



HOUSTON, TX



STRIVE

# Take 5 Oil Change

2545 Gessner Rd  
Houston, TX 77080

## OFFERING SUMMARY

Price	\$1,620,000
Cap Rate	5.25%
Net Operating Income	\$85,000
Year Built	2024
Gross Leasable Area	1,681 SF
Lot Size	0.43 Acres

## LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	09/01/2023
Lease Expiration	09/30/2038
Remaining Term	14.5 Years
Lease Type	Ground Lease
Roof & Structure	Tenant
Increases	10% Every 5 Years
Options	3 x 5 Years

### For Financing Options, Please Contact:



**Greg Holley** | Managing Partner  
High St Capital  
(O) 469-998-7200 | (C) 714.514.2990  
gholley@highstcapital.com

## ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	09/01/2023	\$85,000	-
6-10	10/01/2028	\$93,500	10.00%
11-15	10/01/2033	\$102,850	10.00%
Option 1: 16-20	10/01/2038	\$113,135	10.00%
Option 2: 21-25	10/01/2043	\$124,448	10.00%
Option 3: 26-30	10/01/2048	\$136,892	10.00%
NET OPERATING INCOME		\$85,000	

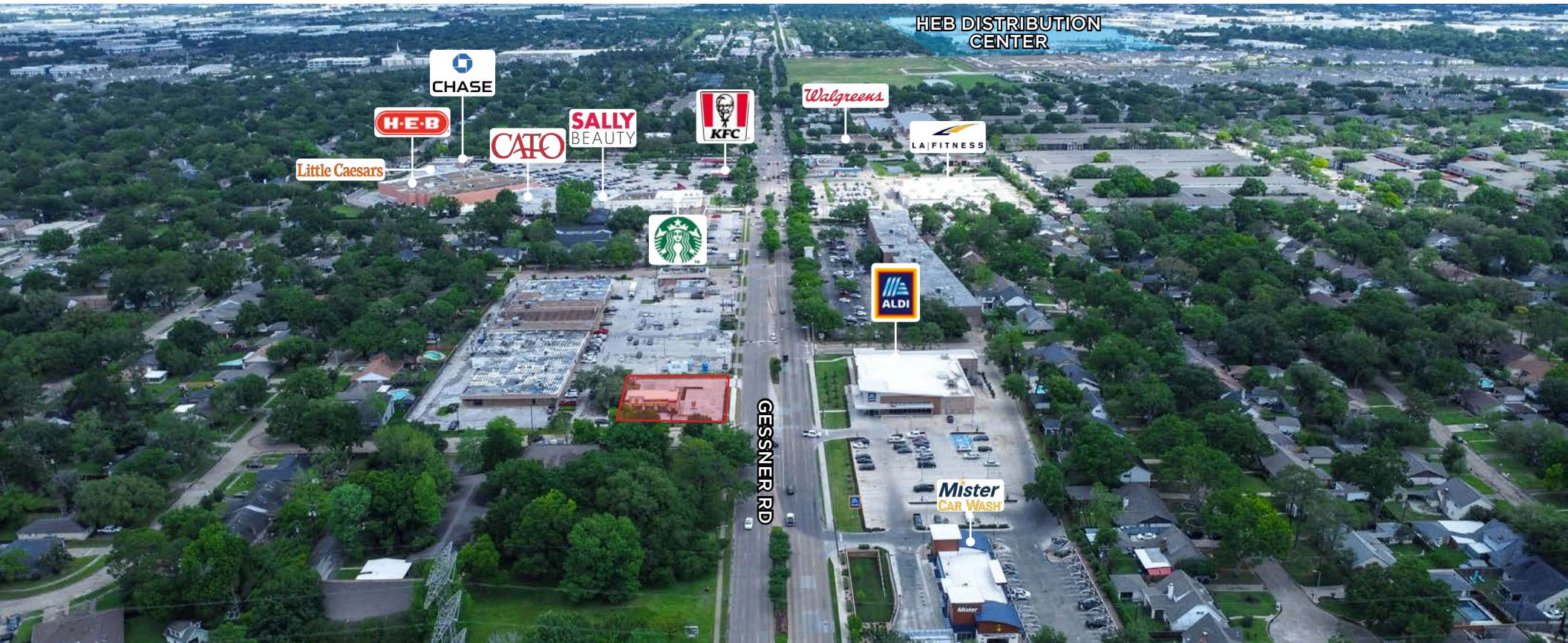




Take 5 Oil Change is a leading fast lube chain in the Southeastern United States, focused exclusively on oil changes and ancillary services, including windshield wiper and air filter replacements. Founded in 1984, Take 5 features oil changes where stay in their car, are provided with a complimentary beverage and are offered a simple list of service options. Take 5 can complete an oil change in approximately five to seven minutes of in-bay time. The chain currently operates 200+ locations all across the southeast United States.

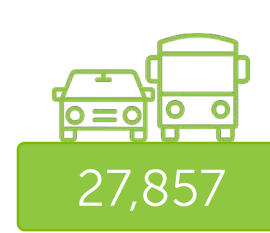
COMPANY SUMMARY

<b>Company</b>	Take 5 Oil Change
<b>Ownership</b>	Private
<b>Number of Locations</b>	500+ Locations
<b>Years in Business</b>	35 Years
<b>Headquarters</b>	Metairie, LA
<b>Website</b>	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>



- **Absolute Net Ground Lease** | Zero Landlord Responsibilities - Tenant is Directly Responsible for All Operating and Capital Expenses Related to the Property
- **Corporate Guarantee** | The lease is Guaranteed by Corporate Take 5 (Take 5 Properties SPV LLC)
- **Long Term Lease** | Take 5 Recently Executed a 15 Year Lease with Three Consecutive Five-Year Renewal Options
- **Inflation Hedge** | 10% Rental Increases Every 5 Years in Primary Term and Options - Income Tax Free State
- **Quality 2024 Construction** | Take 5 is Utilizing Their Preferred 3 Bay Prototype
- **Dense Houston Demographics** | 112,075 Population in a 1-Mile radius & 268,640 in a 3-Mile radius
- **Convenient Access & High Traffic Counts** | The Subject Property Benefits from Easy Access from Gessner Rd Seeing 27,857 Vehicles per Day
- **Surrounding National Retailers** | HEB, Kroger, Aldi, Mister Car Wash, Starbucks, LA Fitness, Regions Bank, Walgreens, McDonalds, Whataburger, and Many More

SNAPSHOT



Estimated Vehicle Per Day



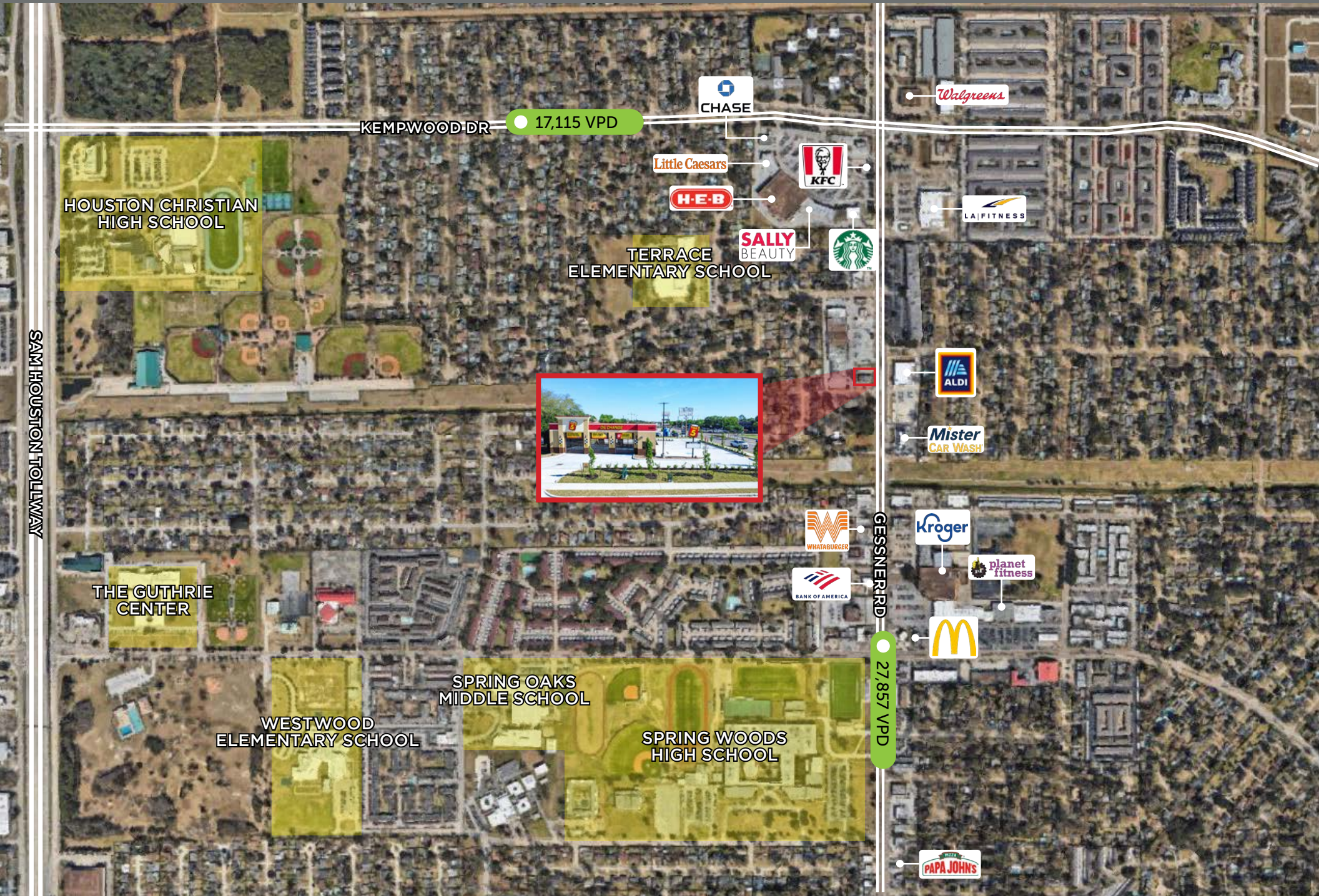
Average Household Income



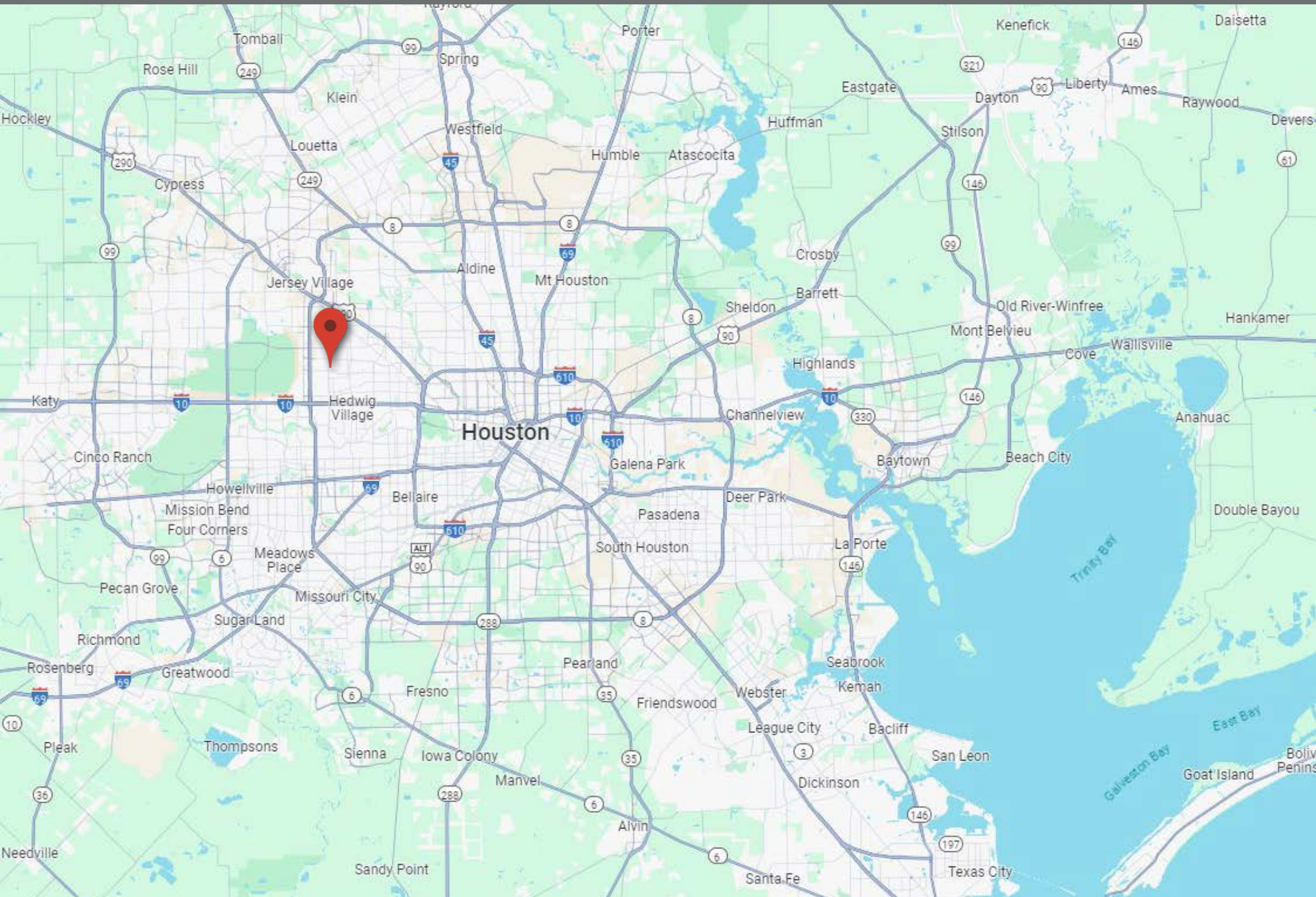
Population:  
3 Mile Radius







SAM HOUSTON TOLLWAY





# Houston, TX

## OVERVIEW

Houston is the most populous city in Texas and the fourth-most populous city in the U.S., with an estimated 2020 population of 2,304,580. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the country (2021 population estimate of 7,206,841). Houston has one of the fastest-growing and most diverse populations anywhere in the world. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

The Houston region is made up of 12 unique counties, and the region's geographic location makes it easy to move both goods and people around the globe. Houston's strategic, central location coupled with the infrastructure of four of the country's largest ports, two international airports and major highway and rail service make this a dynamic hub for a large cross-section of industries. As these industries digitize, Houston is a hotbed of rapid technological development thanks to access to customers and expertise.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and

transportation. Only New York City is home to more Fortune 500 companies. The city is also home of the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled. Houston is ranked third in the entire world in the Financial Times Cities of the Future global rankings. Houston secures the third spot for being "a reputable talent hub," boasting five of the world's Top 500 universities and placing second in the world in business expansion with 53 new projects between 2015 and 2020. Houston has many cultural institutions and exhibits which attract more than 7 million visitors a year to the Houston Museum District. The U.S. Bureau of Economic Analysis (BEA) estimates Houston's gross domestic product (GDP) at \$512.2 billion in 2019, ranking it as the nation's seventh largest metro economy. The Houston region has a GDP greater than 37 states and accounts for 27.8 percent of Texas' GDP.

Once predominantly oil and gas focused, today Houston is a diverse, vibrant metro with a dynamic quality of life and a variety of growing industries.

## QUICK STATS

- 1<sup>st</sup>** Most-Populous City in the State of Texas
- 3<sup>rd</sup>** Best Global Cities of the Future (*Financial Times*, 2020)
- 4<sup>th</sup>** Most-Populous City in the United States
- 7<sup>th</sup>** Largest Metro Economy in the United States
- 24** Fortune 500 Companies Call Houston Home (*Fortune*)



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2010 Population	103,075	253,617	1,347,865
2023 Population	112,075	268,640	1,480,063
2028 Population Projection	112,145	267,702	1,483,217
Annual Growth 2010-2023	0.70%	0.50%	0.80%
Annual Growth 2023-2028	0.00%	0.10%	0.00%
Median Age	35.3	36.5	36.2
Bachelor's Degree or Higher	29%	38%	35%
U.S. Armed Forces	0	22	391
<b>Population by Race</b>			
White	91,892	209,967	1,018,767
Black	7,901	25,570	254,749
American Indian/Alaskan Native	1,911	3,510	19,241
Asian	8,196	24,167	154,029
Hawaiian & Pacific Islander	149	263	1,642
Two or More Races	2,025	5,163	31,635
Hispanic Origin	70,126	131,570	672,572
<b>Housing</b>			
Median Home Value	\$278,499	\$329,732	\$244,761
Median Year Built	1974	1975	1983

Demographic data © CoStar 2024

	1 Mile	3 Mile	5 Mile
<b>Households:</b>			
2010 Households	34,669	90,856	507,635
2023 Households	37,519	95,010	558,779
2028 Household Projection	37,500	94,450	559,938
Annual Growth 2010-2023	0.90%	0.70%	1.00%
Annual Growth 2023-2028	0.00%	-0.10%	0.00%
Owner Occupied	17,437	51,205	273,601
Renter Occupied	20,063	43,245	286,336
Avg Household Size	2.9	2.8	2.6
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$1.1B	\$3.1B	\$17B
<b>Income</b>			
Avg Household Income	\$86,977	\$103,700	\$94,948
Median Household Income	\$56,841	\$66,059	\$62,521
< \$25,000	7,095	16,104	104,985
\$25,000 - 50,000	9,871	21,249	123,865
\$50,000 - 75,000	6,266	15,522	92,970
\$75,000 - 100,000	3,951	9,822	60,910
\$100,000 - 125,000	2,541	6,794	43,008
\$125,000 - 150,000	1,699	4,646	29,632
\$150,000 - 200,000	2,579	6,431	37,647
\$200,000+	3,518	14,441	65,761

## **CONFIDENTIALITY AGREEMENT**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.**

## Net Lease Disclaimer

**STRIVE hereby advises all prospective purchasers of Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**



## Information About Brokerage Services

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



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

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**STRIVE**

469.844.8880 STRIVERE.COM

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