OFFERING MEMORANDUM

Take 5 Oil Change Ground Lease

Leander, TX (Austin MSA)

Fisher James Capital

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

- Brand New 15-Year Absolute NNN Ground Lease to Take 5 Oil Change with Corporate Guaranty
  - → Scheduled 10% Rental Escalations in Primary Term & Options
  - → No Landlord Maintenance Responsibilities
- Take 5 is a Fast-Growing, Nationally Recognized Brand with Over 1,100 Locations Throughout the United States and Canada
  - → Parent Company, Driven Brands, is the Largest Automotive Services Company in North America
- 2025 Construction with Three Drive Thru Lanes
- Strategic Location in Car-Dependent, High-Growth Suburb of Austin
  - → 20% Projected 5-Year Population Increase within 5 Miles
  - → Robust Commercial Development Activity including Northline, St. David's Hospital and Medical Complex, Leander Springs, Leander Tech Park, Pointe 183 & More
  - → 11,000 Housing Units Recently Developed, Under Construction, or Planned
- Excellent Exposure Along US-183 within New Southbrook Station Development
  - → Co-Tenants include Cava, Firehouse Subs, Coldstone, Shipley Donuts, Einstein Bros. Bagels, Smoothie King, McAlister's Deli, Great Clips, CareNow Urgent Care & More
- Adjacent to Brand New Northline Development
  - → 116-Acre Master Planned, Mixed-Use Development to Serve as Leander's New Downtown District
- Across from Austin Community College San Gabriel Campus (2,200 Students)
- One Mile from St. David's HealthCare Medical Complex
  - → Expanding to Include $182M Full-Service Hospital
- Austin-Round Rock MSA is One of the Fastest Growing Metros in the U.S.
  - → Population of 2.5M & MSA GDP of $248B
- No State Income Tax in Texas

Exceptional Visibility along Rapidly-Growing US-183 Corridor
22,978 AADT

Within Southbrook Station
Includes Cava, Einstein Bros., Smoothie King, Shipley Donuts & More

3.76% Annual Population Growth Rate
within 5 Miles

Northline
Adjacent to Northline
116-Acre Master Planned Mixed-Use Development

2,200 Students
Served at Austin Community College San Gabriel Campus

~26 Miles from Downtown Austin
High-Growth Austin MSA Community

FILE PHOTO

LOCATION	125 S Brook Dr, Leander, TX 78641
LOT SIZE	0.693 acres or 30,187 square feet
IMPROVEMENTS	A 1,708 square foot retail building for **Take 5 Oil Change** featuring 3 drive-thru lanes. *The improvements are being built and are owned by the tenant; Only the land is for sale.*
YEAR BUILT	2025
LEASE	Leased to **Take 5 Properties SPV LLC**, *and guaranteed by* ***Driven Systems, LLC***, for fifteen (15) years at an initial annual rent of $105,000. There are three (3) five-year options to renew the lease. Rent is to increase by 10% in years 6 and 11 and at the start of each option. The lease is absolute NNN with the tenant responsible for all taxes, utilities, insurance, and maintenance, including roof and structure.
RENT COMMENCEMENT	9/8/2025
FINANCING	The property will be delivered free and clear of permanent financing.

$1,909,000

5.50% CAP RATE

View on Map ↗

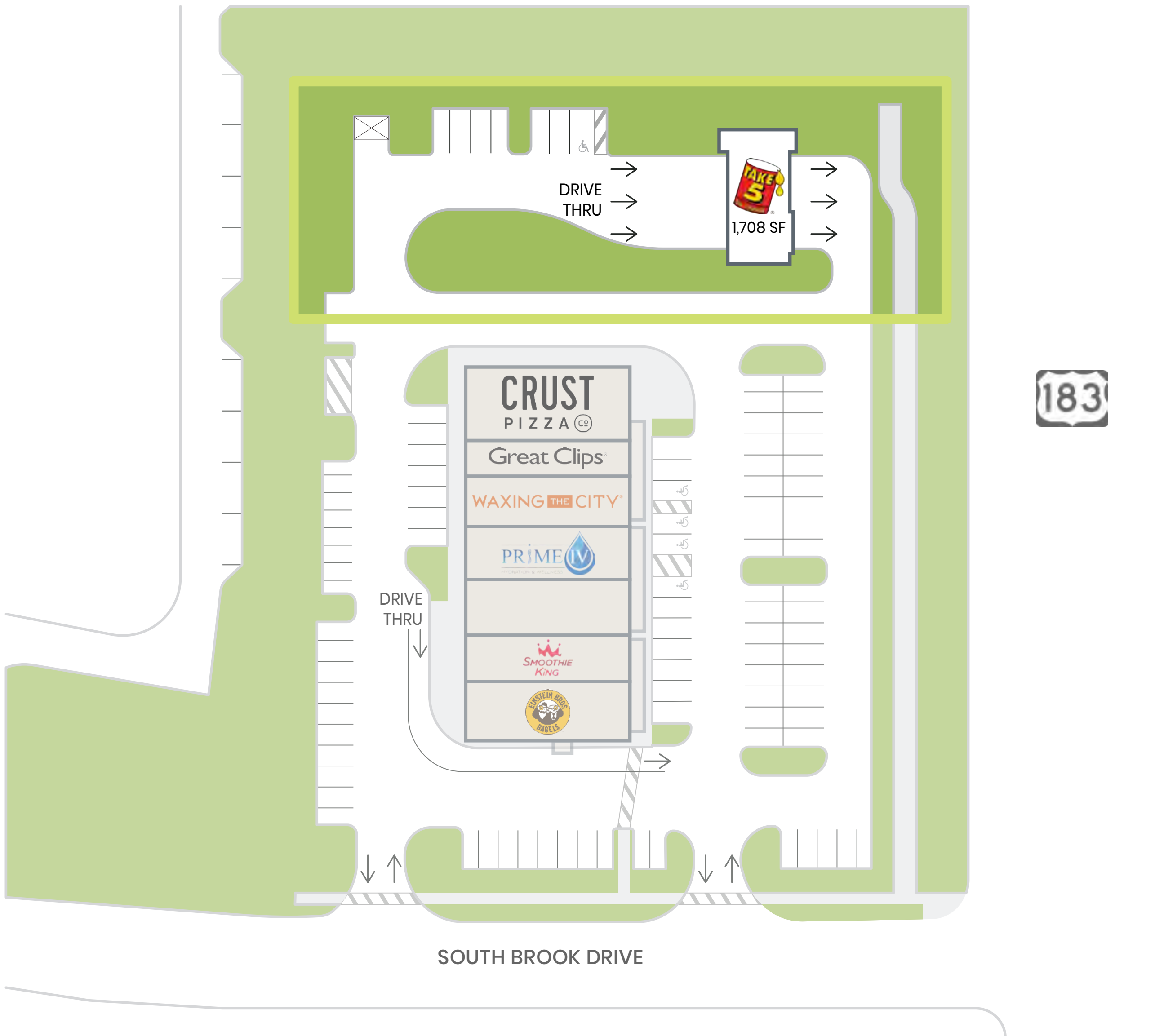
ANNUAL RENT

Year		Annual Rent	Return
Year 1–5		**$105,000**	**5.50%**
Years 6–10		$115,500	6.05%
Years 11–15		$127,050	6.66%
Years 16–20	(Option 1)	$139,755	7.32%
Years 21–25	(Option 2)	$153,731	8.05%
Years 26–30	(Option 3)	$163,104	8.54%


Liberty Hill
High School
Liberty Hill
Elementary
School
Liberty Hill
Middle School
LHISD Middle
School #3
High Gabriel
West
Live Oak
Ranch Development
Orchard Ridge
Community
Larkspur -
MileStone
Larkspur
Elementary
School
Deerbrooke - New
Homes in Leander, TX
Stacy K. Danielson
Middle School
Glenn
High School
Wiley Creek
Estates
Caso
Leander
Arista
San Gabriel
The Bryson
530-Acre Master
Planned Community
Reserve at North Fork
by Pulte Homes
718,700
Annual Visits
(28,050 AADT)
Broadstone
Bryson
Pointe 183
22-Acre Medical
Office Development
Future
Development
North
Elementary
School
St. David's HealthCare
Medical Complex
& New Hospital
Maya Vista by
RSI Communities
Planned
Retail Center
Car Wash
Development
San Gabriel Parkway
Escalon
Townhomes
The
Southbrook
Southbrook
Station
(22,978 AADT)
Northline
116-Acre Master Planned Mixed-Use Development
to include Multifamily, Office Space, Hotel,
Civic Buildings, and Park Space
PROPOSED
Gramercy
at Northline
WHATABURGER
500,800
Annual Visits


Walmart Supercenter
H-E-B
The Home Depot
Cedar Park Regional Medical Center
1890 RANCH
Academy Sports + Outdoors
Target
Hobby Lobby
Cinemark
Ashley Homestore
Ross Dress for Less
Natural Grocers
Office Depot
Costco Wholesale
at home
Downtown Austin
(~26 Miles)
LAKELINE MALL
macy's
JCPenney
Dillard's
amc THEATRES
CRYSTAL FALLS TOWN CENTER
Randalls
orangetheory fitness
H-E-B Center at Cedar Park
Leander High School
Running Brushy Middle School
THE PARKE
Marshalls
Whole Foods Market
Nordstrom rack
Dick's
Cost Plus World Market
Michaels
petco
DSW
five BELoW
H-E-B plus!
Burger King
2.6M Annual Visits
Papa Murphy's
Domino's
Walmart Supercenter
Dollar General
Knox Wiley Middle School
Rouse High School
(28,050 AADT)
183 A TOLL
Leander Middle School
Leander Extended Opportunity Center
Christine Camacho Elementary School
Leander Springs Development
The Chloe Leander
Trailside Oaks
The Standard at Leander
Station Apartments
Whataburger
Panda Express
Chipotle
500,800 Annua Visits
Valvoline
Goodyear
GATEWAY SHOPPING CENTER AT LEANDER
Lowe's
Kohl's
petco
982,600 Annual Visits; Top 6% Nationwide
planet fitness
goodwill
Austin Community College District
New Multi-Tenant Development
DQ
Holiday Inn Express
Gramercy at Northline
smalls SLIDERS
The Southbrook
Northline
116-Acre Master Planned Mixed-Use Development to include Multifamily, Office Space, Hotel, Civic Buildings, and Park Space
Sprouts Farmers Market
CLUB STUDIO by LA FITNESS PROPOSED
SHAKE SHACK
Tacodeli
Frost Bank
Take 5 Oil Change
183
Firehouse Subs
CAVA
Enamel Dentistry
Car Wash Development
San Gabriel Parkway
(22,978 AADT)
St David's HealthCare Medical Complex & New Hospital
Planned Retail Center
PRIME IV Hydration & Wellness
Einstein Bros Bagels
Great Clips
Waxing the City
Crust Pizza Co
Smoothie King
Shipley Do-Nuts
CareNow Urgent Care
McAlister's Deli
Freebirds World Burrito
Cold Stone Creamery

Aerial | Northwest View


DRIVE
THRU
1,708 SF
CRUST
PIZZA
Great Clips
WAXING THE CITY
PRIME IV
DRIVE
THRU
SMOOTHIE KING
183
SOUTH BROOK DRIVE

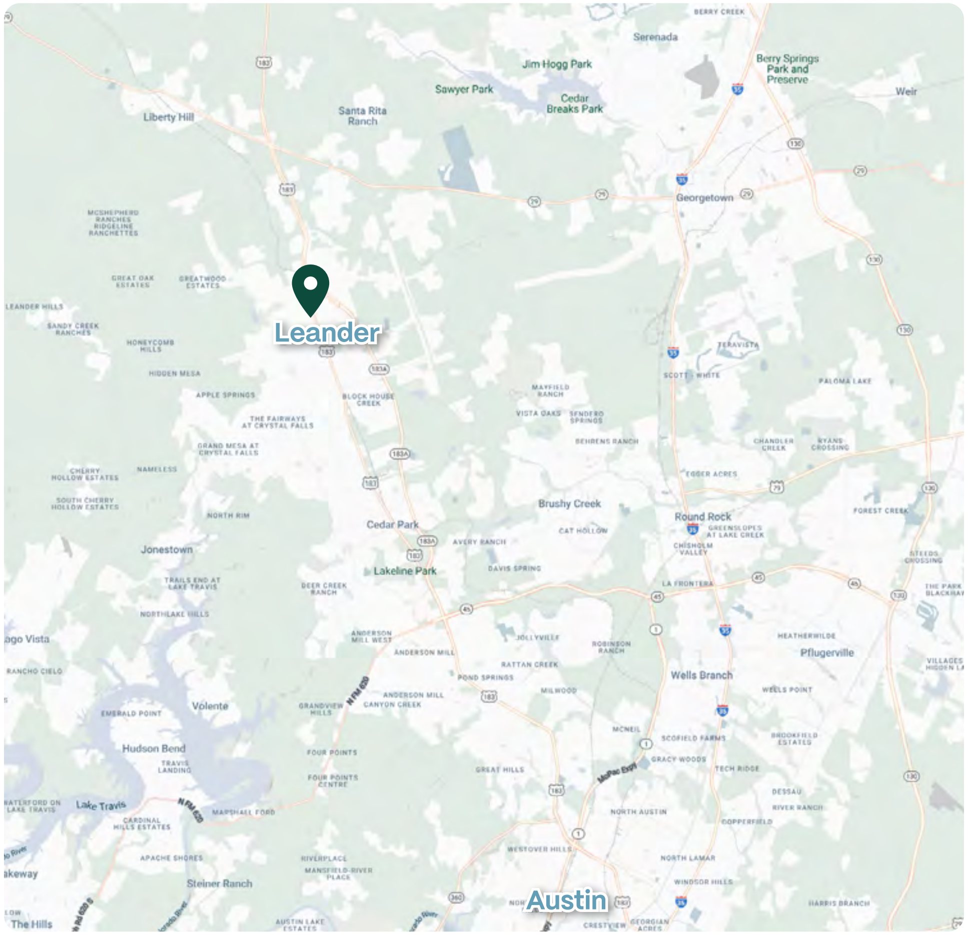
Austin–Round Rock MSA Population of 2.5 Million

Leander (population 81,371) is located in northwest Austin along the rapidly growing US-183A corridor. Just 20 miles from downtown Austin, Leander has experienced substantial growth driven by its proximity to Austin, the city's northward expansion, affordable housing, a top-tier school district, a strong business climate, and a city-led focus on strategic planning and quality of life. Leander has consistently ranked among the fastest-growing cities in the U.S., named "The Nation's Fastest-Growing Large City" by the U.S. Census Bureau in 2019. Its population more than doubled from 2010 to 2020.

Roughly 11,000 housing units are recently developed, under construction, or planned in the area. Notably, Northline is a 116-acre mixed-use project to act as a new downtown for Leander. Other key projects include The Bryson, a 530-acre master-planned community, includes over 1,500 homes; Leander Springs, a 78-acre mixed-use development at US-183A and TX-2243 with planned office, retail, hotel, 1,600 apartments, a 4-acre lagoon, and 21 acres of parkland; Leander Union, a $48 million, 14-acre commercial development with 155,000 SF of retail and office space; and Leander Tech Park, a 50-acre, 270,000 SF business park with the first phase completing in 2025.

Leander is easily connected to Austin via US-183, which has undergone major expansion in response to area growth, and by the MetroRail line, whose northern terminus is the Leander Station and Park & Ride along the highway.

The Austin-Round Rock MSA (population 2.5 million) is the 22nd largest metropolitan economy in the U.S., supported by a broad economic base. Numerous Fortune 500 companies maintain headquarters or major operations in the region, including Dell, Whole Foods, Amazon, Hewlett-Packard, Apple, Tesla, Cisco, Google, IBM, Meta, Intel, Oracle, and Samsung. The area is also a leading hub for technology, biotech, and venture capital investment, supported by a highly educated workforce and more than 20 colleges and universities.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
H-E-B Plus	2.6M annual visits
Lowe's	982,600 annual visits; top 6% nationwide
Whataburger	500,800 annual visits
QuikTrip	718,700 annual visits
O'Reilly Auto Parts	82,400 annual visits; top 17% nationwide
Firestone Complete Auto Care	61,600 annual visits; top 5% nationwide

The subject property is strategically positioned with excellent visibility along North U.S. Highway 183 (28,050 AADT). It is part of the new Southbrook Station retail and restaurant development, featuring national and regional tenants including Cava, Firehouse Subs, Crust Pizza, Coldstone, Shipley Donuts, Einstein Bros. Bagels, Smoothie King, McAlister's Deli, Paris Baguette, Smalls Sliders, Great Clips, Enamel Dentistry, Prime IV Hydration & Wellness, CareNow Urgent Care, and others.

Nearby retailers include H-E-B Plus (2.6 million annual visits per Placer.ai), Dairy Queen, Whataburger, Panda Express, Chipotle, Holiday Inn Express & Suites, and The Learning Experience. The site is easily accessible to surrounding neighborhoods and developments, including Northside Meadow (246 homes), Escalon townhomes (125 units), Southbrook apartments (360 units), and Metro Drive Office Park.

Significant development is underway in the immediate area. Directly across US-183 is Northline, a new 116-acre master-planned mixed-use district that will serve as Leander's new downtown, with 2,000 apartments, 240 townhomes, 225,000 square feet of retail, 1.9 million square feet of office space, a hotel, and public gathering spaces. Adjacent to Northline is St. David's HealthCare's existing 52-acre medical complex, which is expanding with a $182 million full-service hospital. Just north is Pointe 183, a 22-acre medical office development totaling 132,000 square feet. Additional nearby development includes the Shops at San Gabriel and a new convenience store at US-183 and San Gabriel Parkway.

The MetroRail Leander Park & Ride station and Austin Community College's San Gabriel Campus, serving 2,200 students, are also located just across US-183, driving significant traffic to the area.

135,075
2024 Total Population

$569,588
Average Home Value

$155,357
Average Household Income

125 S Brook Dr | Leander, TX 78641

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	5,587	42,020	97,530
2024 Total Population	10,183	60,926	135,075
2029 Total Population	12,196	71,756	162,430
2024–2029 Annual Growth Rate	***3.67%***	***3.33%***	***3.76%***
Average Household Income			
2024	$123,090	$136,663	$155,357
2029	$142,826	$157,308	$175,411
Average Home Value			
2024	$533,013	$517,155	$569,588
2029	$573,938	$569,072	$625,566

Major Employers in Travis & Williamson Counties	# of Employees
State of Texas	64,234
The University of Texas/Austin	32,075
HEB Grocery Co.	24,161
Tesla, Inc.	20,000
City of Austin	18,321
Ascension Seton Texas	12,807
Dell, Inc.	13,000
Federal Government	12,238
St. David's Healthcare	12,191
Austin ISD	10,992

Take 5 Oil Change

100+ New Locations in 2024

#27 in Entrepreneur's "Fastest-Growing Franchises of 2025"

Take 5 Oil Change provides fast, drive-thru oil change services at more than 1,100 locations across 42 states and Canada, with plans to debut in Puerto Rico in late 2025. In 2020, the company launched Take 5 Car Wash, now the nation's largest express car wash provider with over 400 locations.

Take 5 Oil Change provides a fast, convenient approach to oil change services, with no appointments required and oil changes in less than 10 minutes. The company recently received a J.D. Power award for achieving the second highest overall customer satisfaction score among all quick oil changes providers evaluated. The company operates a fast-growing franchise model and was recently ranked the 27th fastest growing franchise in Entrepreneur's "Fastest-Growing Franchises of 2025".

Take 5 Properties SPV, LLC, the lease entity, and **Driven Systems LLC**, the guarantor entity, are subsidiaries of **Driven Brands, Inc.**, the largest automotive services company in North America. Driven Brands, headquartered in Charlotte, North Carolina, operates and franchises leading automotive aftermarket service brands, including Take 5 Oil Change, Take 5 Car Wash, Meineke Car Care Centers, Automotive Training Institute, Maaco, 1-800-Radiator & A/C, Auto Glass Now, CARSTAR,, and more. The company has more than 5,200 centers across 14 countries, which service more than 70 million vehicles annually, generating approximately $6.5 billion in system-wide sales.

FILE PHOTO

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

EQUAL HOUSING OPPORTUNITY

Fisher James Capital

PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

www.fisherjamescapital.com