

BRAKES PLUS

6856 BLUE MOUND ROAD
FORT WORTH, TX 76131

OFFERING MEMORANDUM





CONTACTS



DREW ISAAC

Senior Vice President Investments
303-328-2048
drew.isaac@marcusmillichap.com

BRIAN BAILEY

Vice President Investments
303-328-2018
brian.bailey@marcusmillichap.com

KAITLIN O'MALLEY

Director of Operations
303-328-2031
kaitlin.omalley@marcusmillichap.com

KENDALL KLINE

Marketing Coordinator
303-328-2078
kendall.kline@marcusmillichap.com

NIKKI BRITA

Marketing & Operations Associate
303-328-2043
nicole.brita@marcusmillichap.com

BROKER OF RECORD

Tim Speck
License #: 9002994



HIGHLAND MIDDLE SCHOOL

NOTEABLE COMPANIES

- BANA BOX
- CHM INDUSTRIES
- LONESTAR PIPE
- RUSSO CORP
- J. REYNOLDS
- UPF SAGINAW
- CTI FOODS
- GAVILON GRAIN
- TODD AND SARGENT
- MOORE'S AUTOMOTIVE



SAGINAW HIGH SCHOOL
1,898 STUDENTS

ROUGH RIDER STADIUM

BASSWOOD BLVD



BNSF
RAILWAY
BNSF RAILWAY
CORPORATE HEADQUARTERS
127.53 ACRES

BASSWOOD ELEMENTARY

FOSSIL PARK



WESTERN CENTER BLVD

N BLUE MOUND ROAD

BLUE MOUND

NORTHBROOK

WESTERN CENTER MARKET PLACE

STONEGLENN



VICTORY SHOPS AT BASSWOOD



INDUSTRIAL

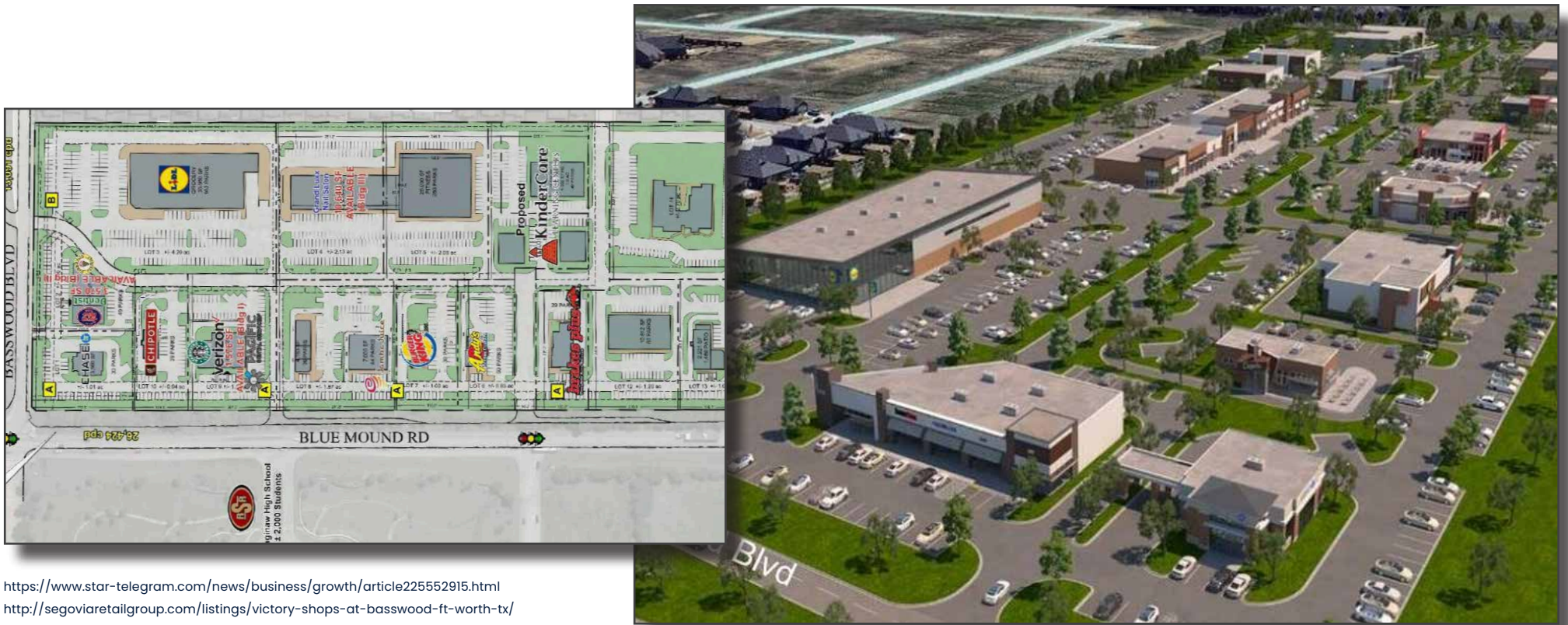
SAGINAW

FORT WORTH MEACHAM INTERNATIONAL AIRPORT

DEVELOPMENT OVERVIEW

VICTORY SHOPS

Victory Shops, a 19-building development is currently under construction in the Fort Worth area in the southeast corner of Basswood Boulevard and Blue Mound Road. The development is managed by Segovia Retail Group and will span over 36 acres. Tenants include Lidl, Chipotle, Chick-Fil-A, Brakes Plus, Starbucks, Jamba Juice, Burger King, and more. The retail development is set to draw in the 2,000 students from Saginaw High School, which is located directly across the street from the development.



<https://www.star-telegram.com/news/business/growth/article225552915.html>
<http://segoviaretailgroup.com/listings/victory-shops-at-basswood-ft-worth-tx/>

SAGINAW
HIGH SCHOOL
1,898 STUDENTS

**VICTORY SHOPS
AT BASSWOOD**

- LIDL
- CHICK-FIL-Z
- Jersey Mike's
- CHASE
- verizon
- brakes plus
- STARBUCKS
- at&t
- Jamba Juice
- BURGER KING
- KinderCare LEARNING CENTERS
- Auto Zone



N BLUE MOUND ROAD



PRICE
\$2,669,000

CAP RATE
5.25%

NOI
\$140,113







PROPERTY OVERVIEW

Address	6856 Blue Mound Rd
City, State, Zip	Fort Worth, TX 76131
Lot Size	
Building SF	
Year Built	2020

KEY LEASE TERMS

Commencement	06/01/2020
Lease Expiration	05/31/2040
Type	Absolute Triple Net (NNN)
Guarantor	Corporate
Rent Increases	10% Every 5 Years

INVESTMENT HIGHLIGHTS

-  **BRAND NEW 20-YEAR ABSOLUTE TRIPLE NET (NNN) LEASE**
-  **CORPORATE GUARANTEE BACKED BY OVER 900 UNITS**
-  **ESSENTIAL BUSINESS THAT IS INTERNET AND RECESSION RESISTANT**
-  **LOCATED IN BRAND NEW VICTORY SHOPS RETAIL DEVELOPMENT WITH HIGH VISIBILITY AND EASY ENTRY AND EGRESS**
-  **ACROSS THE STREET FROM SAGINAW HIGH SCHOOL, WHICH HAS A TOTAL OF 1,898 STUDENTS**
-  **FORT WORTH IS THE 13TH LARGEST CITY IN THE UNITED STATES AND HAS A MSA POPULATION OF OVER 895,000**

LEASE OVERVIEW

BRAKES PLUS - FORT WORTH, TX

PROPERTY NAME	BRAKES PLUS
ADDRESS	6856 BLUE MOUND ROAD
CITY, STATE, ZIP	FORT WORTH, TX 76131
INITIAL LEASE TERM	20 YEARS
RENT COMMENCEMENT DATE	06/01/2020
EXPIRATION DATE	05/31/2040
LEASE TERM REMAINING	20 YEARS

LEASE EXECUTION DATE	
LEASED SF	
LEASE TYPE	ABSOLUTE TRIPLE NET (NNN)
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS TO RENEW	4 x 5-YEAR OPTIONS
YEAR BUILT	2020
LEASE GUARANTOR	CORPORATE

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT/SF	RENT INCREASES
6/1/2020 - 5/31/2025	\$11,676	\$140,113		-
6/1/2025 - 5/31/2030	\$12,844	\$154,124		10%
6/1/2030 - 5/31/2035	\$14,128	\$169,537		10%
6/1/2035 - 5/31/2040	\$15,541	\$186,490		10%
OPTION 1 (5 YEARS)	\$17,095	\$205,139		10%
OPTION 2 (5 YEARS)	\$18,804	\$225,653		10%
OPTION 3 (5 YEARS)	\$20,685	\$248,219		10%
OPTION 4 (5 YEARS)	\$22,753	\$273,041		10%

brakes plus

6856

FREE SHUTTLE
AVAILABLE

FREE ALIGNMENT CHECK

SHOCKS & STRUTS
BUY 3 GET 4TH FREE

brakes plus

brakes plus

FIRE LANE NO PARKING TOW AWAY ZONE

FREE WASH NO PARKING TOW AWAY ZONE



TENANT OVERVIEW

BRAKES PLUS



Mavis Tire Express Service Corp (formally known as EOC Group, Inc.) provides tire, oil, and automotive maintenance services to individual customers throughout the United States. The company operates three brands: Mavis Discount Tire, Express Oil Change, and Brakes Plus, which collectively had **825 company-operated stores and 114 franchise store locations in twenty-six states** as of December 31, 2019.

Brakes Plus was founded by Larry Pisciotta in 1990 and has grown to over 80 locations across Arizona, Colorado, Iowa, Nebraska, Texas and Wyoming. In addition to brakes, the company provides its customers a full suite of automotive maintenance & repair services. In 2017, Express Oil Change & Tire Engineers was acquired by private equity firm Golden Gate Capital and shortly thereafter acquired Brakes Plus. While Brakes Plus is now a part of a larger platform, the company intends to keep and grow the Brakes Plus brand.

Express Oil Change & Tire Engineers is an automotive maintenance brand with services including its signature 10 minute oil change in addition to full service mechanical, tires, brakes, and general automotive maintenance. The company consists of 160+ company-operated stores and 100+ franchisee owned stores located in Alabama, Arizona, Arkansas, Florida, Georgia, Illinois, Indiana, Louisiana, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia. In 2018, Golden Gate Capital announced a merger of Express Oil Change & Tire Engineers and Brakes Plus with its recently acquired Mavis Discount Tire.

Mavis Discount Tire is one of the largest independent tire & service providers in the US with more than 430 service centers across New York, New Jersey, Pennsylvania, Connecticut, Massachusetts, Georgia, and Florida. In addition to its core offering of tires from over 20 major brands, Mavis also provides repair and maintenance services including brakes, alignments, suspension, shocks, and exhaust.

LOCATION OVERVIEW

FORT WORTH, TX

Fort Worth, Texas is a city outside of Dallas with an MSA population of over 895,000. Fort Worth is located only 32 miles from Dallas and 189 miles from Austin, Texas. Fort Worth is known as the 13th largest city in the United States and is apart of the Number 1 tourist destination in Texas, attracting 9.4 million visitors annually. Comprising of eleven primary entertainment districts, each include dining, shopping, entertainment, and cultural amenities. Fort Worth is conveniently located 17.5 miles from Dallas/Fort Worth International Airport and has over 1,850 flights daily.



<https://villagetours.net/charter-bus-dallas-tx/>
<https://www.dfw.org>

**brakes
plus**

brakes plus

FREE
SHOCKS &
STRUTS
BUY 4
FREE



BRAKE SERVICES

ALIGNMENT

OIL CHANGES

2-647-1000

FLUIDS & FILTERS

WAXING



DEMOGRAPHICS

BRAKES PLUS - FORT WORTH, TX

POPULATION	1 MILE	3 MILES	5 MILES
2024 PROJECTION	12,007	90,736	259,659
2019 ESTIMATE	10,193	79,072	230,675
GROWTH 2019 - 2024	17.80%	14.75%	12.57%
2000 CENSUS	3,219	30,298	92,907
2010 CENSUS	7,672	61,953	187,823
GROWTH 2000 - 2010	138.36%	104.48%	102.16%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 PROJECTION	3,909	31,371	86,039
2019 ESTIMATE	3,308	27,289	76,310
GROWTH 2019 - 2024	18.18%	14.96%	12.75%
2000 CENSUS	1,087	10,462	29,908
2010 CENSUS	2,453	21,287	61,635
GROWTH 2000 - 2010	125.64%	103.47%	106.08%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
% WHITE POPULATION	67.10%	69.11%	66.96%
% BLACK POPULATION	10.61%	10.56%	9.88%
% ASIAN	4.41%	5.82%	7.15%
% AMERICAN INDIAN, ESKIMO, ALEUT	0.57%	0.67%	0.61%
% HAWAIIAN OR PACIFIC ISLANDER	0.09%	0.10%	0.13%
% MULTI-RACE	5.49%	4.37%	4.36%
% HISPANIC	34.32%	29.80%	33.30%
% OTHER POPULATION	11.73%	9.37%	10.92%
% MALE POPULATION	48.92%	48.81%	49.14%
% FEMALE POPULATION	51.08%	51.19%	50.86%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	3.89%	4.05%	4.62%
\$150,000 - \$199,999	6.45%	6.64%	8.60%
\$100,000 - \$149,999	18.89%	20.43%	20.20%
\$75,000 - \$99,999	23.12%	20.87%	18.59%
\$50,000 - \$74,999	24.47%	21.83%	20.08%
\$35,000 - \$49,999	10.46%	11.81%	11.50%
\$25,000 - \$34,999	5.42%	5.80%	6.03%
\$15,000 - \$24,999	3.92%	4.17%	5.39%
\$10,000 - \$14,999	1.45%	1.76%	2.20%
UNDER \$9,999	1.94%	2.63%	2.81%



69,456
Daytime Population
(3-Mile Radius)



\$93,419
Average Household Income
(3-Mile Radius)



31.9
Median Age
(3-Mile Radius)

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By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services 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.

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ISAAC | BAILEY