

FOR SALE

39550 LBJ FWY – CAR DEALERSHIP

I-20 & HAMPTON RD, DALLAS, TX 75232



PROPERTY INFO

- + Net Leased Investment
- + Well-located automobile sales and service building
- + Great exposure to I-20
- + Great access with an interior drive off of the freeway
- + Built in 2006
- + Leased to Tricolor Auto Group, LLC
(operates 25 locations over 10 markets)

LAND

- + 4.0 acres

BUILDING SIZE

- + 17,460 SF
Display & office – 9,300 SF
Service – 8,160 SF



2017 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	4,389	3,315	241,480
Daytime Population	6,563	81,791	215,951
Average HH Income	\$53,657	\$53,560	\$61,098
Median Age	35.0	34.0	34.3

Traffic Counts

I-20	144,500 vpd
S Hampton Rd	22,900 vpd

Source: CoStar 2015

Retail Science from CBRE

www.cbre.com/ucr

CBRE

AUTO DEALERSHIP
39550 LBJ Frwy
Dallas, TX 75232

NET LEASED INVESTMENT

INVESTMENT SUMMARY	
Price	\$3,530,000.00
Cap Rate	8.5%
NOI	\$300,000.00
Occupancy	100%

LEASE SUMMARY	
Commencement	June 2, 2017
Rent	\$300,000.00/year
Term	5 years
Options	2 5-year options 1st Option Rent - \$315,750.00/year 2nd Option Rent - \$332,327.00/year
Landlord	Salehoun Family Limited Partnership
Tenant	Tricolor Auto Group LLC
Real Estate Taxes, insurance and maintenance	By the Tenant

GANAS HOLDINGS

Ganas Holdings now operates twenty-five dealerships across ten markets: Dallas, Ft. Worth, Houston, Austin, San Antonio, El Paso, McAllen, Oklahoma City, Los Angeles, and Riverside, California.

Subsequent to the completion of a management-led buyout of Tricolor California Auto Group from Serent Capital in June 2015, Ganas Holdings acquired Tricolor Auto Group from Serent Capital in January 2016.

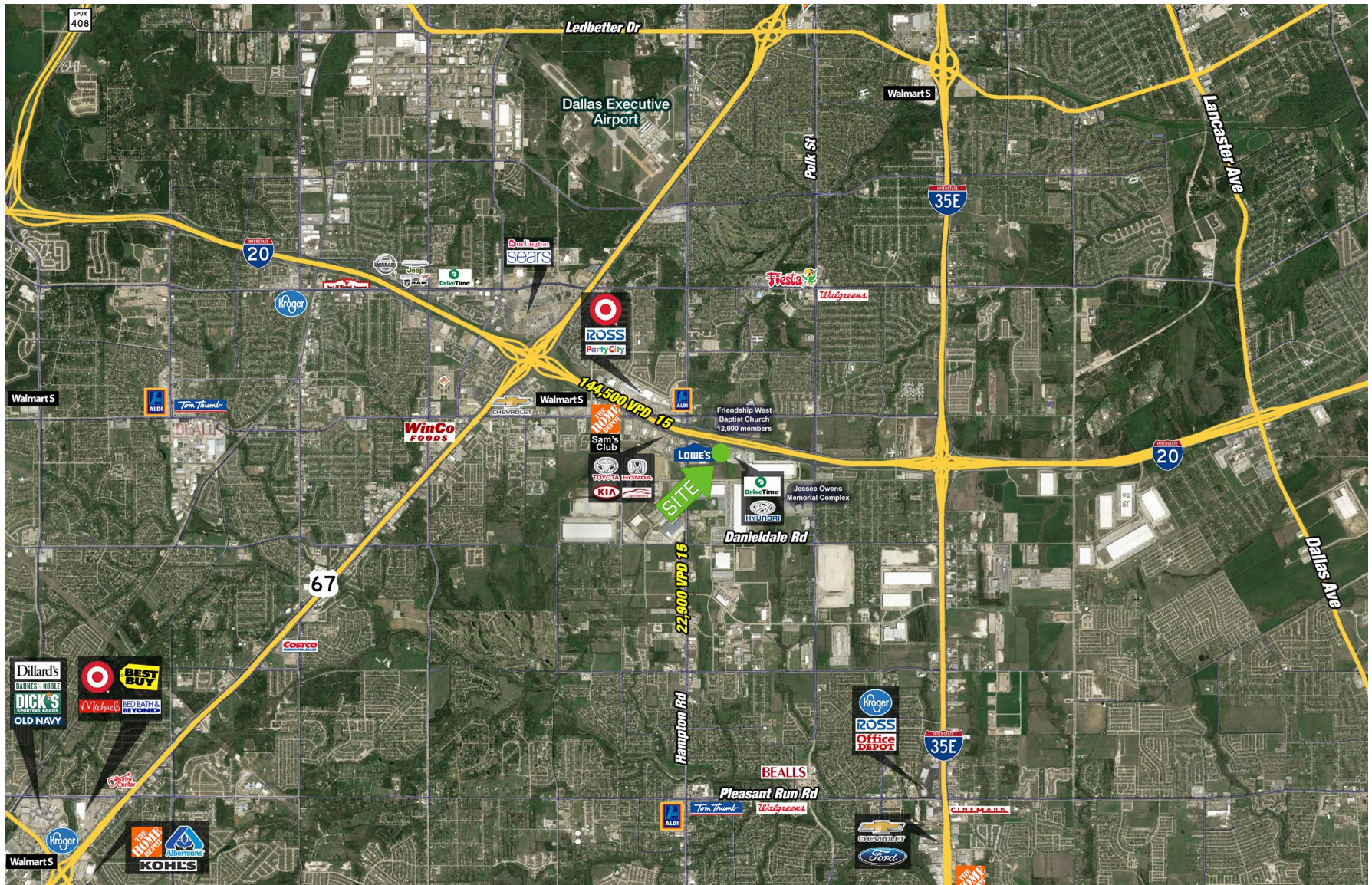
Inspired by an aspiration to create the most powerful retail auto brand serving the Hispanic market, GANAS is focused on executing a vision which in many respects can be described as Tricolor v2.0. Respecting its roots, GANAS will continue the commitment to deliver the highest quality product possible while applying a continuous improvement approach. Moreover, GANAS intends to enhance and evolve its model to attain new standards for the customer experience---a broader product offering, more creative financing solutions, and an innovative customer-centric rewards program.

The term "GANAS" originates from the Spanish verb "ganar" which means literally "to win". Additionally, "con ganas" means "with enthusiasm, with effort, with heart".

¡HAGAMOS CAMINO!

Ganas Gross Revenues - \$162,260,167.00

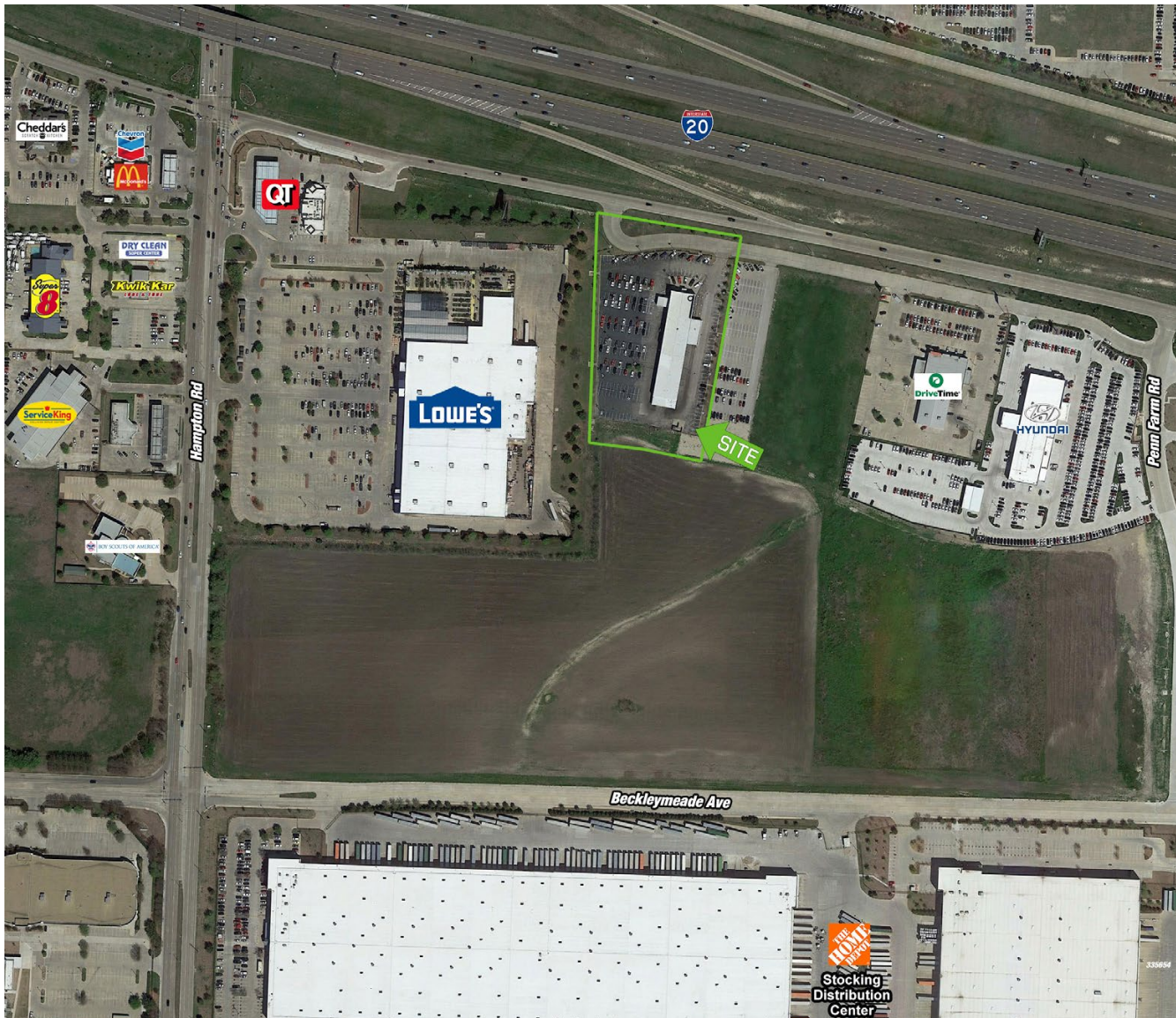
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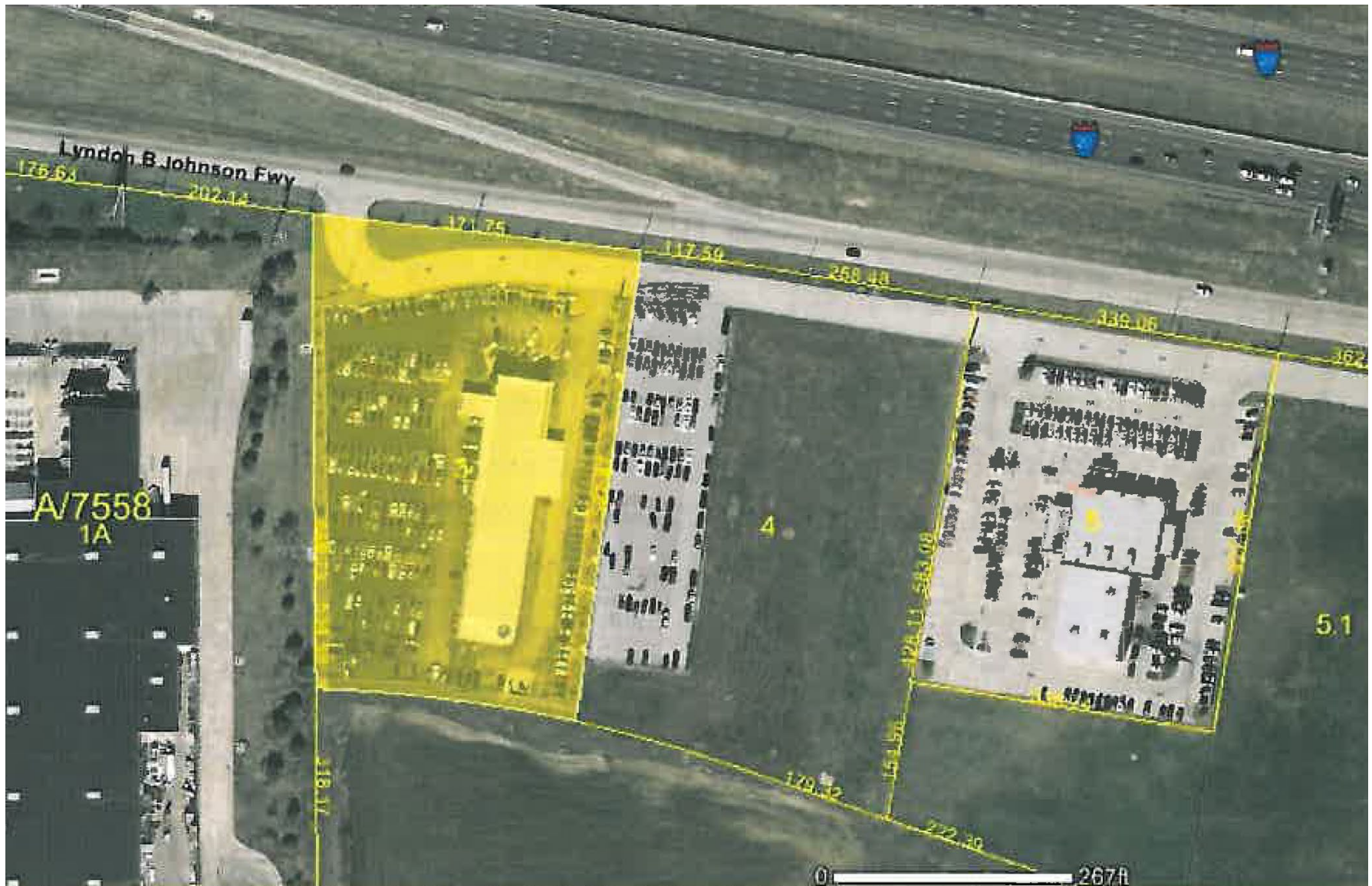
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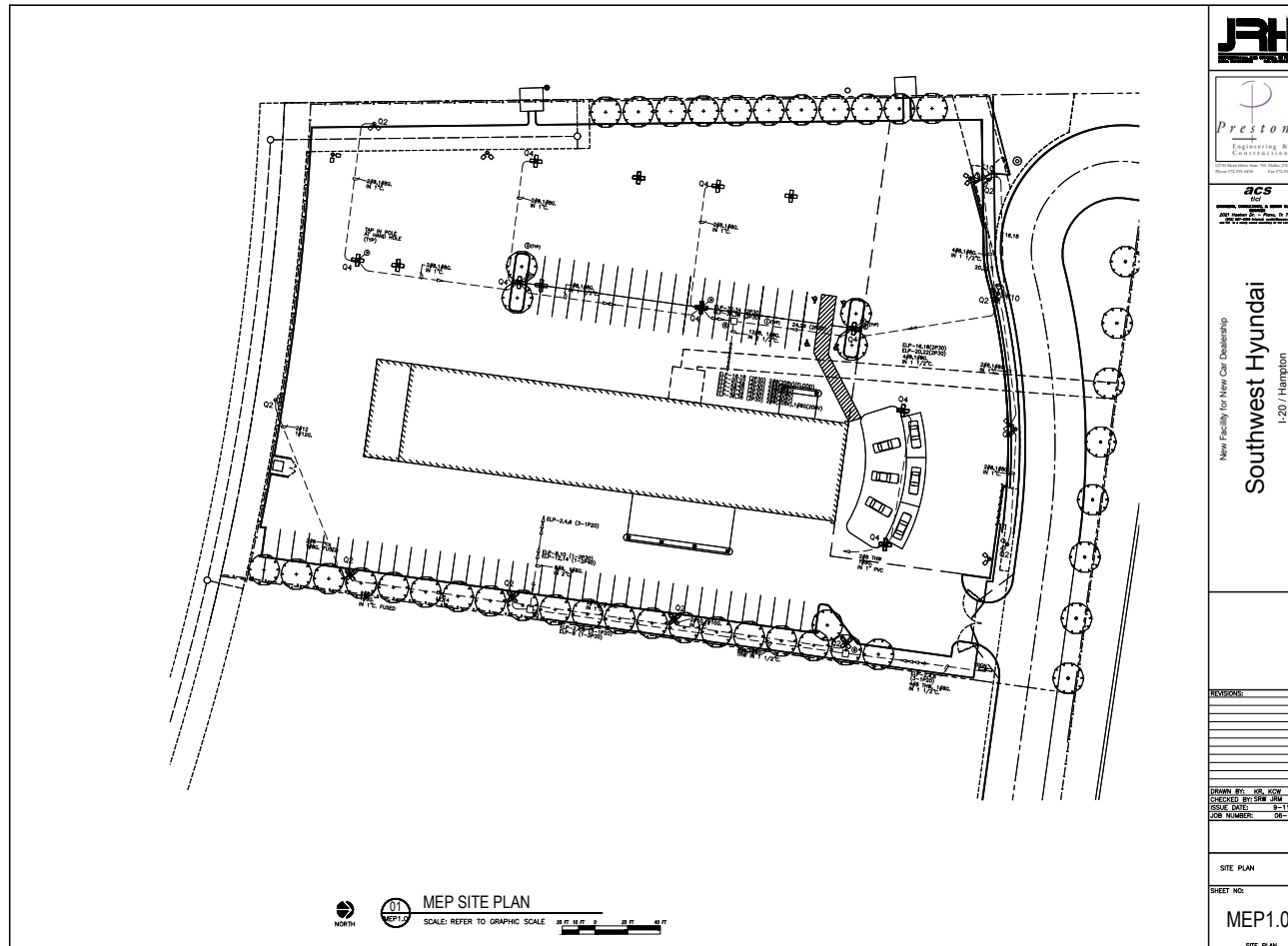


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CONTACT US

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