TAKE 5 OIL CHANGE GROUND LEASE
901 EAST ARKANSAS LANE, ARLINGTON, TEXAS 76010

CONFIDENTIAL OFFERING MEMORANDUM

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LOCATION

901 EAST ARKANSAS LANE

ARLINGTON, TEXAS 76010

PREPARED BY

Tommy Tucker

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ANTICIPATED OPENING BY NOVEMBER 15, 2026

OFFERED BY

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AUTO PARTS
LAUNDRY

INVESTMENT OVERVIEW

- Zero Landlord Responsibility Corporate Take 5 Oil Change Asset Located in High Growth DFW Market of Arlington, TX
- 2026 Construction 15 Year Ground Lease with 10% Rent Escalations Every 5 Years Situated on +/- 0.51 Acres
- Moments Away from AT&T Stadium and Globe Life Field, Home to the Dallas Cowboys and Texas Rangers
- Subsidiary of Driven Brands, Inc.; Operates over 5,200 Units Across 13 Countries and Reported System-Wide Sales of $6.5 Billion
- Exceptional Hard Corner Positioning at Arkansas Lane and Collins Street, Primary Retail Corridor with Traffic Counts Exceeding 60,400 VPD
- Proximity to 43,000+ Combined Students at University of Texas at Arlington & Arlington High School
- Notable National Retailers In Immediate Area Include Kroger, 7-Eleven, CVS Pharmacy, Fiesta, Wing Stop, Chase Bank, O'Reilly Auto Parts, and McDonalds Amongst Others

Take 5 Oil Change recently signed a 15-year corporate ground lease for a brand new 2026 construction asset with a hard corner location in the high growth city of Arlington, Texas. The tenant is anticipated to open for business June 2026. The Property is situated on +/-0.51 acres with exceptional positioning in a primary retail corridor. Take 5 Oil Change Ground Lease is located 30 minutes from downtown Dallas, 20 minutes from Dallas Fort Worth International Airport, and 30 minutes from downtown Fort Worth. The Property consists of a brand new 1,711 SF building with a hard corner location at Arkansas Lane and Collins Street, which sees a combined traffic count of 60,400 VPD. The ground lease features 10% rental escalations every 5 years with three 5-year renewal options and zero landlord responsibilities. Take 5 is a subsidiary of Driven Brands, Inc., which operates over 5,200 units across 13 countries and reported system-wide sales of $6.5 billion. Since Driven Brands, Inc. has acquired Take 5 Oil Change in 2016 the brand has grown from around 50 locations to over 1,000. Notable national retailers in the immediate area include Kroger, 7-Eleven, CVS Pharmacy, Fiesta, Wing Stop, Chase Bank, O'Reilly Auto Parts, and McDonalds amongst others.

Located in a dense residential area with strong growth and demographics, the Property benefits from a population of over 145,200 and 342,000 people within a three- and five-mile radii, respectively. Arlington, located in the heart of the Dallas-Fort Worth Metropolitan area, has a population of over 402,000 people as of 2025 making it the third largest city in North Texas and the 51st largest in the United States (U.S. Census Bureau). The City of Arlington is known as the entertainment Hub of Dallas-Fort Worth being home to the world famous, $1.3 Billion AT&T Stadium where the Dallas Cowboys play, the newly constructed 1.7 million square foot Globe Life Field where the Texas Rangers major league baseball team plays, Six Flags Over Texas and Hurricane Harbor theme parks.

Moments north of the Property is Downtown Arlington, an evolving live-work-play community with a growing workforce of more than 8,000 people and over 10,000 residents. Downtown Arlington is home to Arlington Library, Arlington City Hall, Levitt Pavilion for Performing Arts, Arlington Music Hall and the Arlington Museum of Arts. Urban Union, a 7-acre infill adaptive reuse project with eight buildings and more than 70,000 SF of restaurant, office and flex space, is located in the heart of Downtown Arlington on Front Street. The success of Urban Union's phase I prompted phase II of the development, which was completed in 2025, and includes approximately 60,000 SF of additional space upon completion. Take 5 Oil Change is favorably located within moments of the University of Texas at Arlington and Arlington High School, which have combined enrollments of more than 43,000 students. The University of Texas at Arlington, located moments north within Downtown Arlington, is one of the largest universities in North Texas offering 85 bachelor's degrees, 74 master's degrees and 26 doctoral degrees. Overall, Take 5 Oil Change offers an investor the opportunity to acquire a well-positioned ground lease retail asset with zero landlord responsibilities and strong fundamentals in the extremely desirable, high growth market of Arlington, Texas.

LEASE ABSTRACT

Offering Price:	$1,764,000
Cap Rate:	5.10%
Tenant:	Take 5 Properties SPV LLC
Location:	901 E. Arkansas Lane, Arlington, TX 76010
Guarantor:	Corporate Guarantee
Building Square Feet:	1,711 SF
Land Area:	+/-0.51 Acres
Rent Commencement:	June 22, 2026
Lease Expiration:	June 30, 2041
Base Lease Term:	15 Years
Renewal Options:	Three, 5-year Options with 10% Increases
Rent Increases:	10% Every 5 Years
Lease Type:	Ground Lease
Year Built:	2026
Roof & Structure:	Tenant Responsibility

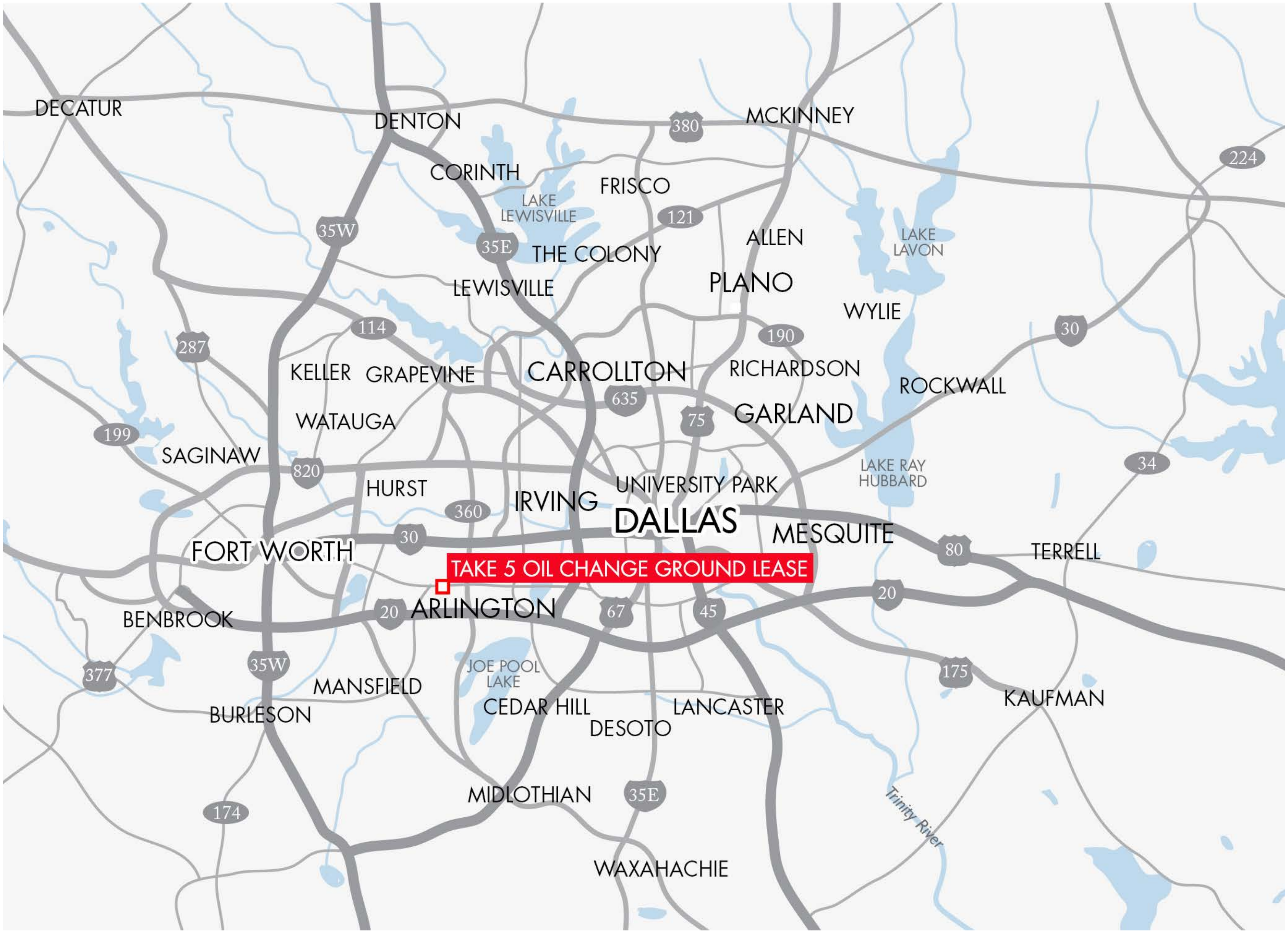
Rent Schedule:

Years	Annual Rent	Rent PSF
June 22, 2026 - June 30, 2031	$90,000	$52.60
July 1, 2031 - June 30, 2036	$99,000	$57.86
July 1, 2036 - June 30, 2041	$108,900	$63.65
July 1, 2041 - June 30, 2046 Renewal Option #1	$119,790	$70.01
July 1, 2046 - June 30, 2051 Renewal Option #2	$131,769	$77.01
July 1, 2051 - June 30, 2056 Renewal Option #3	$144,945	$84.71

TENANT PROFILE

Take 5 Oil Change is an American quick-lube automotive service brand best known for its stay-in-your-car oil change model, where customers remain in their vehicle while trained technicians perform routine maintenance such as engine oil and filter changes in about 10 minutes. Founded in 1984 in Metairie, Louisiana, the company pioneered this drive-thru concept to make vehicle maintenance faster and more convenient compared with traditional shops. Over the decades it has expanded significantly across North America and is part of Driven Brands, a large automotive services holding company that includes other well-known service chains. Today Take 5 has grown to well over 1,000 service centers in the United States and Canada and continues to expand its footprint through both company-owned and franchised locations, earning industry recognition as one of the faster-growing quick-lube brands.

ANTICIPATED OPENING BY NOVEMBER 15, 2026



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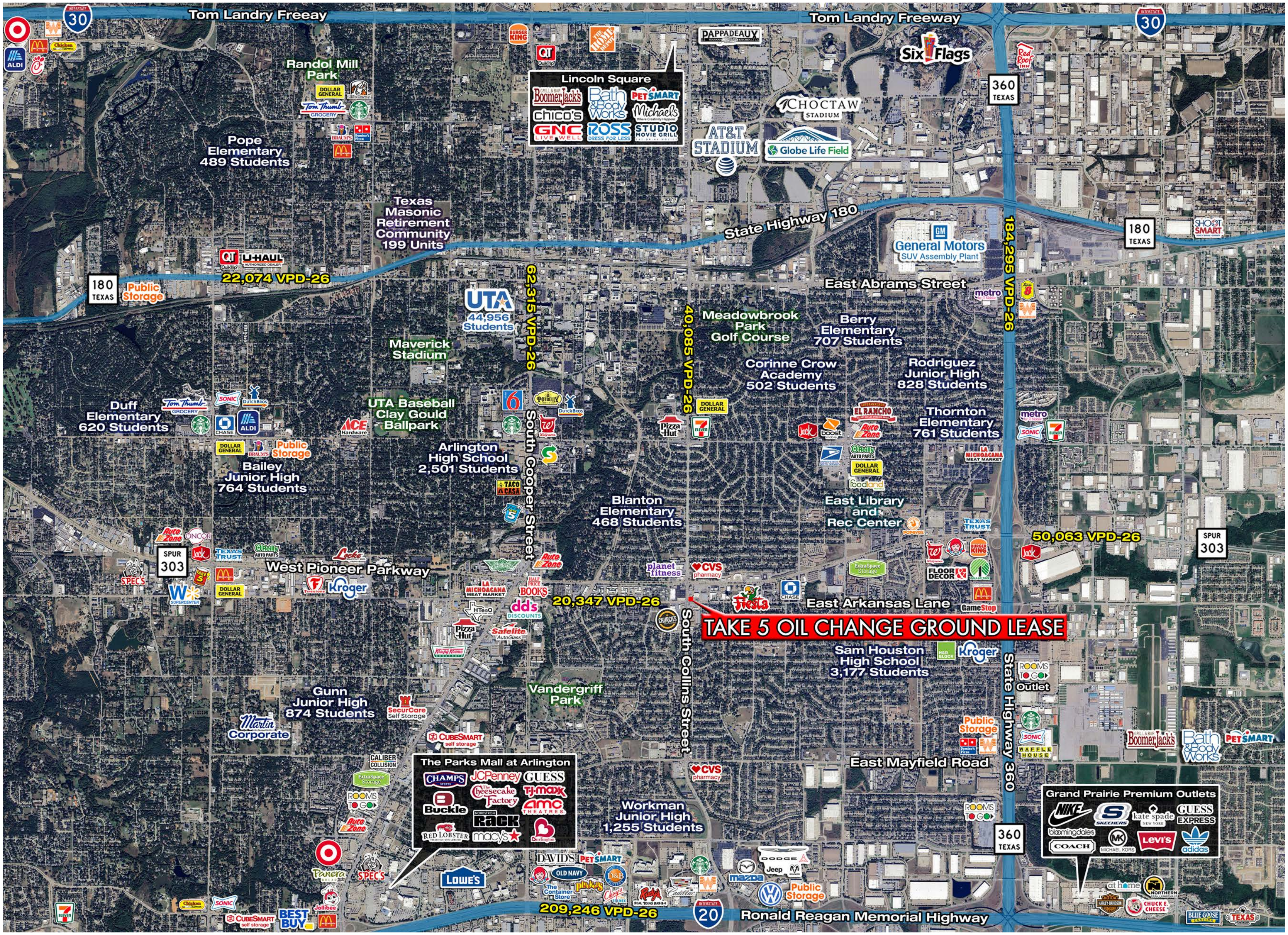
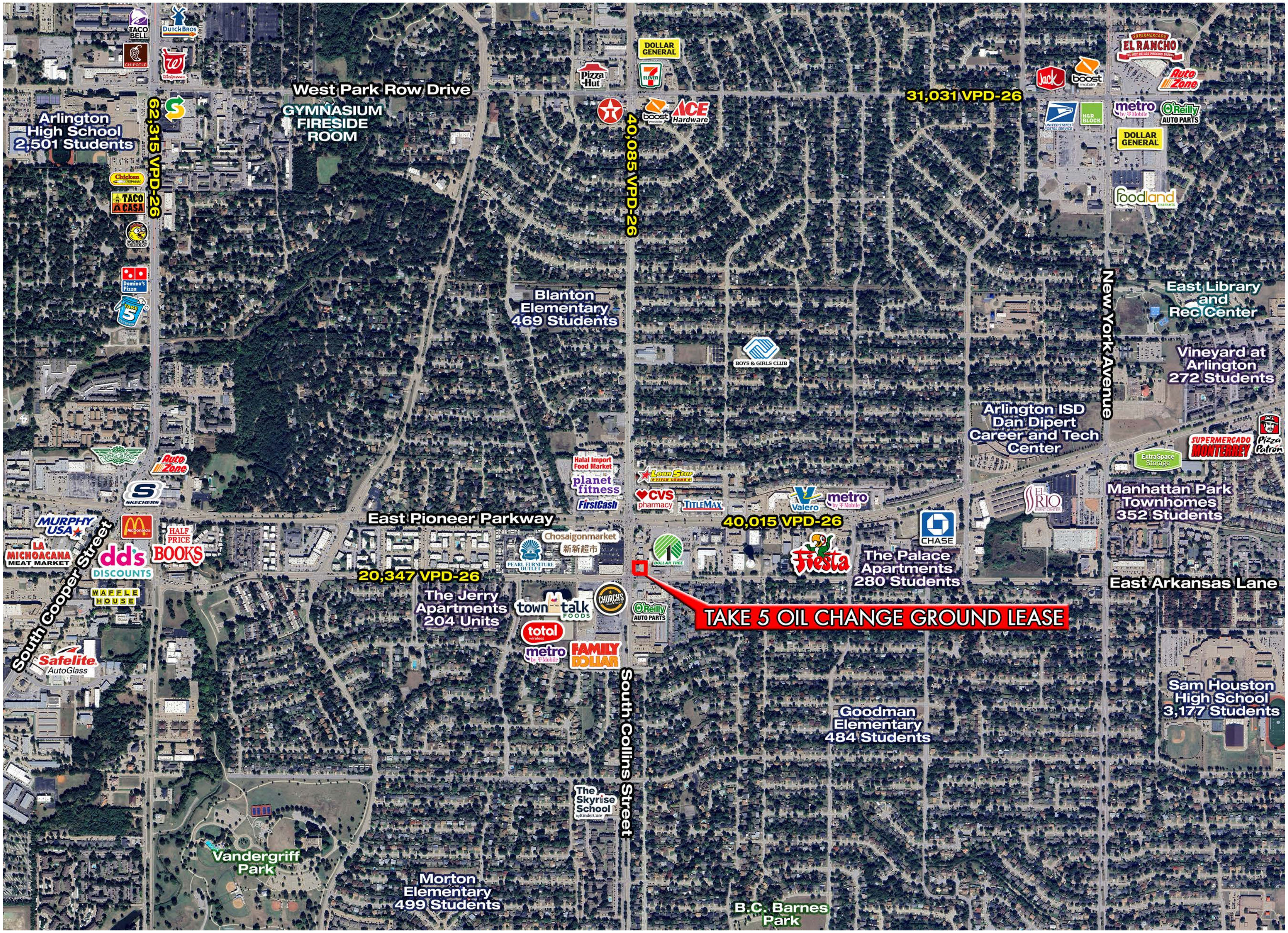
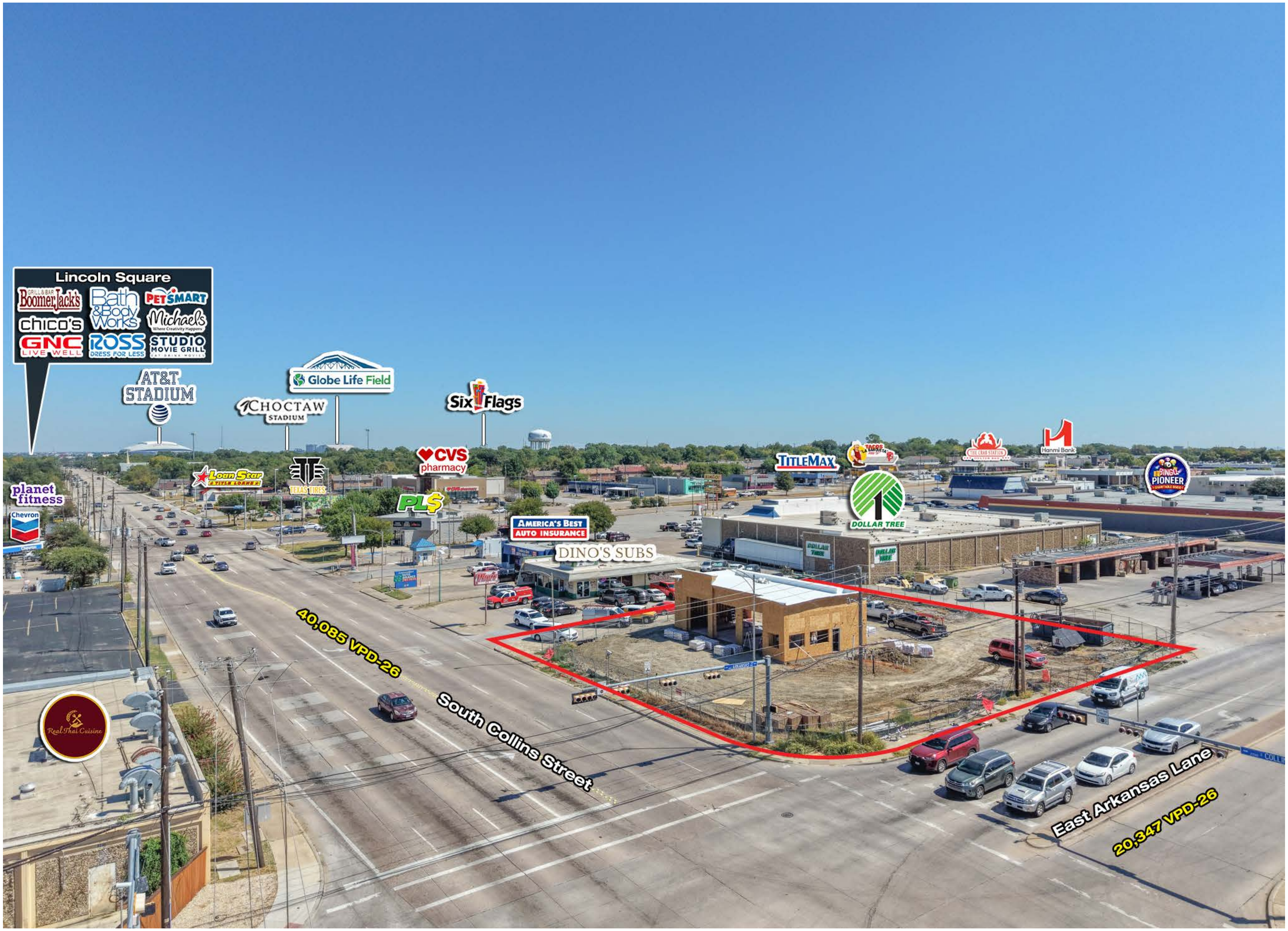
PROPERTY OVERVIEW



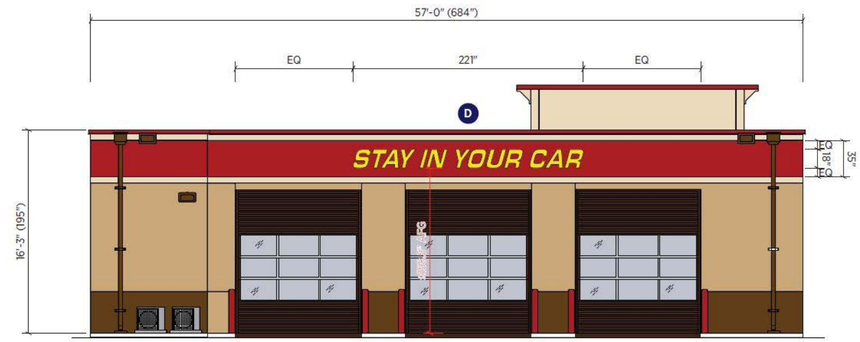

West Park Row Drive
GYMNASIUM FIRESIDE ROOM
Arlington High School 2,501 Students
62,315 VPD-26
40,085 VPD-26
31,031 VPD-26
Blanton Elementary 469 Students
East Library and Rec Center
Vineyard at Arlington 272 Students
New York Avenue
Arlington ISD Dan Dipert Career and Tech Center
Manhattan Park Townhomes 352 Students
East Pioneer Parkway
40,015 VPD-26
20,347 VPD-26
The Palace Apartments 280 Students
East Arkansas Lane
The Jerry Apartments 204 Units
TAKE 5 OIL CHANGE GROUND LEASE
South Cooper Street
South Collins Street
Sam Houston High School 3,177 Students
Goodman Elementary 484 Students
Vandergriff Park
Morton Elementary 499 Students
B.C. Barnes Park

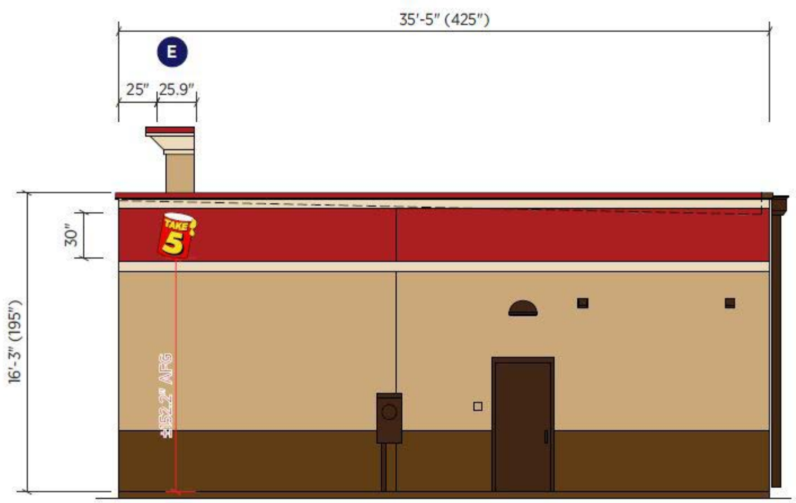

Jack
Chevron
PL$
Nueva Zacatecas
Bank of America
Chosaigonmarket
新新超市
America's Best Auto Insurance
Dino's Subs
Dollar Tree
Bingo Pioneer
Charitable Bingo
Southwest Farmers Market
Cafe Thanh Van
40,085 VPD-26
Pearl Furniture Outlet
First Chinese BBQ
Real Thai Cuisine
20,347 VPD-26
East Arkansas Lane
Barri
Money Services
Valero
Taqueria Taco Express
O'Reilly Auto Parts
NSA Storage
South Collins Street
Church's Texas Chicken
Bankem Printing & Duplication
On The Road Again
Drug Offender & DWI Education
town talk foods
Vitalité
total wireless
metro by T-Mobile
Family Dollar
Super Braids and Weaving

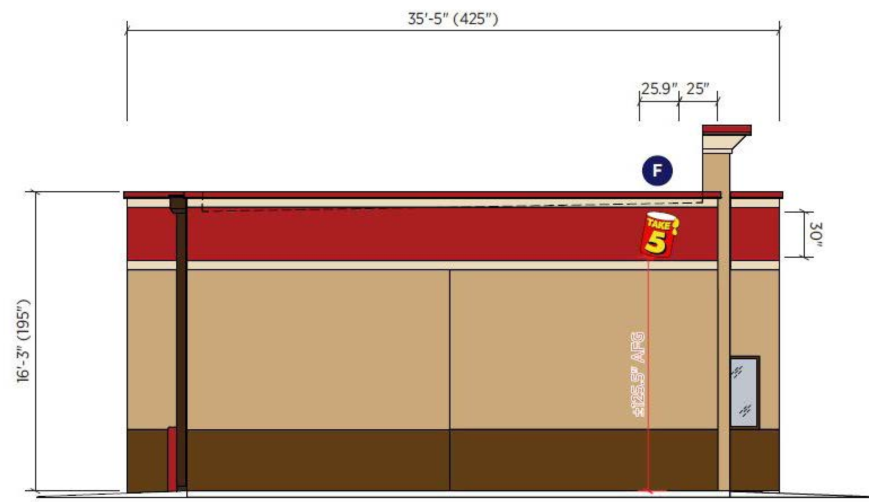

Lincoln Square
BoomerJack's
Bath & Body Works
PETSMART
chico's
Michaels
GNC LIVE WELL
ROSS DRESS FOR LESS
STUDIO MOVIE GRILL
AT&T STADIUM
Globe Life Field
CHOCTAW STADIUM
Six Flags
CVS pharmacy
TITLEMAX
Hanmi Bank
PIONEER
planet fitness
Chevron
Loan Star
TEXAS TIRES
PLS
AMERICA'S BEST AUTO INSURANCE
DINO'S SUBS
DOLLAR TREE
40,085 VPD-26
South Collins Street
East Arkansas Lane
20,347 VPD-26
Real Thai Cuisine


The Paisley at
Arlington Apartments
200 Units
NSA STORAGE
Arlington
Food Store
Beer & Wine
On The Road Again
PRINTING
VITALITÉ
O'Reilly AUTO PARTS
FAMILY DOLLAR
CHURCH'S
metro by T-Mobile
Valero
total wireless
town talk FOODS
TAQUERIA TACO EXPRESS
BARRI MONEY SERVICES
20,347 VPD-26
Real Thai Cuisine
East Arkansas Lane
40,085 VPD-26
South Collins Street

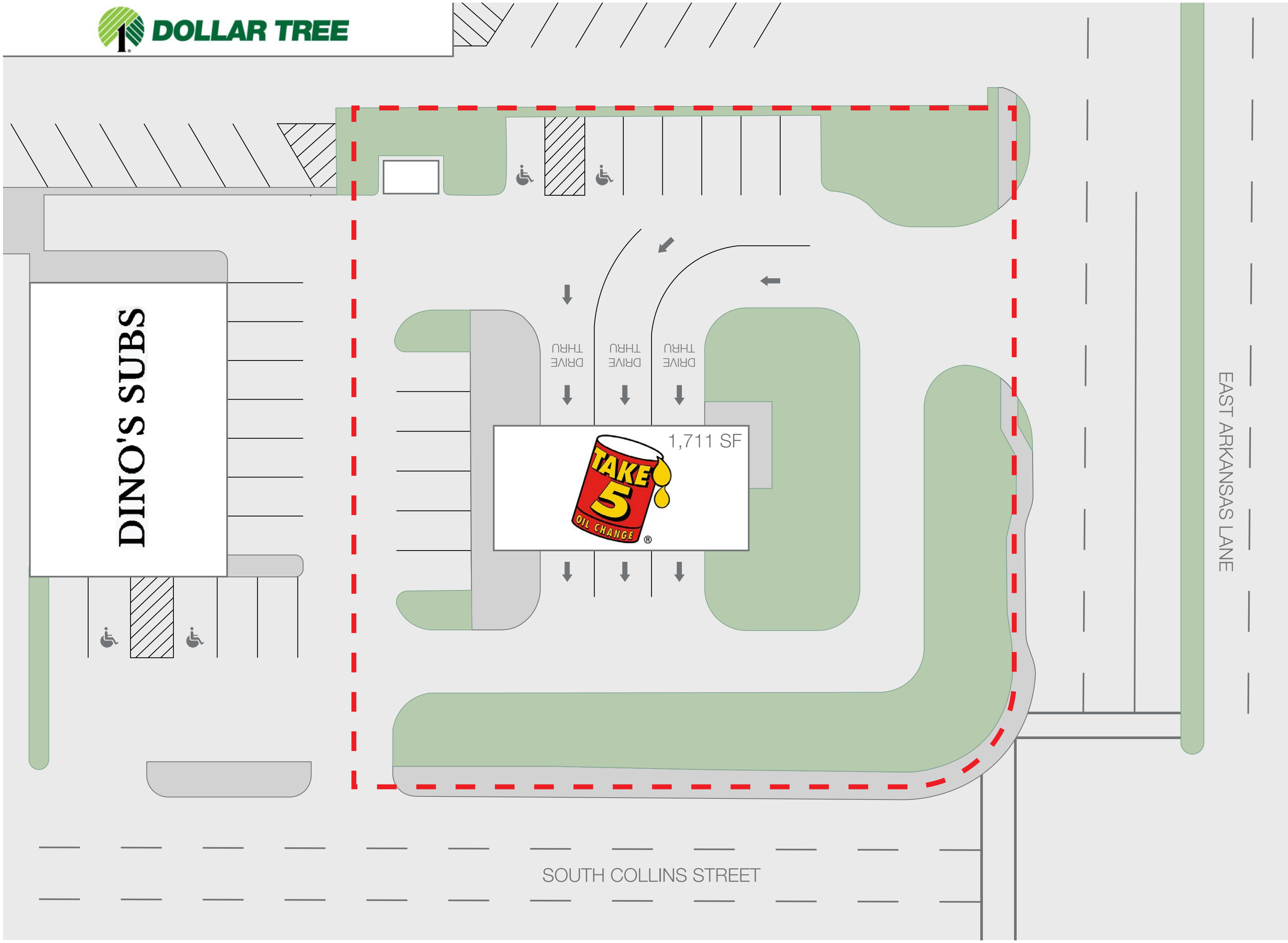
EXTERIOR ELEVATIONS







SITE PLAN



DOLLAR TREE
DINO'S SUBS
DRIVE THRU
DRIVE THRU
DRIVE THRU
1,711 SF
TAKE 5 OIL CHANGE
EAST ARKANSAS LANE
SOUTH COLLINS STREET

DALLAS / FORT WORTH AREA OVERVIEW

The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as "DFW" and "the Metroplex", the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation's fasting growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region's transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than $813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

DEMOGRAPHICS

riable	1 mile	3 miles	5 miles
25 Total Population	24,384	145,246	342,059
30 Total Population (Esri)	23,811	144,541	344,167
10 Total Population (U.S. Census)	23,542	137,768	314,829
00 Total Population (U.S. Census)	24,188	134,599	292,010
00-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.14%	0.40%	0.66%
24-2029 Population: Compound Annual Growth Rate (Esri)	-0.47%	-0.10%	0.12%
25 Total Daytime Population (Esri)	16,711	158,245	352,475
25 Median Age (Esri)	32.2	31.1	34.1
25 Total Households (Esri)	7,861	51,407	126,021
30 Total Households (Esri)	7,818	52,015	128,946
10 Total Households (U.S. Census)	7,285	47,884	113,427
00 Total Households (U.S. Census)	7,868	48,201	107,998
24-2029 Families: Compound Annual Growth Rate (Esri)	-0.33%	0.00%	0.21%
25 Average Household Income (Esri)	$76,689	$72,892	$89,552
25 Median Household Income (Esri)	$61,338	$58,147	$68,827
25 Per Capita Income (Esri)	$24,514	$26,031	$33,022
25 Population Age 25+: Less than 9th Grade (Esri) (%)	15%	11%	8%
25 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	12%	10%	7%
25 Population Age 25+: High School Diploma (Esri) (%)	27%	26%	22%
25 Population Age 25+: Some College/No Degree (Esri) (%)	13%	16%	18%
25 Population Age 25+: Associate's Degree (Esri) (%)	9%	9%	10%
25 Population Age 25+: Bachelor's Degree (Esri) (%)	15%	16%	20%
25 Population Age 25+: Graduate/Professional Degree (Esri) (%)	4%	7%	10%
25 Total (SIC01-99) Businesses	475	6,050	13,478
25 Total (SIC01-99) Employees	2,919	68,540	147,000

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Designated Broker of Firm	License No.	Email	Phone
Tim Axilrod	617806	taxilrod@shopcompanies.com	214-960-2835
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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