

Brand New 15-Year Sale-Leaseback



Kwik Kar **OIL & LUBE**

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

\$2,200,000



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DEAL SUMMARY

Kwik Kar **OIL & LUBE**

Address

8724 Benbrook Blvd
Benbrook, TX 76126

Asking Price
\$2,200,000

Cap Rate
6.00%

Annual Rent
\$132,000

Lease Structure
Absolute NNN

Rent Increases
10% Every 5 Years

Year Built/Renovated
1992/2017

Lease Term
15 Years



LEASE SUMMARY



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



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.

PROPERTY PHOTOS



PROPERTY AERIAL



Kwik Kar
OIL & LUBE

Benbrook Boulevard - 36,359 VPD

Auto Zone

BLACK RIFLE COFFEE COMPANY

DOLLAR GENERAL

Chicken Express

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 - 36,350 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
COMPANY TYPE	Private Equity Backed



NO. OF STORES
350+ Stores



LOCATED IN
8 States



HEADQUARTERS
Dallas, TX

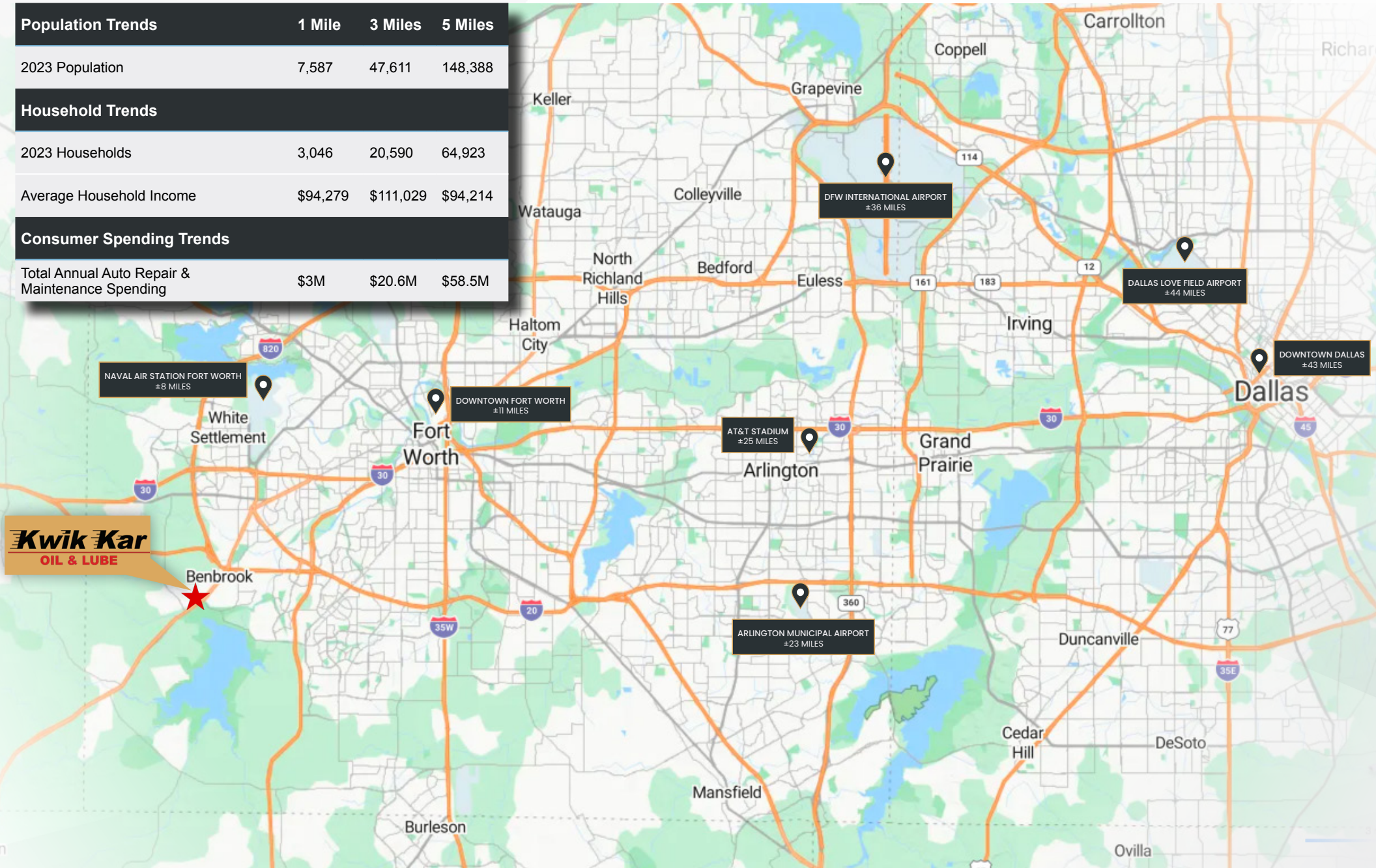


COMPANY TYPE
Private Equity Backed

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-Forth Worth

The Dallas-Fort Worth metroplex is a metropolitan area in the U.S. state of Texas encompassing 11 counties. It's historically dominant core cities are Dallas and Fort Worth. It is the economic and cultural hub of North Texas. The Dallas-Fort Worth-Arlington metropolitan statistical area's population was 7,637,387 according to the U.S. Census Bureau's 2020 census, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy, also referred to as Silicon Prairie, is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas-Fort Worth is home to 23 Fortune 500 companies, the 4th largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical science.

- **#1 in the country for 3-year job growth** (185,600 jobs)
- **#1 in the country for job recovery to pre-pandemic high** (3,951,900 jobs)
- **4 Global 500 Companies** (Fortune, 2021)
- **9 World's Most Admired Companies** (Fortune, 2022)
- **#6 of 500 Most Innovative Cities in the World** (2021 2thinknow)
- **The cost of doing business in Dallas is equal to the national average** (Moody's)
- **The Dallas Region adds 328 New Residents each day - 38% Natural Increase, 62% Net-migration** (U.S. Census, 2019-2020)
- **#1 Quantity and Quality Entrepreneurship among U.S. metros** (University of Indiana, 2021)
- **Best State for Business for 17 Consecutive Years** (Chief Executive Magazine)
- **2 Fortune 10 Companies** tied with San Jose, NYC, LA, and Chicago host none.
- To read more [click here](#).





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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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