

For Sale



Locals

AUTOMOTIVE REPAIR

26763 E. University Dr.,
Aubrey, TX 76227



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



Locals AUTOMOTIVE REPAIR

26763 E. University Dr., Aubrey, TX 76227



PROPERTY INFORMATION

| | |
|----------------|----------------|
| Sale Price | \$4,719,528.20 |
| NOI | \$276,092.40 |
| CAP Rate | 5.85% |
| Rent Increases | 1.50% Annual |
| Building Size | 4,400 SF |
| Lot Size | 1.28 Acres |



PROPERTY HIGHLIGHTS

- 20 Year Absolute Net Lease
- Positioned on E. University Drive with excellent visibility and high traffic counts
- Proximity to major arterials and rapidly developing commercial corridor



DEMOGRAPHICS

| | |
|--------------------------|-------------------|
| Population (2025) | 2 mi. - 47,380 |
| | 3 mi. - 94,332 |
| | 5 mi. - 195,427 |
| Average Household Income | 2 mi. - \$163,731 |
| | 3 mi. - \$165,432 |
| | 5 mi. - \$174,731 |



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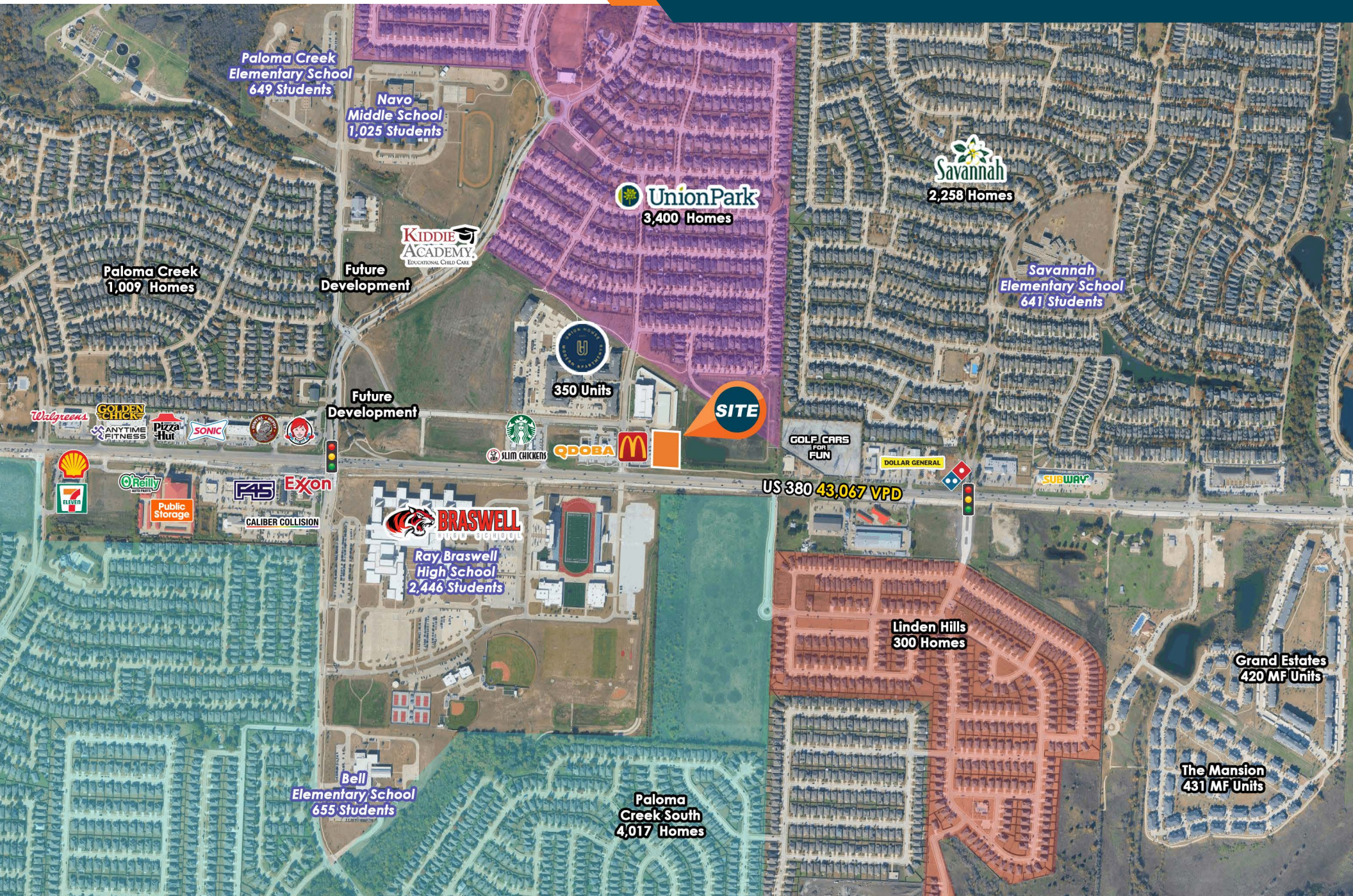


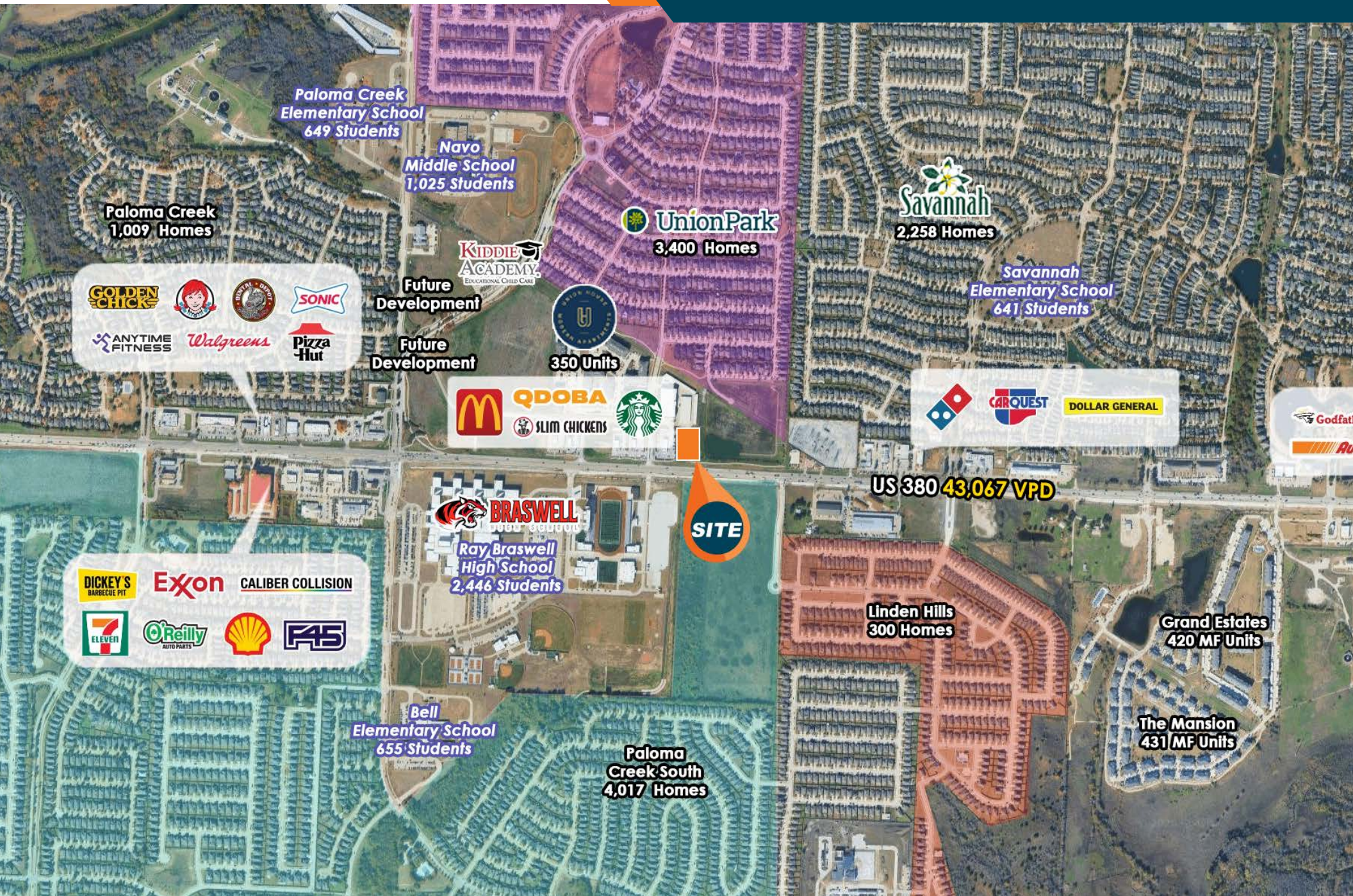
Lease Abstract

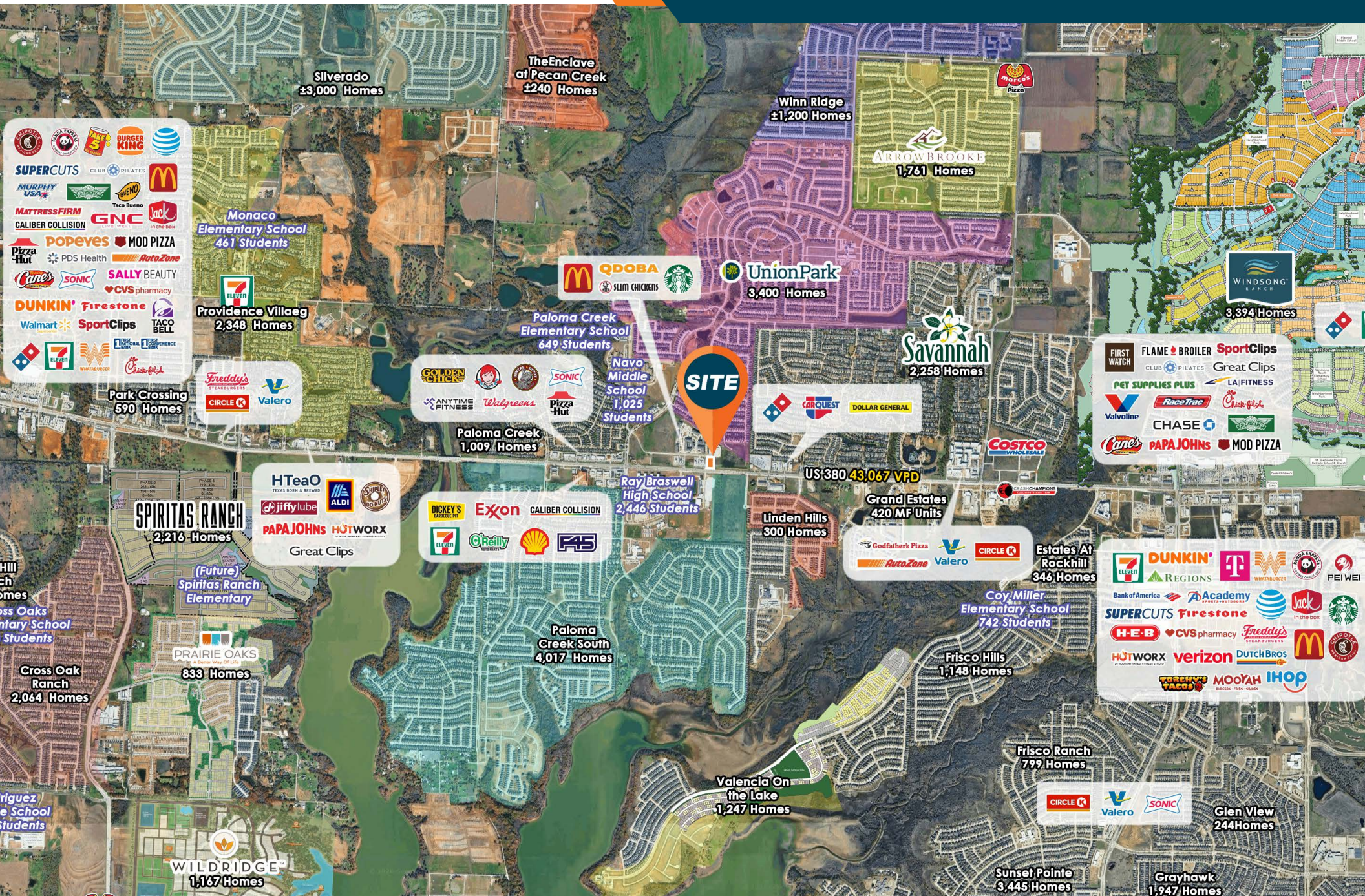
| LOCALS AUTOMOTIVE | |
|-----------------------|---|
| Address | 26763 E. University Dr., Aubrey, TX 76227 |
| Lease Type | Absolute NNN |
| Ownership Type | Fee Simple |
| Tenant Guarantor | Corporate |
| Asking Price | \$4,719,528.20 |
| NOI | \$276,092.40 |
| Cap Rate | 5.85% |
| Primary Term | 20 Years |
| Rent Increases | 1.5% Annual |
| Rent Commencement | 8/17/2026 (estimated) |
| Lease Expiration | 8/16/2026 (estimated) |
| Renewal Options | Four (4), 5-Year |
| Building Size (Sq Ft) | 4,400 SF |
| Land Size (Acres) | 1.28 AC |
| Year Built | 2026 |

| LEASE YEAR | ANNUAL RENT | CAP RATE |
|------------|--------------|----------|
| Year 1 | \$276,092.40 | 5.85% |
| Year 2 | \$280,233.79 | 5.94% |
| Year 3 | \$284,437.29 | 6.03% |
| Year 4 | \$288,703.85 | 6.12% |
| Year 5 | \$293,034.41 | 6.21% |
| Year 6 | \$297,429.93 | 6.30% |
| Year 7 | \$301,891.38 | 6.40% |
| Year 8 | \$306,419.75 | 6.49% |
| Year 9 | \$311,016.04 | 6.59% |
| Year 10 | \$315,681.28 | 6.69% |
| Year 11 | \$320,416.50 | 6.79% |
| Year 12 | \$325,222.75 | 6.89% |
| Year 13 | \$330,101.09 | 6.99% |
| Year 14 | \$335,052.61 | 7.10% |
| Year 15 | \$340,078.40 | 7.21% |
| Year 16 | \$345,179.57 | 7.31% |
| Year 17 | \$350,357.27 | 7.42% |
| Year 18 | \$355,612.62 | 7.53% |
| Year 19 | \$360,946.81 | 7.65% |
| Year 20 | \$366,361.02 | 7.76% |

Rooster Ridge Car Care and Locals Automotive Repair are part of the SRSandco Automotive Partners network, built on decades of experience in the automotive service industry. What began with All American Service Station grew into a portfolio of respected brands including Service Street, Kerry's Car Care, Driver's Automotive Repair, and First Choice Automotive Repair, ultimately leading to a private equity transition in 2021. Today, the organization continues to expand across Texas, Arizona, and Colorado under the leadership of Greg Sands, Kerry Neier, Jesse Miller, and Chris Schulze, with plans for continued growth into new markets nationwide.







Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|------------------------------|---|------------------------------|
| Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 454676 License No. | sandy@hpiproperties.com Email | 713.623.6944 Phone |
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| Evan Dyer Licensed Supervisor of Sales Agent/ Associate | 571158 License No. | evan@hpiproperties.com Email | 713.623.6944 Phone |
| Jeffrey Aron Licensed Supervisor of Sales Agent/ Associate | 724858 License No. | jeffrey@hpiproperties.com Email | 713.623.6944 Phone |
| Matthew Kivnani Sales Agent/Associate's Name | 741535 License No. | matthew@hpiproperties.com Email | 214.689.3600 Phone |

Buyer/Tenant/Seller/Landlord Initials

Date