

# For Sale



## Take 5 Oil Change

17638 Preston Rd.,  
Dallas, TX 75252



## Hunnington

**Hunnington Properties, Inc.**  
501 W President Bush Hwy, Suite 150  
Richardson, TX 75080  
**214-689-3600**  
[hproperties.com](http://hproperties.com)

## ABSOLUTE NNN INVESTMENT OPPORTUNITY

### INVESTMENT HIGHLIGHTS

- Fee Simple Ownership Structure
- Absolute NNN Lease with 4 Years Remaining (Expires August 10, 2030)
- Three (3), 5-Year Renewal Options
- 2% Annual Rent Increases Throughout Current Term & Option Periods

### THE STAY IN YOUR CAR, 10 MINUTE OIL CHANGE

At Take 5 Oil locations, available services may include: quick oil changes, battery maintenance and replacement, A/C maintenance, fuel systems cleaning, radiator coolant fluid exchanges, serpentine belt replacement, light bulb inspection and replacement, windshield treatments, cabin and engine air filter replacement, fuel filter replacement, differential fluid exchange, gearbox services, power steering fluid exchange, transfer case fluid exchange, transmission fluid exchange, brake fluid and spark plug service, and tire rotations.



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#### Executive Summary

Sale Price	\$1,405,991.60
NOI	\$70,299.58
CAP Rate	5.00%
Lease Term Remaining	4 Years
Building Size	1,740 SF
Lot Size	0.35 Acre
Tenant	Take 5 Oil Change (Corporate)



#### Demographics

Population (2025)	1 mi. - 13,192
	3 mi. - 146,064
	5 mi. - 389,890
Average HHI	1 mi. - \$185,836
	3 mi. - \$147,601
	5 mi. - \$142,833

#### Traffic Count

Preston Rd: 43,640 vpd



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## Tenant Overview



### LEASE SUMMARY

Lease Type	Absolute NNN
Base Annual Rent	\$70,299.58
Lease Expiration	8/10/2030
Lease Term Remaining	4 Years
Options & Increases	3, 5-Year Renewal Options with 2% Annual Rent Increases
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof and Structure	Paid by Tenant
HVAC	Paid by Tenant



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# DALLAS

BIG THINGS HAPPEN HERE

Dallas, Texas, is known for its dynamic and diverse cityscape, blending historic districts with modern skyscrapers and rapidly growing neighborhoods. The city features vibrant communities, bustling urban areas, and tree-lined residential streets that reflect its rich cultural and economic development.

The city is famous for major annual events such as the State Fair of Texas, held at Fair Park, which attracts millions of visitors each year with live entertainment, iconic food vendors, concerts, and family-friendly attractions.

Dallas is home to several major universities and colleges and is a key part of the Dallas-Fort Worth metroplex, providing residents with access to a wide range of undergraduate and graduate programs, cultural institutions, and professional opportunities.

The city offers numerous parks, trails, and outdoor spaces, including the popular Katy Trail and White Rock Lake Park, which provide opportunities for walking, biking, kayaking, and recreational activities for both residents and visitors.

Dallas has been featured in film and television productions and is widely recognized as a major economic and cultural hub in Texas, known for its thriving arts district, professional sports teams, and strong business environment.

The city hosts several annual events and festivals, including the State Fair of Texas, the Dallas Arts Festival, and various cultural celebrations throughout the year that highlight the city's diversity, creativity, and community spirit.

# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
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<b>N/A</b> Sales Agent/Associate's Name	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date