

# Offering Memorandum

TAKE 5 | HUTTO, TX | 98 CHRIS KELLEY BOULEVARD



for more information, please contact:

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Representative Photo

# Take 5 | Hutto, TX

TRADE AREA AERIAL

**ROUND ROCK PREMIUM OUTLETS**  
 Owner: Simon  
 488,699 sf  
 Ann Taylor, American Eagle, Burberry, Gap,  
 Nike, Polo Ralph Lauren, Tommy Hilffiger

**TWIN LIQUORS**  
**ROBINSON'S**  
**HEB**  
**REMARKS**

**FIVE BELOW**  
**IKEA**  
**SPECS**  
**DSW**  
**JOANN**  
**JCPenney**  
**PETSMART**

**SONIC**  
**STARBUCKS**  
**PEPPERONI'S**  
**THE HOME DEPOT**  
**AMERICAN EAGLE**  
**MOD**  
**chilis**  
**McDonald's**  
**Chick-fil-A**  
**belmont's**  
**LOWE'S**  
**the Y**  
**Domino's**  
**Great Clips**  
**Walmart**  
**ANYTIME FITNESS**  
**Goodwill**

**SITE**  
 CARMEL CREEK  
 47-68.6 ACRES  
 310 UNITS U/C

**Walmart**  
**AT&T**  
**TWIN LIQUORS**  
**HEB plus!**  
**OrangeTheory Fitness**  
**Natural Pawz**

**La Frontera Village**  
**LOWE'S**  
**OLD NAVY**  
**petco**  
**WORLD MARKET**  
**KOHL'S**  
**BED BATH & BEYOND**  
**Marshalls**  
**LANE BRYANT**  
**BARNES & NOBLE**  
**HOBBY LOBBY**  
**sam's club**  
**Bath Works**

**PLATO'S**  
**Chick-fil-A**  
**ROSS**  
**PETSMART**  
**Walmart Supercenter**

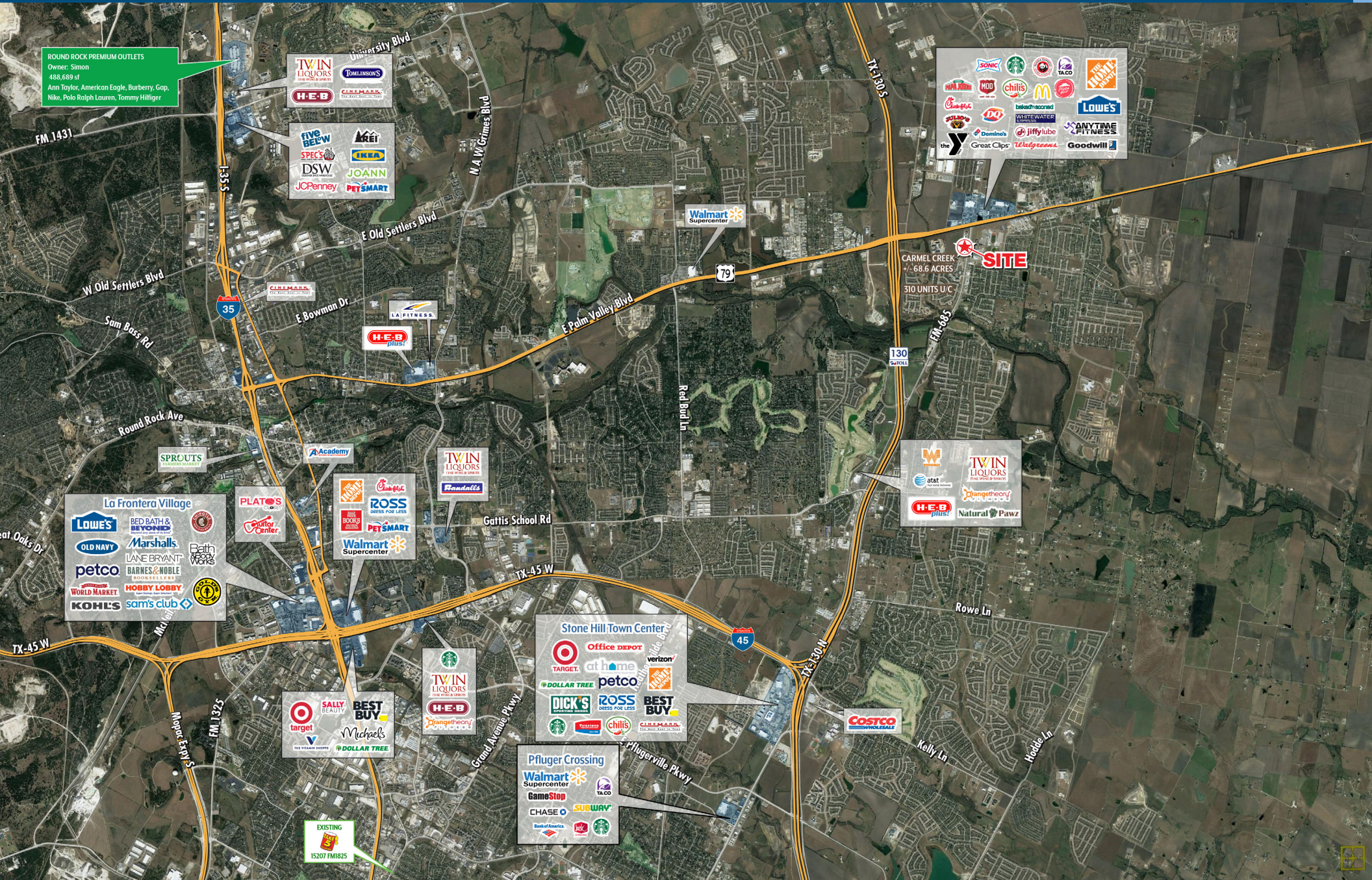
**target**  
**SALLY BEAUTY**  
**BEST BUY**  
**Michaels**  
**DOLLAR TREE**

**TWIN LIQUORS**  
**HEB**  
**OrangeTheory Fitness**

**Stone Hill Town Center**  
**Target**  
**Office Depot**  
**at home**  
**verizon**  
**DOLLAR TREE**  
**petco**  
**DICK'S**  
**ROSS**  
**BEST BUY**  
**chilis**  
**REMARKS**

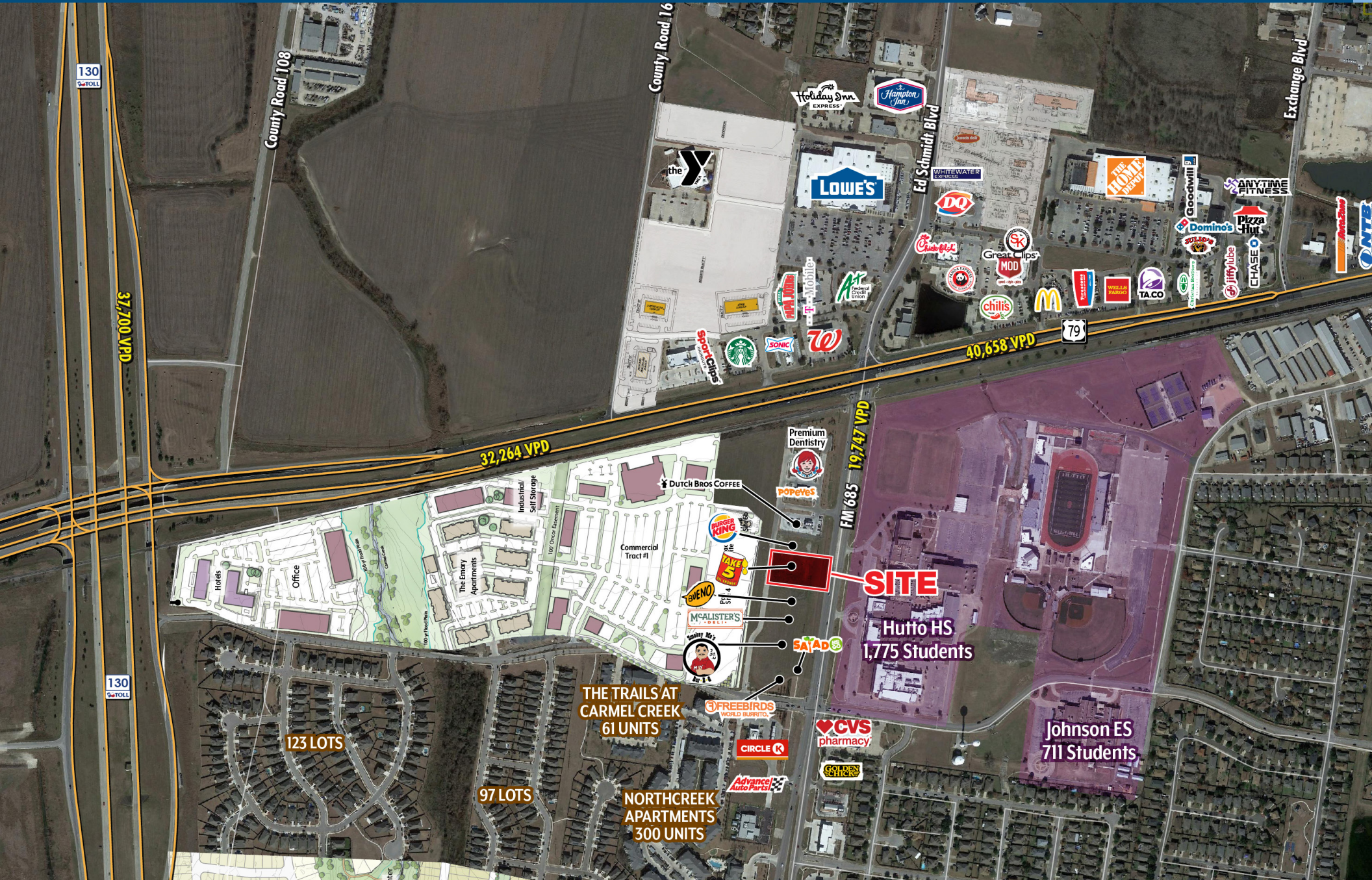
**Pflugerville Crossing**  
**Walmart Supercenter**  
**GameStop**  
**CHASE**  
**Bank of America**  
**SUBWAY**  
**TACO**  
**Y**  
**Starbucks**

**EXISTING**  
 15207 FM1825



# Take 5 | Hutto, TX

ZOOM AERIAL



130 TOLL

County Road 108

County Road 16

Exchange Blvd

37,700\_VPD

32,264\_VPD

40,658\_VPD

79

FM 685 19,747\_VPD

Hotels

Office

Industrial Self Storage

100 Owner Easement

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

100' Private Drive

Dutch Bros Coffee

Premier Dentistry

Popeyes

Burger King

Take 5

McAlister's Deli

Sonday M's

SAYAD

Freebirds World Burrito

Circle K

Advance Auto Parts

CVS pharmacy

Golden Chick

**SITE**

Hutto HS  
1,775 Students

Johnson ES  
711 Students

123 LOTS

97 LOTS

THE TRAILS AT  
CARMEL CREEK  
61 UNITS

NORTHCREEK  
APARTMENTS  
300 UNITS

# Take 5 | Hutto, TX

INVESTMENT AND PROPERTY | FACTS

## Investment Summary

■ <b>Address</b>	98 Chris Kelley Boulevard
■ <b>Price</b>	\$1,952,356.00
■ <b>Cap Rate</b>	6.00%
■ <b>NOI</b>	\$117,141.00
■ <b>GLA</b>	1,438 SF
■ <b>Lot Size</b>	0.60 Acres
■ <b>Year Built</b>	2022
■ Strong market   \$7.1 billion Oil Change Services industry	
■ Growing and experienced Operator in the Automotive Repair and Sales space based in Port Arthur, TX	
■ <b>Traffic counts</b>   Highway 79:	27,634 VPD
Chris Kelley Boulevard:	20,788 VPD

## Demographics

	1 MILE	3 MILE	5 MILE
■ <b>2021 Total Population</b>	6,459	46,923	109,098
■ <b>2021 Total Households</b>	2,123	15,200	35,071
■ <b>2021 Daytime Population</b>	6,069	38,771	89,859
■ <b>2021 Average HH Income</b>	\$100,817	\$112,791	\$125,308
■ <b>2021 Median HH Income</b>	\$83,339	\$94,018	\$107,561

■ **Strong surrounding retail and restaurants:**



## Tenant Summary

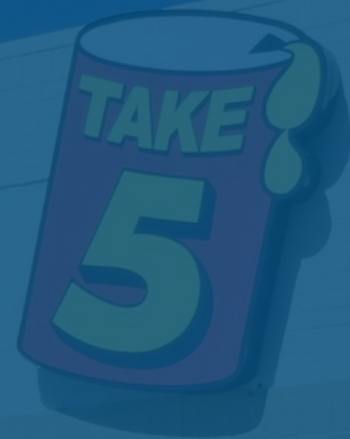
■ <b>Name</b>	Take 5 Oil
■ <b>Type of Ownership</b>	Fee Simple
■ <b>Lease Guarantor</b>	Franchisee + Spouse
■ <b>Lease Type</b>	Absolute NNN
■ <b>Roof and Structure</b>	Tenant Responsible
■ <b>Lease Term</b>	15 Years
■ <b>Rent Commencement</b>	10/05/2022
■ <b>Lease Expiration Date</b>	10/05/2037
■ <b>Rent Increase</b>	10% Every Five [5] Years
■ <b>Options</b>	Three, 5-Year Options

## Annualized Operating Data

DATE	MONTHLY RENT*	ANNUAL RENT*
<b>Years 1-5</b>	\$9,761.75	\$117,141.00
<b>Years 6-10</b>	\$10,737.93	\$128,855.16
<b>Years 11-15</b>	\$11,811.72	\$141,740.64
<b>Option 1</b>	\$12,992.89	\$155,914.68
<b>Option 2</b>	\$14,292.18	\$171,506.16
<b>Option 3</b>	\$15,721.40	\$188,656.80

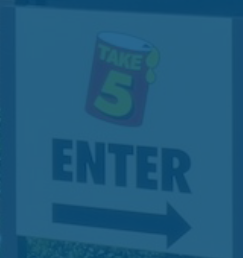
\*projected base rents at a 6.00% sale

OIL CHANGE • STAY IN YOUR CAR



25% OFF.  
VETERANS &  
ACTIVE MILITARY.

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