FIRESTONE COMPLETE AUTO CARE
WYLIE, TX

2961 FM 544
WYLIE, TX 75098

CBRE

Exclusive *Advisors*

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The Offering

Price: $3,181,000

Cap Rate: 5.50%

NET OPERATING INCOME (NOI)	$174,966
RENT INCREASES	7/1/2028
LEASE TERM	25 YEARS
LEASE COMMENCEMENT	JULY 2008
LEASE EXPIRATION	JUNE 2033
REMAINING TERM	6 YEARS 10 MONTHS
OPTIONS	FOUR, 5-YEAR OPTIONS

YEAR BUILT	2008
BUILDING SQUARE FOOTAGE	8,142 SF
LOT SIZE	1.15 ACRES
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD'S RESPONSIBILITY
OPTIONS TO PURCHASE	NO
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
YEARS 16 - 20	7/1/2023	$174,966	-	5.50%
YEARS 21 - 25	7/1/2028	$180,264	3.03%	5.67%
OPTION 1	7/1/2033	$191,531	6.25%	6.02%
OPTION 2	7/1/2038	$203,501	6.25%	6.40%
OPTION 3	7/1/2043	$216,220	6.25%	6.80%
OPTION 4	7/1/2048	$229,734	6.25%	7.22%
NET OPERATING INCOME		$174,966		

Investment Highlights

2026 Tenant-Funded Renovation – Firestone has been operating at this location since 2008 and recently completed a full exterior repaint and interior remodel of the office and customer waiting area, reinforcing their commitment to the site

Investment-Grade Corporate Guarantee – Firestone is backed by Bridgestone, an S&P "A" rated global leader in automotive services, generating approximately $28 billion in annual revenue and operating 2,200+ retail locations nationwide

NN Lease with 6+ Years Remaining & 4 Option Periods – Allows an investor the opportunity to acquire a net lease asset with minimal landlord responsibilities

Close Proximity to Brand New H-E-B – The property is located a half mile from the newly opened H-E-B on FM 544, benefiting from one of the area's premier traffic drivers and further strengthening the corridor's long-term retail fundamentals

Collin County Ranked #2 in the Nation for Population Growth in 2025 – Adding 42,966 new residents (Source U.S. Census)

Directly Across from Woodbridge Crossing – 447,462 SF shopping center including Super Target, Kohls, TJ Maxx, HomeGoods, Ross, PetSmart, Ulta, Dollar Tree, Five Below, and Floor & Décor. The shopping center boasts over 2.6M annual visits (Source: Placer.ai)

Positioned Along Area's Major Retail & Traffic Corridor – Features excellent accessibility and visibility along FM 544 boasting 36,026 VPD (Source: CoStar Analytics)

Densely Developed Residential Market with Ideal Consumer Demographics – There are over 397,096 residents within a 7-mile radius of the property with an average household income of $152,203

1-Mile from Wylie High School & Collin College Wylie Campus – Wylie High School has over 3,189 students & Collin College Wylie Campus accommodates up to 7,500 students

Business Friendly Climate with NO State Income Tax – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/ Relocations

Firestone

TYPE:	RETAIL
LOCATIONS:	1,800+
YEARS IN BUSINESS	100
HEADQUARTERS:	NASHVILLE, TN
WEBSITE:	www.firestonecompleteautocare.com

Firestone Complete Auto Care is a leading provider of tires, vehicle maintenance, and automotive repair services throughout the United States. Established in 1926, the company has built a century-long reputation for providing reliable and convenient auto care. Its services include tire installation and repair, oil changes, brake service, wheel alignments, battery replacement, and comprehensive vehicle repairs. Today, Firestone Complete Auto Care operates more than 1,800 locations nationwide and employs thousands of trained technicians. The company is part of the Bridgestone family and remains committed to helping customers keep their vehicles running safely and efficiently.


Surrounding Area
Site
W FM 544
McCreary Rd
0.5 Miles
ALDI
meineke
QT QuikTrip
DISCOUNT TIRE
CARNATION auto spa
GOLDEN CHICK
BatteriesPlus
DUTCH BROS
Freddy's FROZEN CUSTARD & STEAKBURGERS
Bojangles
Wild Fork
CHILDREN'S LIGHTHOUSE EARLY LEARNING SCHOOL
Public Storage
AutoZone
MARCO'S PIZZA
CVS pharmacy
7 ELEVEN
Exxon
Mobil
H-E-B
PROSPERITY BANK
MATTRESS FIRM
Pizza Hut
SMOOTHIE KING
WOODBRIDGE CROSSING
KOHL'S
TJ MAXX
FLOOR & DECOR
ROSS
UPTOWN CHEAPSKATE
PETSMART
DOLLAR TREE
Bath & Body Works
HomeGoods
MATTRESS FIRM
Great Clips IT'S GONNA BE GREAT
COTTON PATCH CAFE
ULTA BEAUTY
Banfield PET HOSPITAL
GNC LIVE WELL
Valvoline Instant Oil Change
Pizza Hut
SALLY
five BELOW
SEPHORA
WAXING THE CITY
JAMES AVERY artisan jewelry
CareNow Urgent Care
RACK ROOM SHOES
Rosa's Café TORTILLA FACTORY
McALISTER'S DELI
MOOYAH BURGERS · FRIES · SHAKES
COWBOY CHICKEN WOOD FIRE ROTISSERIE
Marble SLAB CREAMERY
GREAT AMERICAN cookies
MOD PIZZA
443989


Surrounding Area
Murphy MS
Students: 901
MURPHY MARKETPLACE
SPROUTS FARMERS MARKET
LOWE'S
Hollywood Feed
Michaels
EōS FITNESS
BANK OF AMERICA
Little Caesars
FIREHOUSE SUBS
SWEETWATERS COFFEE & TEA
DUNKIN' CAVA
pizzatwist
bundt
WHATABURGER
pure barre
PPG
Dodd ES
Students: 602
orangetheory FITNESS
KOLACHE FACTORY
ALDI
Wild Fork
Freddy's STEAKBURGERS
Bojangles
MARCO'S PIZZA
MATTRESSFIRM
Pizza Hut
Walmart
WOODFOREST NATIONAL BANK
FREEBIRDS WORLD BURRITO
Panera BREAD
SONIC
Auntie Anne's
Jersey Mike's
Jack in the box
Kroger
CREDIT UNION OF TEXAS
PET SUPPLIES PLUS
crumbl
PEI WEI
Auntie Anne's
IHOP
PAPA JOHNS
SUBWAY
GOLDEN CHICK
DUTCH BROS
Site
Taco Bueno
Arby's
SHERWIN WILLIAMS
CINNABON
Schlotzsky's Deli
TheExerciseCoach
Tom Thumb
Wylie HS
Students: 3,187
B&B THEATRES
MURPHY VILLAGE CENTER
HOBBY LOBBY
CHASE
WELLS FARGO
BFT
LESLIE'S
BASKIN ROBBINS
bb.q CHICKEN
Canes
FENG CHA
S Murphy Rd
CLUB PILATES
STRETCH LAB
Jason's Deli
Raymond Cooper Junior HS
Students: 1,018
THE HOME DEPOT
H-E-B
CHURCH'S
WELLS FARGO
Jersey Mike's
BLACK ROCK COFFEE BAR
CLUB 4 FITNESS
TORCHY'S TACOS
KUNG FU TEA
Swig
PNC
LITTLE GREEK FRESH GRILL
WINGSTOP
SUBWAY
PROSPERITY BANK
78
MO'BETTAHS HAWAIIAN STYLE FOOD
HAT CREEK
LA FITNESS
WOODBRIDGE CROSSING
KOHL'S
TJ·maxx
FLOOR & DECOR
ROSS
UPTOWN CHEAPSKATE
PETSMART
MOD PIZZA
MATTRESSFIRM
JAMES AVERY artisan jewelry
Rosa's Café
GREAT AMERICAN cookies
MOOYAH BURGERS · FRIES · SHAKES
McALISTER'S DELI
MarbleSLAB CREAMERY
COWBOY CHICKEN WOOD FIRE ROTISSERIE
Pizza Hut
COTTON PATCH CAFE
SHERWIN WILLIAMS
HTeaO TEXAS BORN & BREWED
2 Miles
Walmart
GOLDEN CHICK
443989

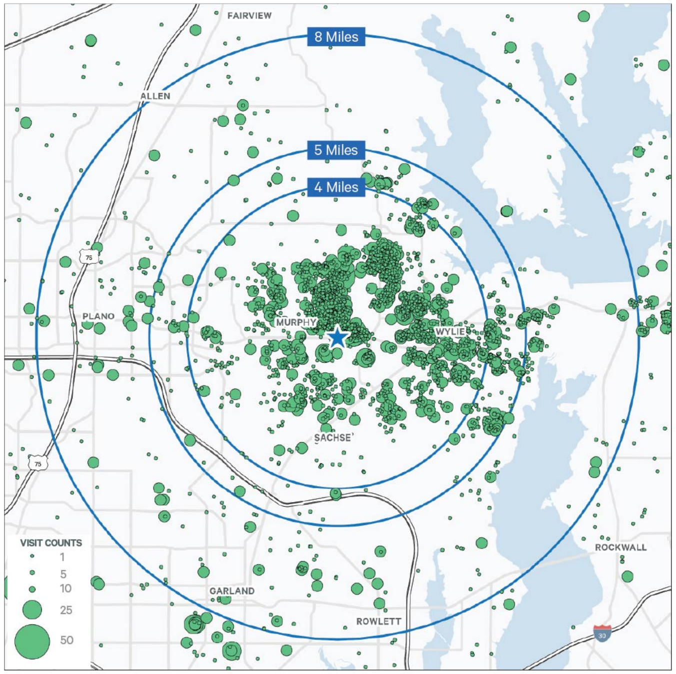
Firestone | Mass Mobile Data

2961 FM 544
Wylie, TX 75098

Study Period: July 2025 to August 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



Trade Area Demographics

Total Population	Daytime Population
109,202	86,272

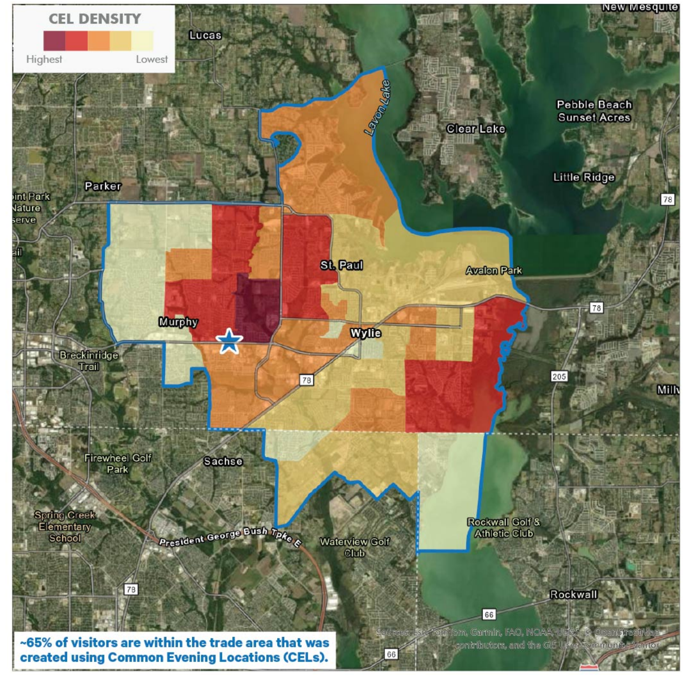
Average Household Income	Retail Goods Spending
$176,447	$1.6 Billion

Total Households	Median Age
34,760	37

Site Demographics

Dwell Time	Visitor Frequency
17 Minutes	Return 19% One-Time 81%

Trade Area

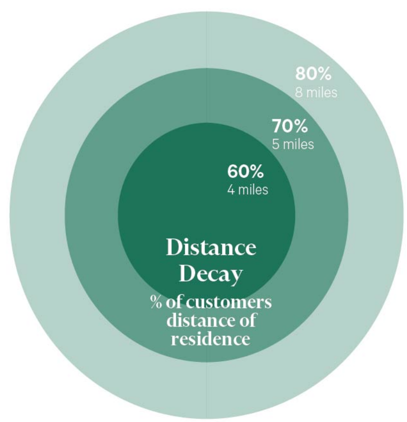


Percent Daytime Locations

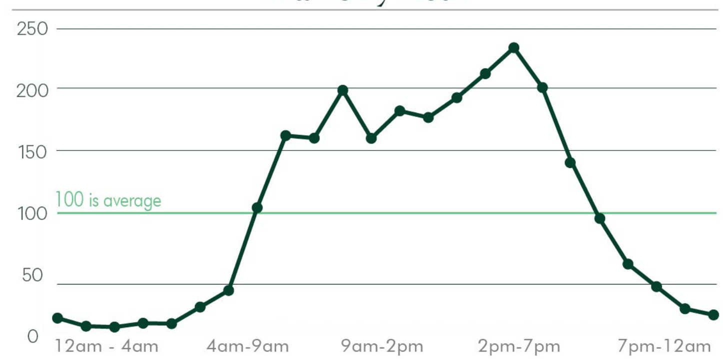
Wylie	46%
Plano	14%
Sachse	5%
Dallas	4%

Percent Evening Locations

Wylie	52%
Plano	13%
Sachse	4%
Garland	4%

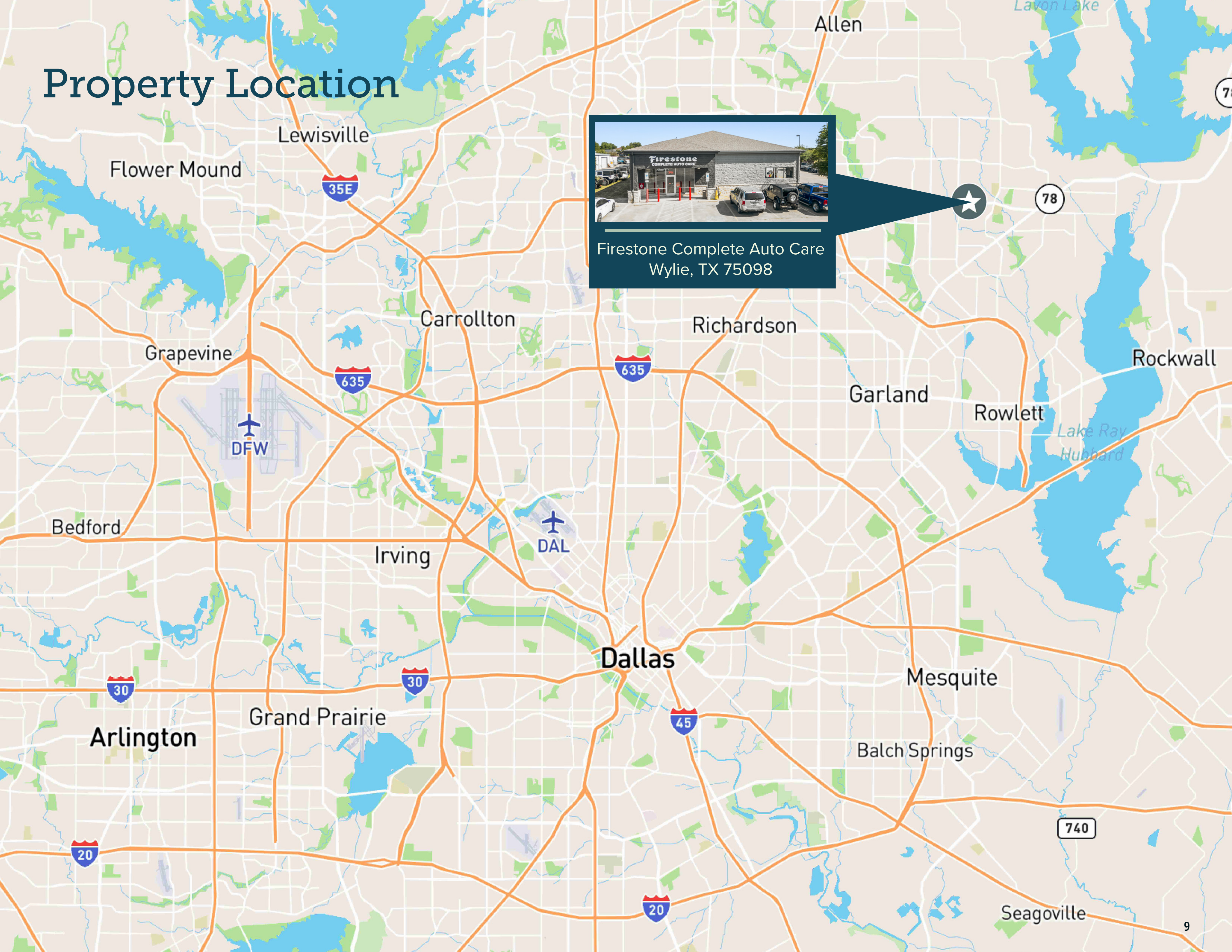


Traffic By Hour



CBRE

Property Location



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	9,819	91,747	195,972	397,096
2030 Population - Current Year Estimate	10,015	96,227	209,771	422,778
2020-2025 Annual Population Growth Rate	1.30%	0.44%	1.61%	1.39%
2025-2030 Annual Population Growth Rate	0.40%	0.96%	1.37%	1.26%
HOUSEHOLDS				
2025 Households - Current Year Estimate	3,502	29,399	67,032	139,924
2030 Households - Current Year Estimate	3,743	31,553	73,061	151,909
2020-2025 Compound Annual Household Growth Rate	3.77%	1.12%	2.26%	2.03%
2025-2030 Annual Household Growth Rate	1.34%	1.42%	1.74%	1.66%
HOUSEHOLD INCOME				
2025 Average Household Income	$171,582	$178,917	$174,271	$152,203
2030 Average Household Income	$194,447	$200,607	$194,494	$170,940
TRAFFIC COUNTS	**FM 544**	**SPRINGWELL PKWY**		
Vehicles Per Day	36,026 VPD	5,408 VPD		

Dallas-Fort Worth Overview

Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total $1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of $13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

Dallas-Fort Worth Overview

4TH LARGEST MSA
in United States

LARGEST MSA
in Texas

24
Fortune 500 Companies

49
Fortune 1000 Companies

$600+ BILLION
GDP

OVER 8 MILLION RESIDENTS
10.5 Million Residents Estimated by 2040

#1 METRO
for Population Growth over the Past Decade (25%)

#1 REAL ESTATE
Investment Market

#1 LARGE METRO FOR JOB GROWTH
250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS
for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP
Among U.S. Metros

2ND BUSIEST AIRPORT
in the World (DFW International)

99.3 MILLON
Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION
Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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For additional information, please contact:

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