

**Brand New 15-Year Sale-Leaseback**  
Strong Unit Level Sales | Upcoming Renovations Planned



**Walmart** 

**Chick-fil-ℓ**

**Kwik Kar  
OIL &  
LUBE**

\$100 OFF ANY PM  
SERVICES  
NOW OPEN SUNDAY!  
INSPECTION 12 DUE

**KWIK KAR OIL & LUBE**

***Kwik Kar***  
**OIL & LUBE**

Single Tenant Net Lease Investment  
8724 Benbrook Blvd | Benbrook, TX 76126

**\$2,208,000**



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# DEAL SUMMARY



## ***Kwik Kar*** **OIL & LUBE**

### Address

8724 Benbrook Blvd  
Benbrook, TX 76126

**Asking Price**  
\$2,208,000

**Cap Rate**  
6.25%

**Annual Rent**  
\$138,000

**Lease Structure**  
Absolute NNN

**Rent Increases**  
10% Every 5 Years

**Year Built/Renovated**  
1992/2017

**Lease Term**  
15 Years



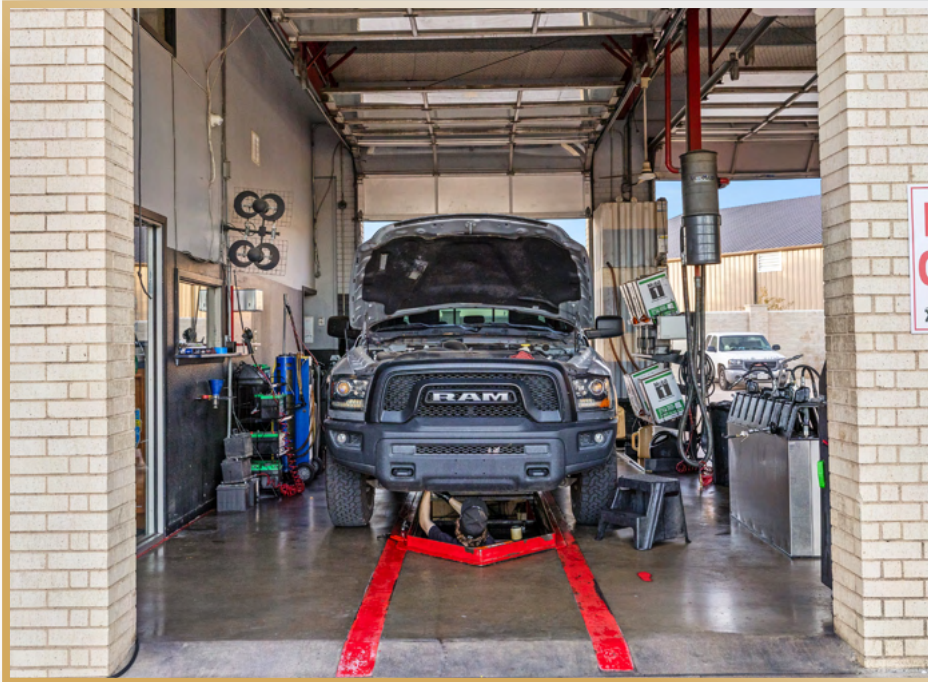
# LEASE SUMMARY



<b>Tenant Name</b>	Kwik Kar
<b>Address</b>	8724 Benbrook Blvd Benbrook, TX 76126
<b>Lease Guarantor</b>	DFW Lube Ventures (10 Units & Growing)
<b>Lease Structure</b>	Absolute NNN
<b>Lease Commencement</b>	Upon Close of Escrow
<b>Lease Expiration</b>	15 Years from COE
<b>Building Size</b>	2,070 SF
<b>Lot Size</b>	0.27 AC
<b>Renewal Options</b>	4, 5-Year Options
<b>Rent Increases</b>	10% Increases Every 5 Years
<b>Landlord Responsibilities</b>	None
<b>ROFR</b>	None
<b>Drone Photos</b>	Click <a href="#">here</a>

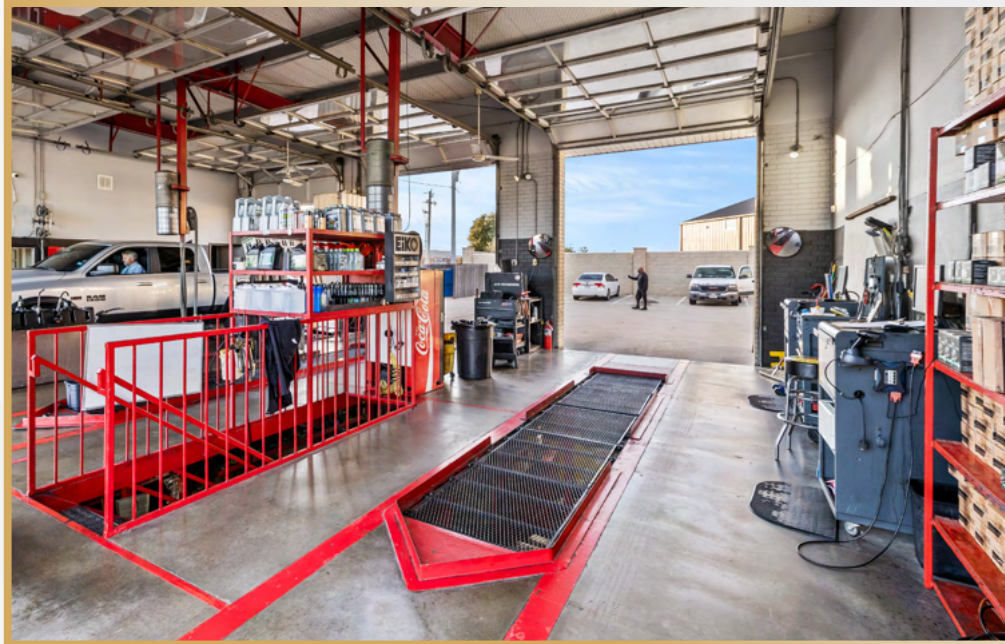


# INVESTMENT HIGHLIGHTS



- ▶ **Passive Lease Structure | Hands-Off Investment**  
*Offering features a truly passive lease structure with zero landlord responsibilities.*
- ▶ **Walmart Supercenter Outparcel | Ideal Retail Positioning**  
*The subject property features strong real estate fundamentals being an outparcel to a high performing Walmart Supercenter, creating a consistent flow of business for this Kwik Kar location. This site sits prominently on Benbrook Boulevard, a primary arterial in Benbrook seeing nearly 40,000 vehicles per day.*
- ▶ **High Performing Site | Robust Unit Levels**  
*This Kwik Kar location is one of the better performing 3-bay oil & lube facilities in the entire state of Texas year-over-year. Please inquire with the broker for further details on unit levels and overall site performance.*
- ▶ **Strong System-Wide Performance**  
*The Texas-based Kwik Kar operator, DFW Lube Ventures, has 30+ years of experience in the oil & lube industry. This operator continues to grow and capitalize on locations that are under performing where they can immediately boost sales. With 10 open and operating units in Dallas-Fort Worth, DFW Lube Ventures is looking to continue their growth trajectory by duplicating this model.*
- ▶ **Lack of Competition Due to a Moratorium on the Number of Automotive Repair Sites in Tarrant County**  
*Tarrant County has a moratorium that restricts the development of new oil/lube buildings making competition in the space limited. This business model has allowed this Kwik Kar operator to build up his store count in a municipality that has no other options for customers and create strong YOY sales growth system-wide.*
- ▶ **Superior Demographics Within Immediate Trade Area**  
*The subject property is located within a high-growth submarket of the Dallas-Fort Worth Market, one of the fastest growing MSA's in the country, with over 148,388 people living within a 5-mile radius and over 538,580 people within a 10-mile vicinity of the subject property.*
- ▶ **Significant Built-In Affluent Customer Base | 1,400+ Units Within 1-Mile**  
*Oxbow Apartments (374 Units), Aura Benbrook (301 Units), Heights of Benbrook (322 Units), Estates at Team Ranch (248 Units), and Album Benbrook (179 Units) are all dense residential projects located within a 1-mile radius of the subject property. The average household income in a 1, 3, and 5-mile radius are in excess of \$94,000. Within a 1, 3, and 5-mile radius, the total population spends a total of \$81.8M on automotive repair.*
- ▶ **Income Tax Free State**  
*Property is located in Texas, one of the few states that does not levy a state income tax.*
- ▶ **Planned Future Building Renovations | Fall 2024**  
*The tenant plans to renovate the building in the fall of this year.*
- ▶ **Tax Advantages | Bonus Depreciation Benefits**  
*Fee simple investment allows the prospective investor to take advantage of either a 15-year accelerated depreciation or 60% bonus depreciation in 2024 (Consult with your CPA).*

# PROPERTY PHOTOS



# PROPERTY AERIAL



**Kwik Kar**  
OIL & LUBE

Benbrook Boulevard - \$6,359 VPD

**Auto Zone**

**BLACK RIFLE COFFEE COMPANY**

**Chicken Express**

**DOLLAR GENERAL**

**QT**

**Wendy's**

**TSC TRACTOR SUPPLY CO.**

**WHATABURGER**

**SHERWIN WILLIAMS**

**PNC**

**SONIC**  
America's Drive-In

**7 ELEVEN**

**CHASE**

**Chick-fil-A**

**Walmart**

# PROPERTY AERIAL



**Kwik Kar**  
OIL & LUBE



*Benbrook Boulevard - 36,359 VPD*

# PROPERTY AERIAL



**Kwik Kar**  
OIL & LUBE

ESTATES  
AT TEAM RANCH  
248 Units

ALBUM  
BY GREYSTAR  
179 Units

AURA  
BENBROOK  
301 Units



CVS  
pharmacy®

Walmart

Chick-fil-A

CHASE

Benbrook Boulevard - 36,359 VPD



# TENANT PROFILE



## ***Kwik Kar*** **OIL & LUBE**

*Kwik Kar offers a full range of car & auto services including full-service oil changes, auto repair, wheel alignment, brake services & repair, car AC repair, tire rotations to timing belts, and everything in between. Their certified technicians will perform all necessary repairs with integrity, honesty, and professionalism. With convenient locations throughout Texas, Kwik Kar aims to serve all their customer's automotive needs.*

*DFW Lube Ventures LLC is a 10-unit operator of Quick Lube & Automotive Repair chains with multiple locations in the DFW area. DFW Lube Ventures strategically acquires new stores in areas of Tarrant County where there's a moratorium that restricts the development of new oil/lube buildings, so competition is very limited.*



Actual Site

**WEBSITE** [www.kwikkaronline.com](http://www.kwikkaronline.com)

**COMPANY TYPE** Private Equity Backed



**NO. OF STORES**  
350+ Stores



**LOCATED IN**  
8 States



**HEADQUARTERS**  
Dallas, TX

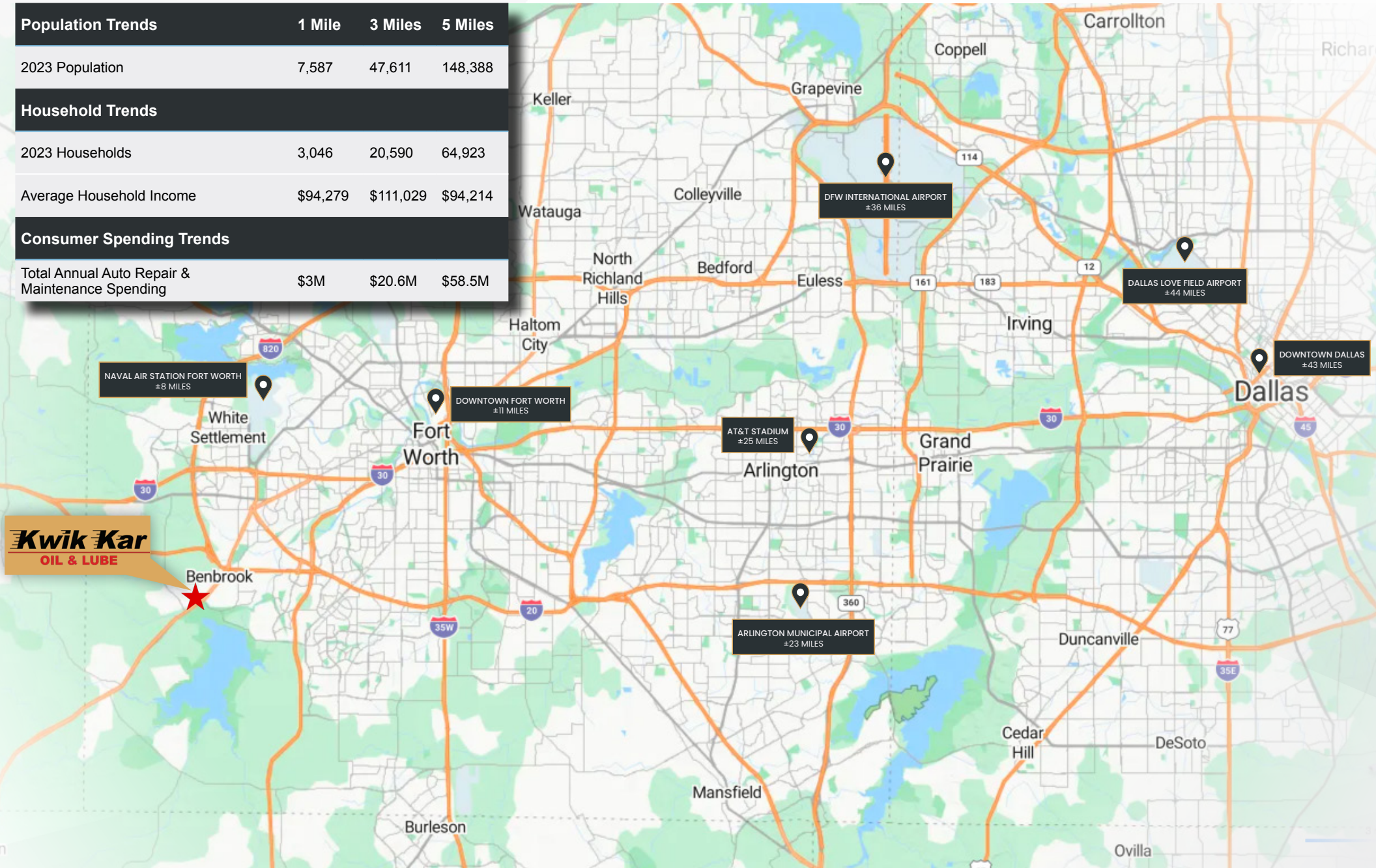


**COMPANY TYPE**  
Private Equity  
Backed

# DEMOGRAPHICS - Benbrook, TX



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	7,587	47,611	148,388
Household Trends			
2023 Households	3,046	20,590	64,923
Average Household Income	\$94,279	\$111,029	\$94,214
Consumer Spending Trends			
Total Annual Auto Repair & Maintenance Spending	\$3M	\$20.6M	\$58.5M



# LOCATION OVERVIEW - Dallas-Fort Worth

The Dallas-Fort Worth metropolitan statistical area (MSA) is one of the largest and most dynamic metropolitan regions in the United States. As of January 2024, the population hit a record high of 8.1 million people, making it the most populous metropolitan area in Texas and the fourth largest in the United States. The Dallas-Fort Worth area is a major economic hub, with a diverse economy that includes key industries like finance, technology, healthcare, telecommunications, transportation, and manufacturing. The region is home to numerous Fortune 500 companies, including Texas Instruments, At&T, American Airlines, Kimberly-Clark, Toyota, and McKesson. The Dallas-Fort Worth metroplex boasted a GDP of \$688.9B in 2022, accounting for 3% of the total United States metropolitan GDP. The MSA comprises the highest concentration of colleges and universities, including the University of Texas at Dallas, Southern Methodist University, Texas Christian University, and the University of North Texas. Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

- **#1 among largest U.S. metros for year-over-year job growth (3.3%)**
- **#1 in the country for 5-year job growth (593,700 jobs)**
- **#1 Best State for Business (Chief Executive Magazine 2024)**
- **Fort Worth is the 12<sup>th</sup> largest city in the U.S.**
- **DFW is home to 24 Fortune 500 Companies**
- **DFW metroplex is the largest-gaining metroplex in the U.S.**
- **DFW makes up 26.6% of Texas' total population**
- **One of two regions in the U.S. to host 2 Fortune 10 Companies**
- **DFW International Airport is an economic engine for the region, generating \$37 billion in economic impact annually**
- **DFW International Airport is the 2<sup>nd</sup> busiest airport in the world with 81,764,044 total passengers in 2023.**
- **Read more about the region's economy [here](#).**





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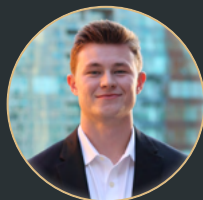
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NOW OPEN SUNDAY!  
INSPECTION 12 DUE

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# 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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