing, and energy sectors. With a 2024 estimated population of 18,295 and median household income of \$58,809, the city reflects stable growth and affordability in North Texas. Positive attributes include shovel-ready development sites, supportive incentives like New Market Tax Credits through the Gainesville Economic Development Corporation, and a robust infrastructure that captures regional expansion from the DFW metroplex. Residents and businesses enjoy Gainesville's high quality of life, highlighted by its Texoma region setting near Lake Texoma, strong community ties, and proximity to urban amenities without the congestion. The city's role as an exurb positions it for continued prosperity, with ongoing infrastructure investments along I-35 driving commerce and residential appeal.

IN THE NEWS

TAKE 5 OIL CHANGE GAINESVILLE, TX

H-E-B Buys Land to Develop a Master-Planned Supply Chain Campus in North Texas

JANUARY 30, 2026 (H-E-B NEWSROOM)

To support its growing business, H-E-B finalized a land purchase in North Texas where the company has plans to build facilities in multiple phases to support its supply chain operations.

The retailer acquired more than 600 acres along Interstate 35 in Valley View, just south of Gainesville in Cooke County, for a long-term logistics campus designed to expand distribution across North and West Texas. The multi-phase development is expected to generate jobs and attract complementary industrial users along the I-35 corridor, reinforcing Cooke County’s position as an emerging logistics hub serving the broader Gainesville trade area.

EXPLORE ARTICLE

Rex Glendenning Buys 800-Plus Acres in Cooke County for Major Mixed-Use Development

FEBRUARY 5, 2026 (DALLAS BUSINESS JOURNAL)

Power broker Rex Glendenning has bought more than 800 acres along I-35 in Cooke County for a planned mixed-use development.

The tract sits within the expanding Gainesville growth corridor north of Denton and is positioned for a large-scale project combining industrial, commercial, and residential uses. Following H-E-B’s nearby land acquisition, the purchase underscores increasing investor interest in Cooke County’s I-35 frontage and supports expectations of sustained population growth, employment expansion, and real estate demand in the Gainesville trade area.

EXPLORE ARTICLE

Cooke County Sees Major Development Activity on Both Ends of the County

FEBRUARY 9, 2026 (KTEN / CHANNEL 12)

Major development is planned for 800 acres north of Gainesville, with a prominent Dallas-area developer leading the project.

Local officials report that more than 800 acres are being developed on the south end of Cooke County while over 7,000 acres are planned for future development on the north end. The surge in land activity signals a wave of residential and mixed-use expansion across the region and highlights Cooke County’s transition into a high-growth North Texas submarket supporting future retail, housing, and commercial demand.

EXPLORE ARTICLE

Gainesville TX Growth 2025: Rail Park, Housing Boom and Capital Projects

JULY 26, 2025 (YOUTUBE)

Join us for an exclusive conversation with Barry Sullivan, the City Manager of Gainesville, Texas, as we explore the city's explosive growth, housing surge, and future infrastructure investments.

City leadership outlines more than \$62 million in capital projects, including major utility upgrades, a sewer expansion program, and the Camphouse Rail Industrial Park with BNSF rail connectivity. Officials report that new apartment and single-family housing construction is accelerating beyond projections, demonstrating Gainesville’s readiness to support sustained residential growth and expanded employment opportunities.

EXPLORE ARTICLE

Gainesville, Texas: The Next Big Growth City in North Texas

OCTOBER 27, 2025 (YOUTUBE)

Discover why Gainesville, Texas is becoming one of North Texas’ most promising cities.

The feature highlights an infrastructure and housing boom along with expanding job opportunities and economic incentives drawing developers and manufacturers to the area. With thousands of homes planned and proximity to Sherman’s multibillion-dollar semiconductor investment, Gainesville is emerging as a strategic growth node that is expected to drive sustained demand for retail and service businesses.

EXPLORE ARTICLE

Why Gainesville, Texas Is Attracting Investors and Manufacturers in 2025

JULY 24, 2025 (YOUTUBE)

In this in-depth video, we explore why Gainesville, Texas is becoming one of the most attractive small cities for real estate investors, manufacturers, and developers in 2025.

The discussion highlights Gainesville’s affordable land prices relative to nearby North Texas suburbs, strong economic development incentives, and workforce training partnerships through North Central Texas College. Continued residential construction, downtown revitalization initiatives, and infrastructure improvements collectively reinforce the long-term investment outlook for the Gainesville trade area.

EXPLORE ARTICLE

Firm Acquires 570 Acres for 2,100-Home Project in Cooke County

MARCH 11, 2025 (TEXAS REAL ESTATE RESEARCH CENTER)

COOKE COUNTY – Green Brick Partners has acquired the first phase of land for Burks Ranch, a master-planned, 10-year project.

The community will include approximately 2,100 homes on 570 acres near Lake Ray Roberts along with parks, trails, and open space amenities. With initial home construction expected within two years, the development represents a major addition to the local housing pipeline and will support long-term household growth that strengthens retail and service demand throughout the Gainesville–Cooke County trade area.

EXPLORE ARTICLE

Guiding Gainesville 2040 Comprehensive Plan - Growth and Infrastructure Focus

2025 (CITY OF GAINESVILLE)

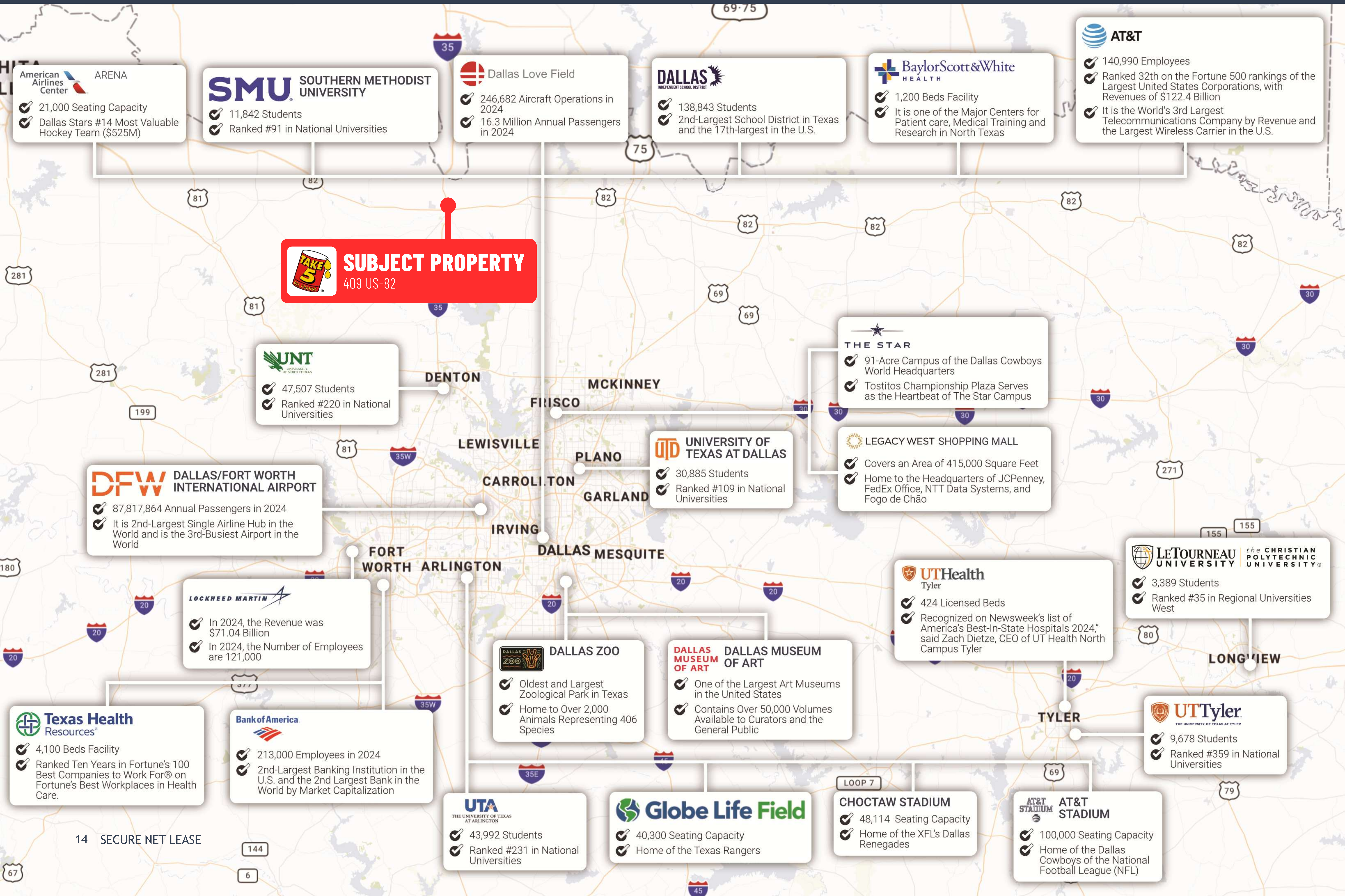
“Guiding Gainesville 2040” is a strategic initiative aimed at directing the future growth and development of Gainesville, Texas, while preserving its unique character.

The comprehensive plan focuses on coordinated land use, transportation improvements, parks, trails, housing capacity, and economic development priorities. By aligning infrastructure upgrades with downtown revitalization and future residential expansion, the initiative establishes a long-term framework designed to accommodate sustained population growth and attract new commercial investment across the Gainesville trade area.

EXPLORE ARTICLE

METRO AREA

TAKE 5 OIL CHANGE GAINESVILLE, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

TAKE 5 OIL CHANGE GAINESVILLE, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.