

For Sale



Locals

AUTOMOTIVE REPAIR

4051 S. Lake Forest Drive, McKinney, Texas 75070



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



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4051 S. Lake Forest Drive, McKinney, Texas 75070



PROPERTY INFORMATION

Sale Price	\$5,121,280.00
NOI	\$307,270.80
CAP Rate	6.00%
Rent Increases	1.50% Annual
Building Size	4,468 SF
Lot Size	0.99 Acres



PROPERTY HIGHLIGHTS

- 20 Year Absolute Net Lease.
- The site is situated in McKinney, one of the fastest-growing cities in Texas, within Collin County—ranked the 2nd wealthiest in the state—with strong household incomes and a highly educated population.
- Offering excellent visibility and access to the surrounding community.



DEMOGRAPHICS

Population (2026)	2 mi. - 59,565 3 mi. - 125,322 5 mi. - 304,191
Average Household Income	2 mi. - \$180,427 3 mi. - \$177,317 5 mi. - \$181,952



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Lease Abstract

LOCALS AUTOMOTIVE	
Address	4051 S. Lake Forest Dr., McKinney, TX 75070
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$5,121,180.00.00
NOI	\$307,270.80
Cap Rate	6.00%
Primary Term	20 Years
Rent Increases	1.5% Annual
Rent Commencement	10/26/2026 (Estimated)
Lease Expiration	10/25/2046 (Estimated)
Renewal Options	Four (4), 5-Year
Building Size (Sq Ft)	4,468 SF
Land Size (Acres)	0.99 AC
Year Built	2026

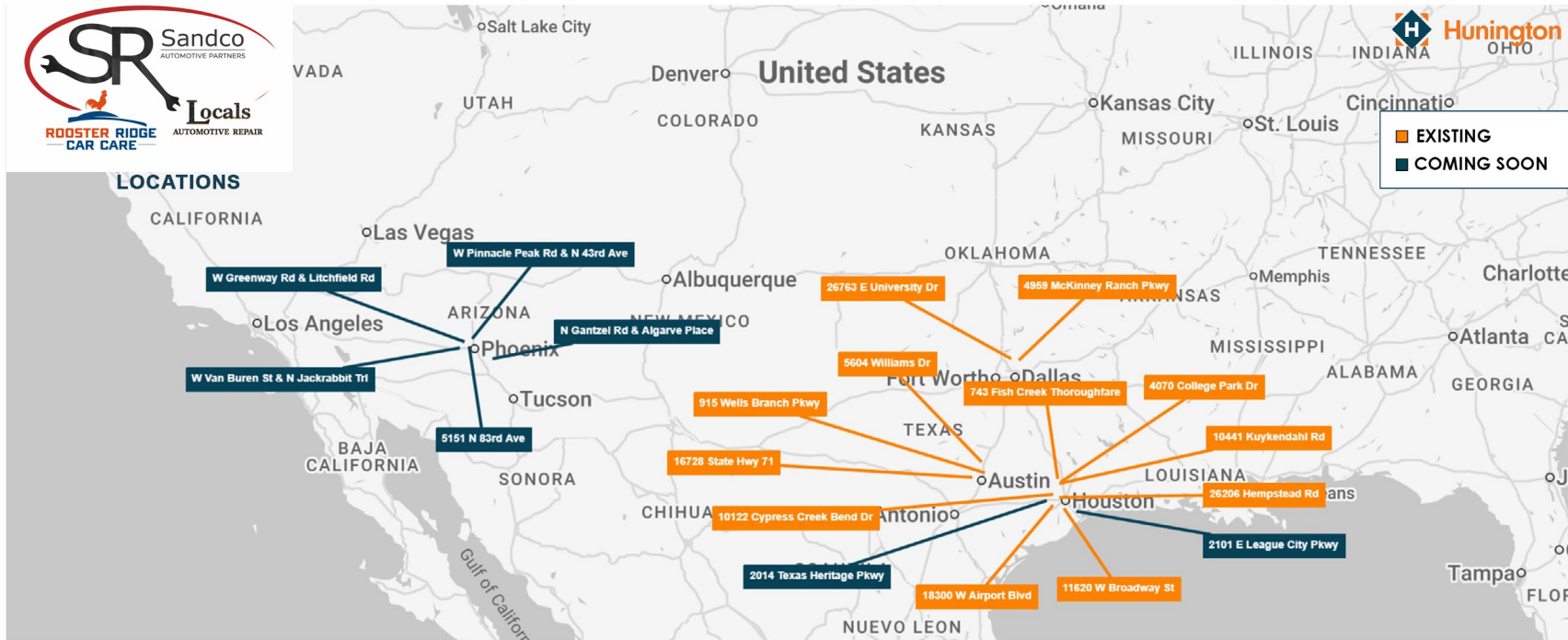
Rooster Ridge Car Care and Locals Automotive Repair are part of the SRSandco Automotive Partners network, built on decades of experience in the automotive service industry. What began with All American Service Station grew into a portfolio of respected brands including Service Street, Kerry's Car Care, 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.

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$307,270.80	6.00%
Year 2	\$311,879.86	6.09%
Year 3	\$316,558.06	6.18%
Year 4	\$321,306.43	6.27%
Year 5	\$326,126.03	6.37%
Year 6	\$331,017.92	6.46%
Year 7	\$335,983.19	6.56%
Year 8	\$341,022.94	6.66%
Year 9	\$346,138.28	6.76%
Year 10	\$351,330.35	6.86%
Year 11	\$361,949.32	6.96%
Year 12	\$367,378.56	7.07%
Year 13	\$372,889.24	7.17%
Year 14	\$378,482.58	7.28%
Year 15	\$384,159.82	7.39%
Year 16	\$383,024.36	7.50%
Year 17	\$389,922.22	7.61%
Year 18	\$395,771.05	7.73%
Year 19	\$401,707.62	7.84%
Year 20	\$407,733.23	7.96%



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ARIZONA

Locals Automotive Repair West Pinnacle Peak Road & North 43rd Avenue
Locals Automotive Repair North Gantzel Road & Algarve Place
Locals Automotive Repair West Greenway Road & Litchfield Road
Locals Automotive Repair 5151 N 83rd Ave
Locals Automotive Repair West Van Buren Street & North Jackrabbit Trail

AUSTIN

Locals Automotive Repair 5604 Williams Dr
Locals Automotive Repair 915 Wells Branch Pkwy
Locals Automotive Repair 16728 State Hwy 71

DALLAS

Locals Automotive Repair 26763 E University Dr
Locals Automotive Repair 4959 McKinney Ranch Pkwy
Locals Automotive Repair Fate
Locals Automotive Repair Wilmeth

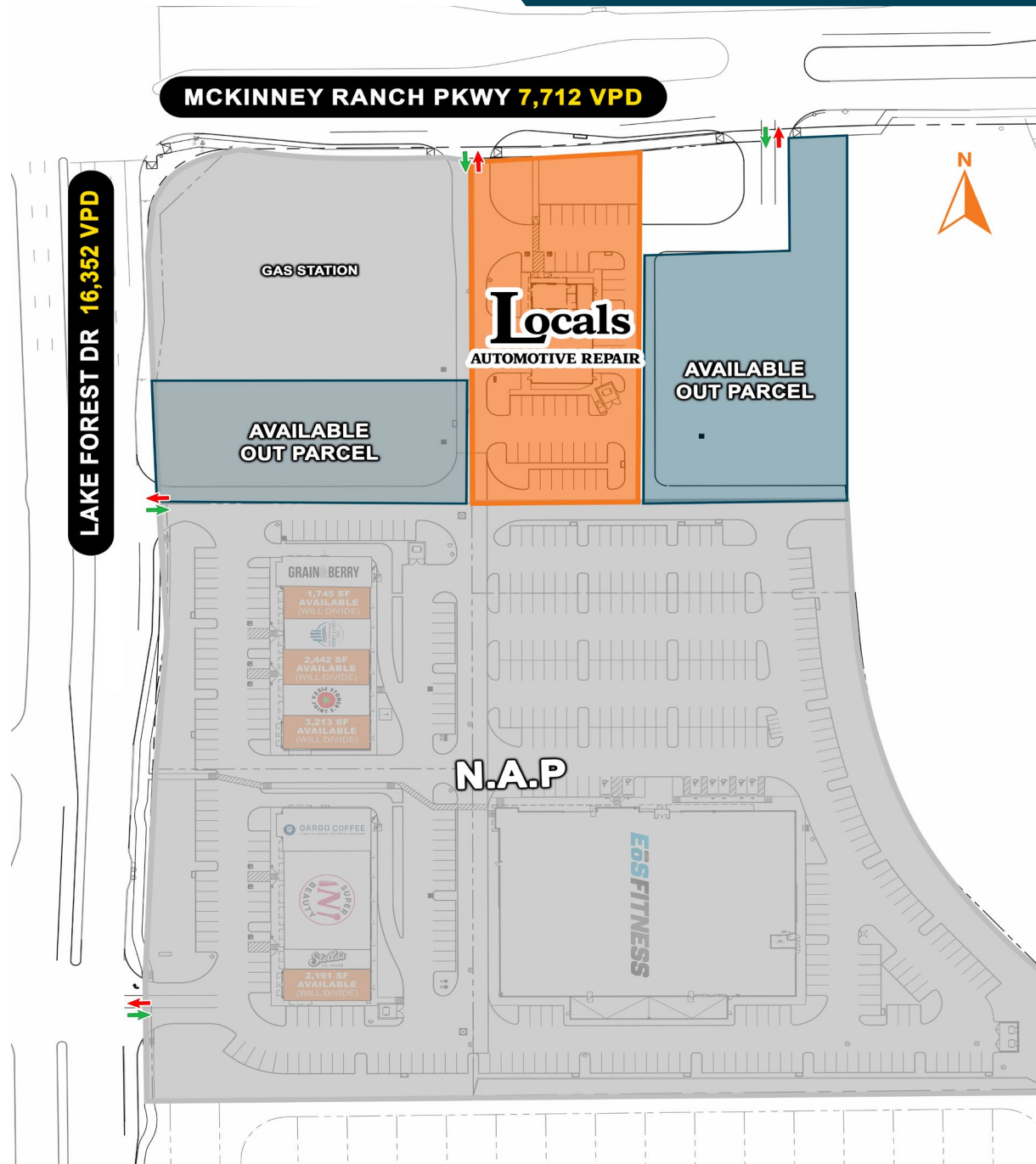
HOUSTON

Rooster Ridge 743 Fish Creek Thoroughfare
Rooster Ridge 18300 W Airport Blvd
Rooster Ridge 10122 Cypress Creek Bend Dr
Rooster Ridge 11620 W Broadway St
Rooster Ridge 26206 Hempstead Rd
Rooster Ridge 4070 College Park Dr
Rooster Ridge 10441 Kuykendahl Rd
Locals Automotive Repair 2101 E League City Pkwy
Locals Automotive Repair 2014 Texas Heritage Pkwy



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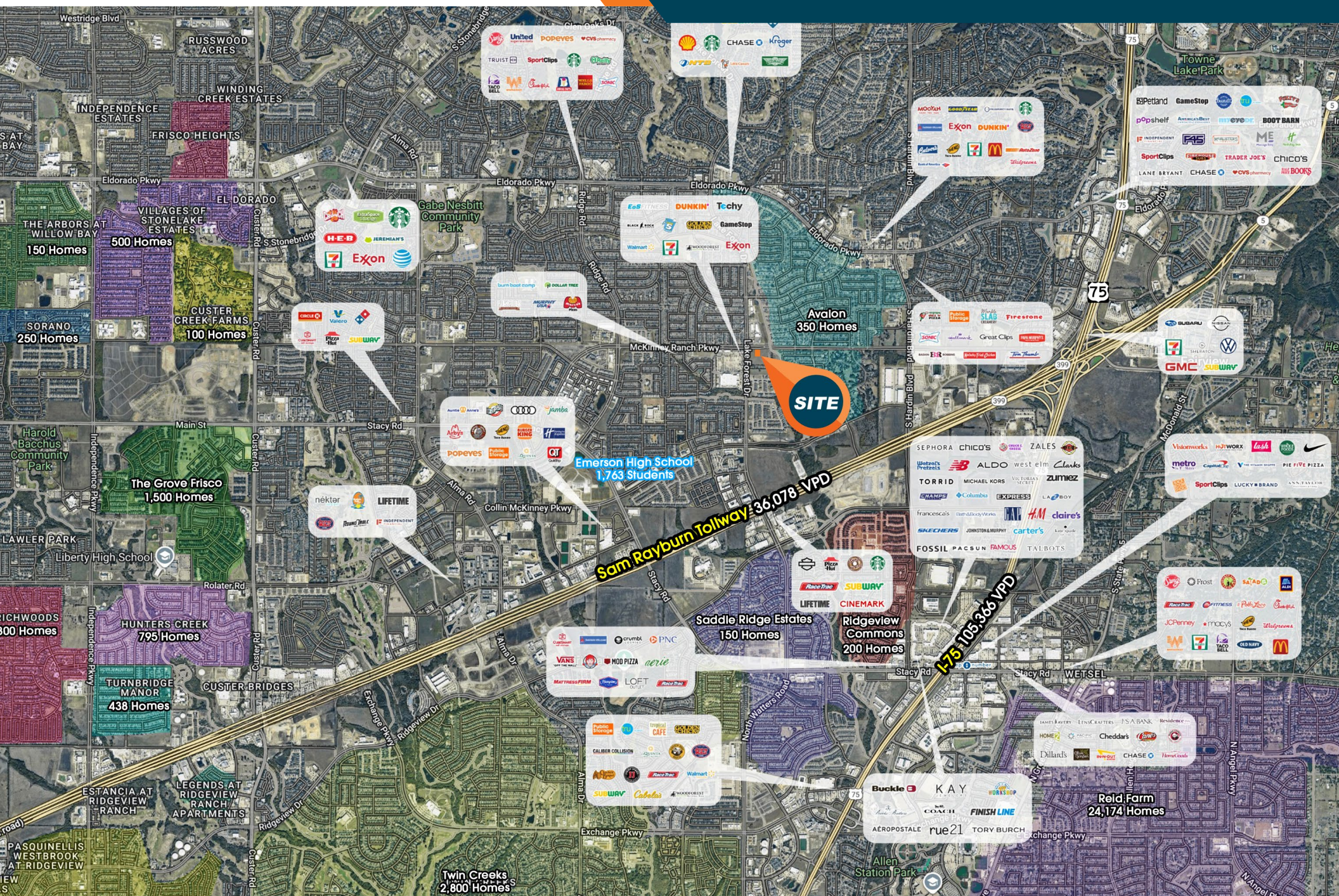


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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date