



# Valvoline

at KYLE CROSSING II SHOPPING CENTER - KYLE, TX

NEW 15-YEAR GROUND LEASE



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CONFIDENTIAL OFFERING MEMORANDUM





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# Confidentiality Agreement & Disclaimer

The information contained in this Brochure is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the subject property (the “Property”). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not choose to pursue such a transaction, this Brochure shall be returned to Jones Lang LaSalle.

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The only party authorized to represent the owner of the Property is Jones Lang LaSalle, and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative.

This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.



**All property showings are by appointment only. Please consult your JLL Agent for more details.**





**PRICE**  
\$1,825,000

**NOI**  
\$100,000

**CAP RATE**  
5.5%

## Property Summary

<b>PROPERTY :</b>	Kyle Crossing II Shopping Center
<b>TENANT:</b>	Valvoline, LLC
<b>GUARANTOR:</b>	Valvoline, Inc.
<b>RENT COMMENCEMENT:</b>	07/26/2023
<b>LOCATION:</b>	5100 FM 1626 Kyle, TX 78640
<b>YEAR BUILT:</b>	2023
<b>LAND AREA:</b>	0.8597 AC
<b>LEASE TYPE:</b>	Absolute Net Ground Lease
<b>TRAFFIC COUNTS (VPD):</b>	FM 1626 / Kyle Pkwy: 34,372 VPD Marketplace Ave: 4,638 VPD

## Rent Roll

TERM	NET INCOME (ANNUAL)	NET INCOME (PER MONTH)
<b>MONTHS 1 - 60</b>	\$100,000.00	\$8,333.33
<b>MONTHS 61 - 120</b>	\$110,000.00	\$9,166.67
<b>MONTHS 121 - 180</b>	\$121,000.00	\$10,083.33
<b>MONTHS 181 - 240 (OPTION I)</b>	\$133,100.00	\$11,091.67
<b>MONTHS 241 - 300 (OPTION II)</b>	\$146,410.00	\$12,200.83
<b>MONTHS 301 - 360 (OPTION III)</b>	\$161,051.00	\$13,420.92

**NOTE:** The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.

## INVESTMENT HIGHLIGHTS



Absolute Net Ground Lease to Valvoline LLC, a Delaware Limited Liability Company, Guaranty by Valvoline, Inc.



STNL Asset -- No Landlord Responsibilities



Brand New Construction

- Rent Commencement: July 26, 2023



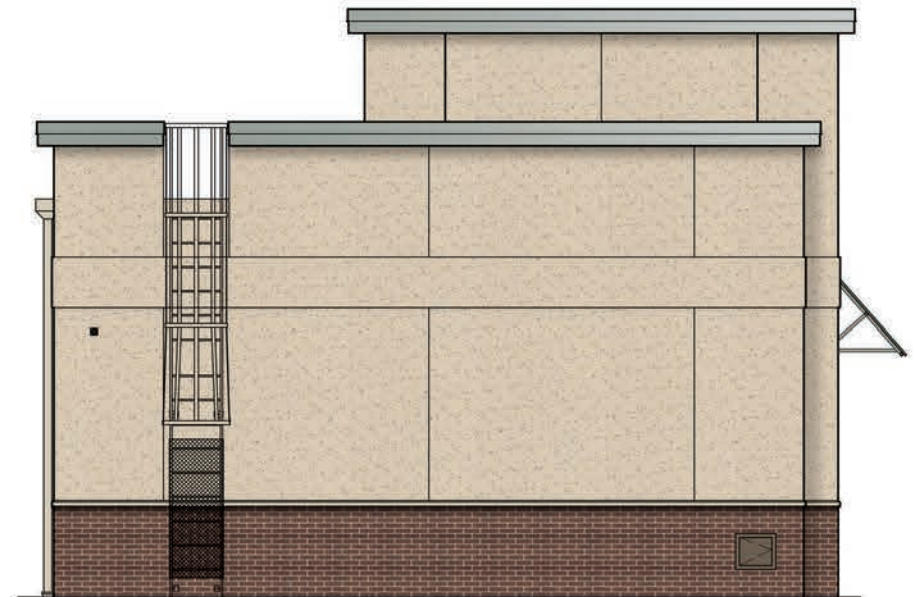
Situated within Kyle's major retail hub, IH-35 & FM 1626/Kyle Pkwy.

- **Major area retailers include:** H-E-B Plus!, Walmart, Lowe's, Target, Kohl's, PetCo, Academy
- **Major traffic generators include:** Ascension Seton Hays (173 beds & 575 employees), Austin Community College Hays (1,700 students), the Plum Creek Master Planned Development, and the future 7-story St. David's HealthCare Hospital

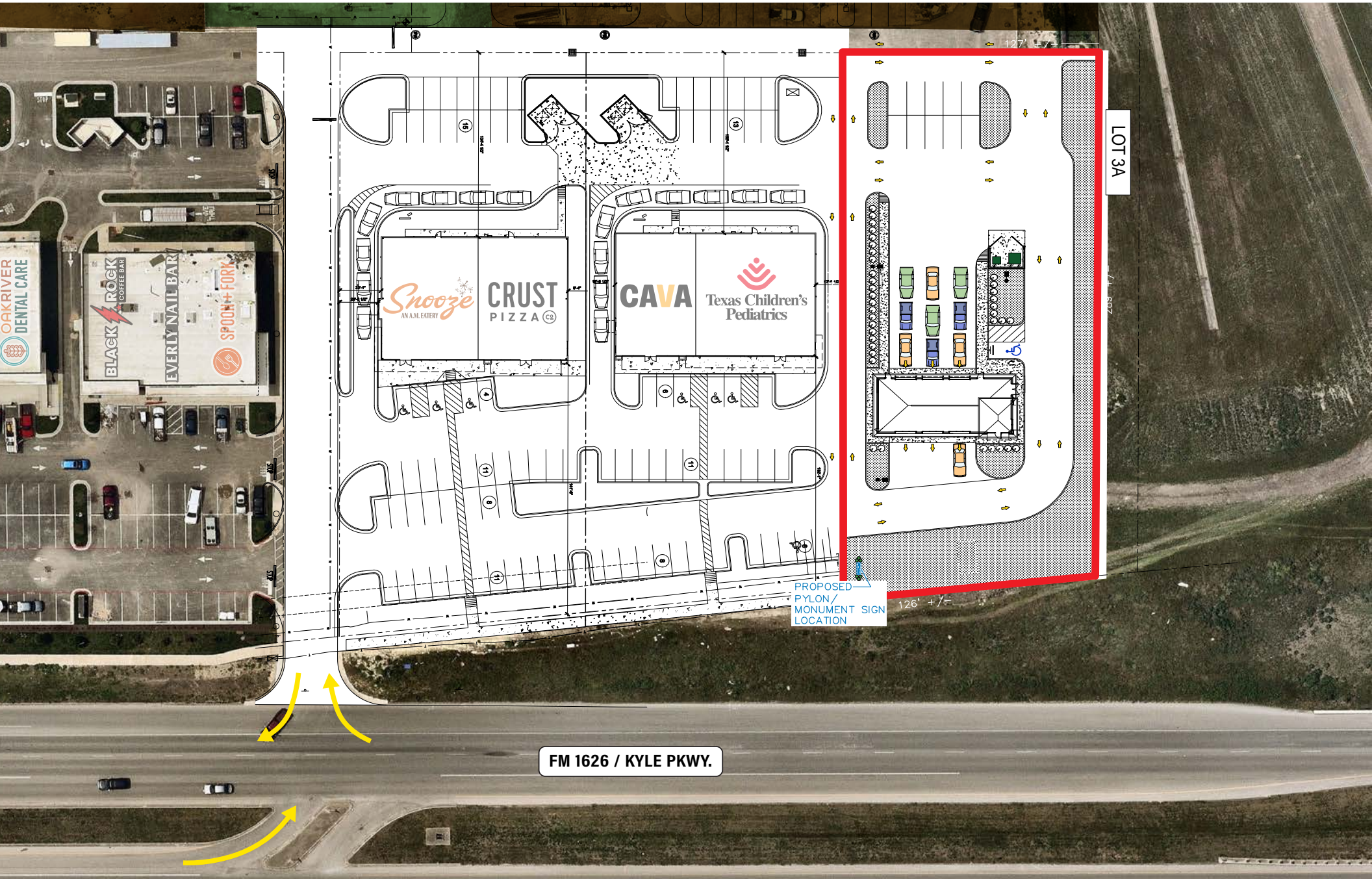


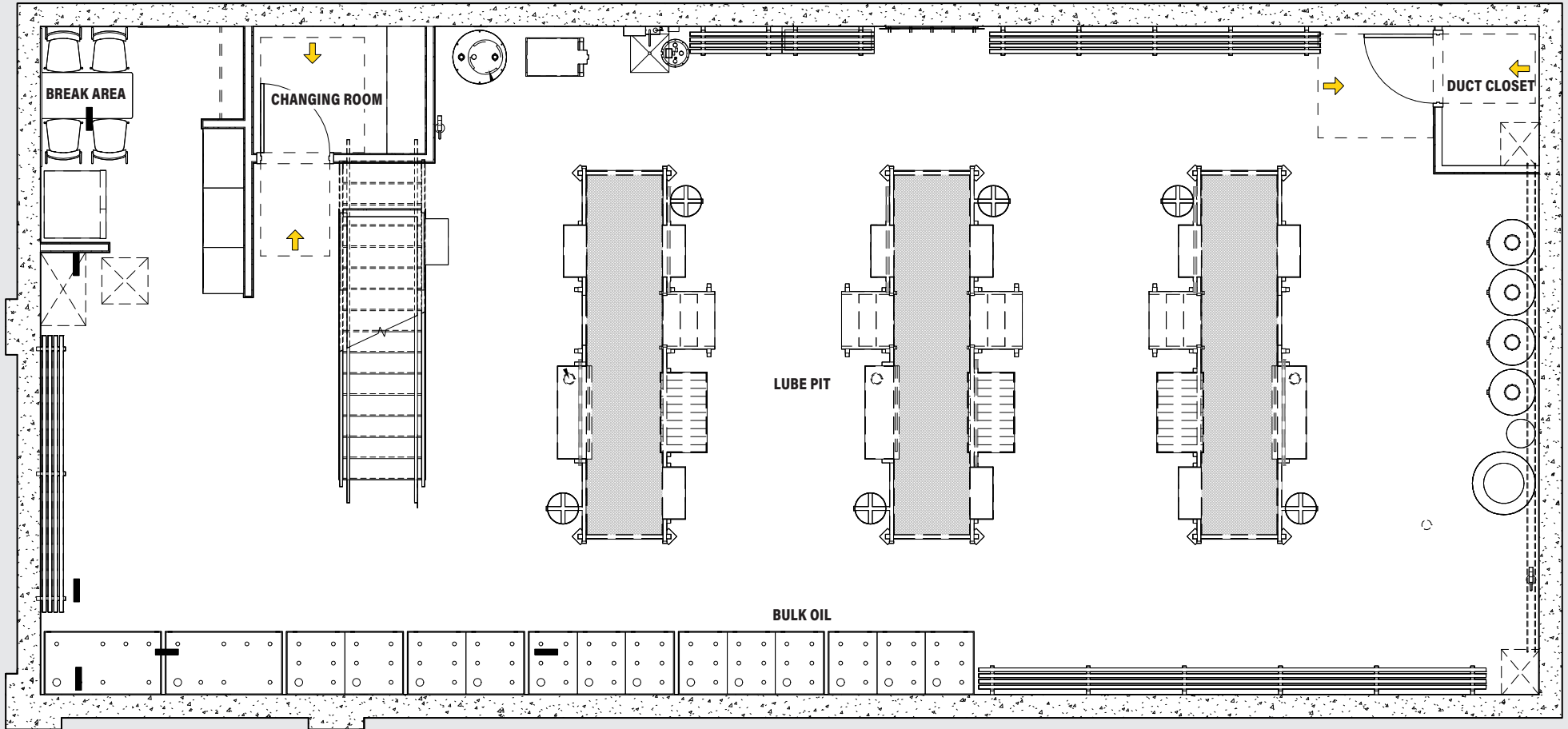
An Ideal Location:

- Pad with 126 feet of frontage on FM 1626 (Kyle Pkwy.)
- One access point along FM 1626 (Kyle Pkwy.) and cross-access at Marketplace Ave. & Kyle Centre Dr. intersection through Kyle Crossing II
- Shares intersection with Kyle Marketplace with 230K SF of retail and Kyle Crossing I with 445K SF of retail
- Over 34,372 vehicles per day on FM 1626 (Kyle Pkwy.)









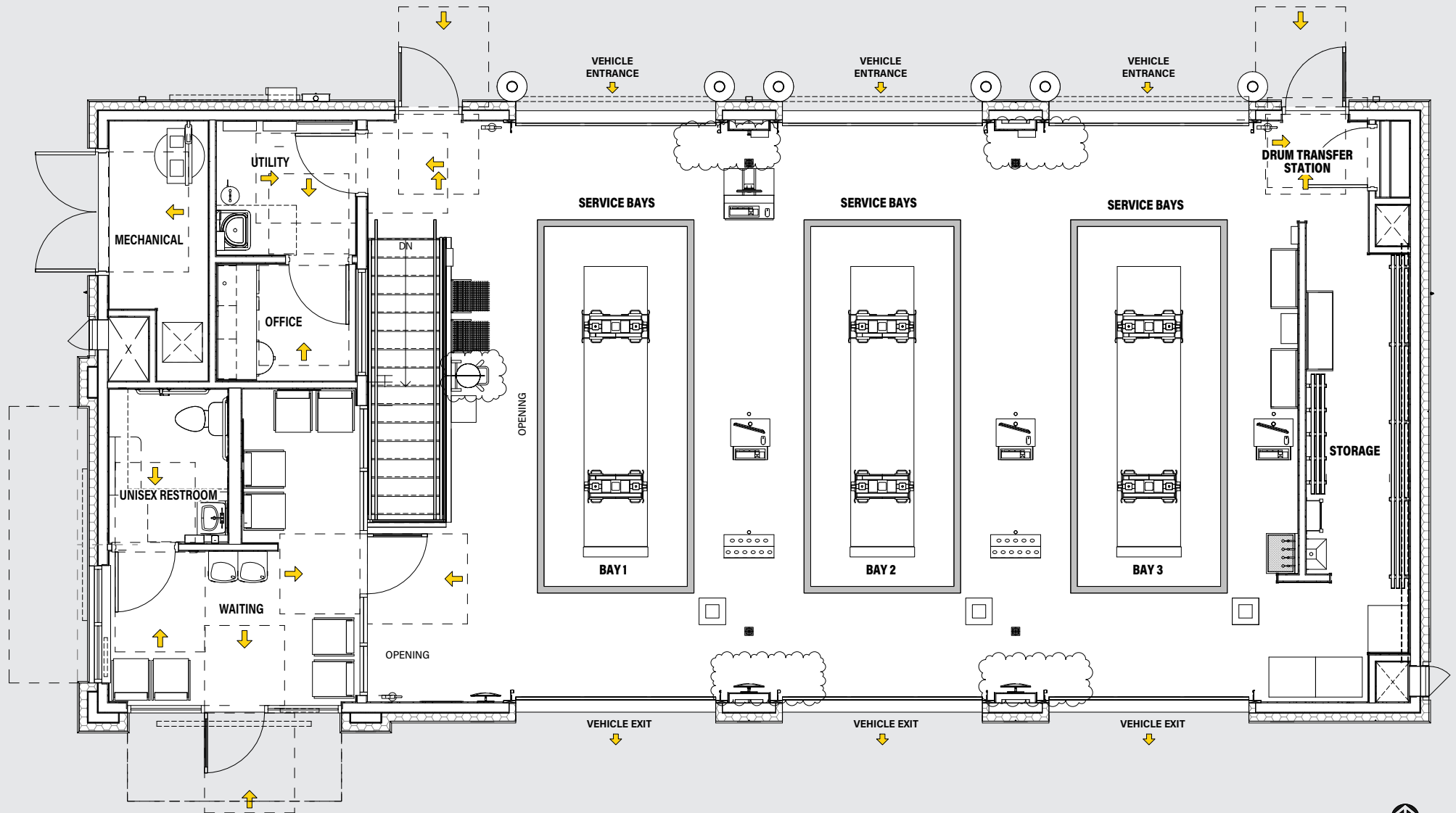
1  
A-1.1

## FLOOR PLAN - LOWER LEVEL

Scale: 1/4" = 1'-0"



**DESIGNER NOTE:** (2) 500 GALLON WASTE OIL TANKS SHOULD BE PLACED AT END OF ACCESSIBLE END OF BUILDING FOR TRUCKS, BASED ON SITE CONDITIONS



1  
A-1.2 **FLOOR PLAN - UPPER LEVEL**  
Scale: 1/4" = 1'-0"







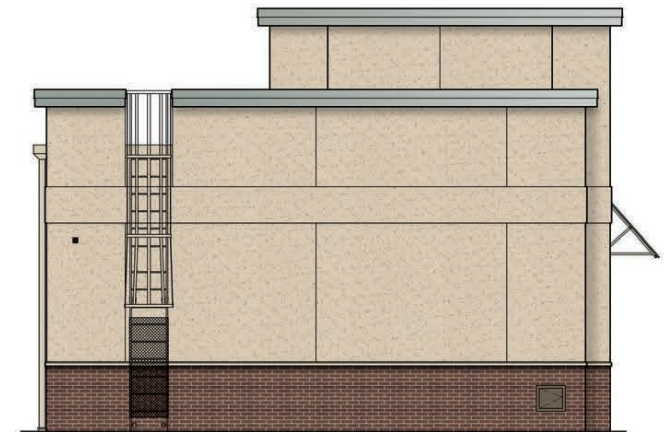
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

# LOCATION HIGHLIGHTS

## Why Kyle?

Kyle is strategically located along the I-35 corridor, between two Top Performing Cities in Texas. Just 7 miles south of Austin city limits and 39 miles north of San Antonio city limits, Kyle is in the enviable position along the booming corridor in the direct path of rapid growth.

## The Future

**Where We Came From.** Just a decade ago, if you would have stood on the corner of I-35 & FM 1626, you would have seen only cow pastures as far as the eye could see. Kyle did not even have a grocery store. Our city was growing, but at its core we were at most a bedroom community to Austin. But that all changed. Within an extremely short period of time, Kyle has seen massive growth, investment and commitment from commercial businesses and developers.

## Exponential Growth

**Bedroom Community No Longer.** Today, Kyle has approximately 2.5 million square feet of retail/mixed use space currently at the intersection of I-35 and FM 1626 alone. There is an additional 900,000 square feet at FM 1626 and Kohlers Crossing and an additional 800,000 square feet of retail/mixed use space at the Dry River District at Exit 215 among several other smaller planned developments.

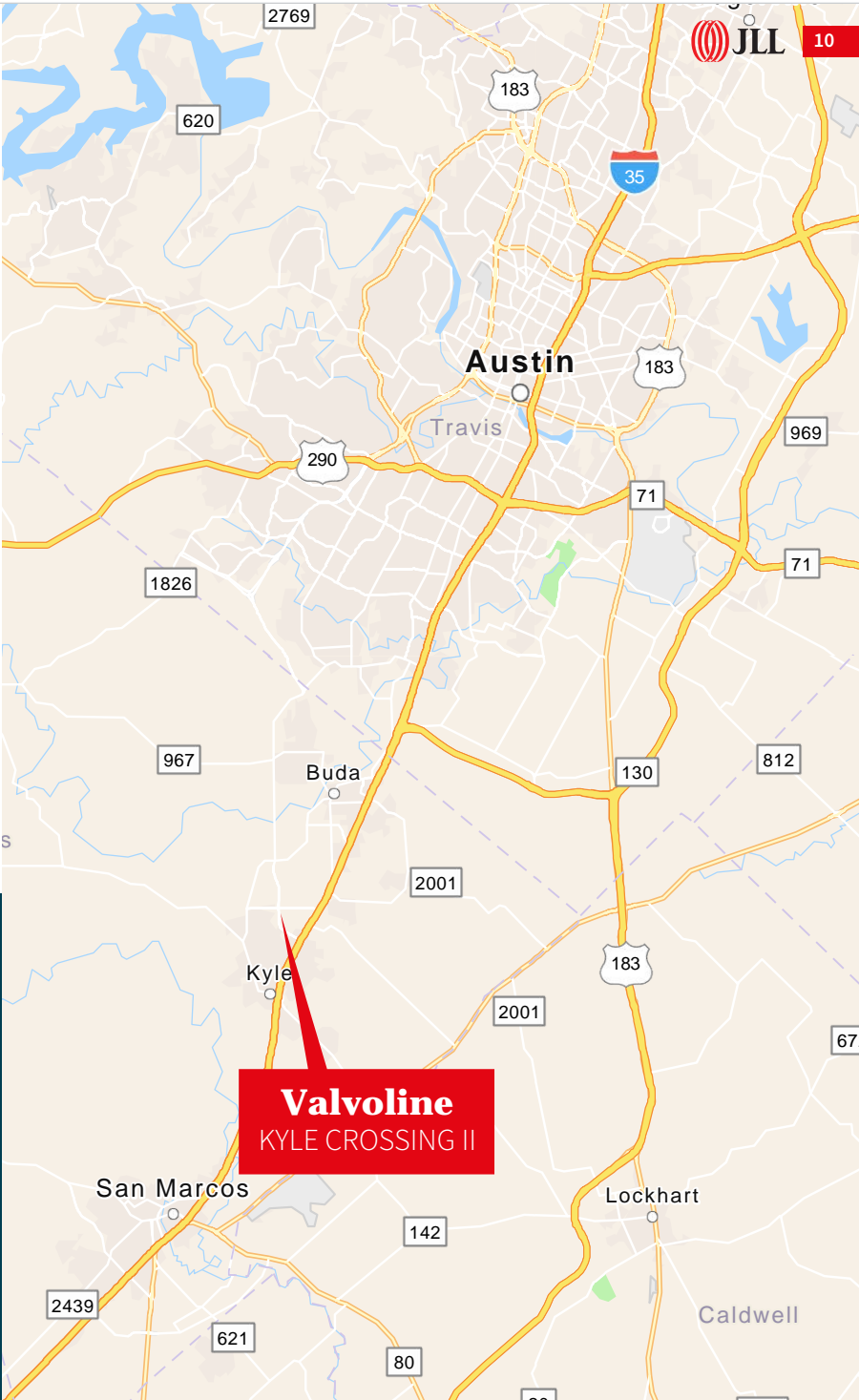
## Exponential Growth

**The Future.** The City of Kyle is poised to be the largest city in Hays County. Our population multiplied many times over since the 2000 census from 5,000 citizens to just over 56,500. Several factors prove that the area is very progressive including transportation, utility and water plans, access, and construction. The City of Kyle is currently undergoing major highway and infrastructure improvements and with an average 22% yearly sales tax increase, the city is continually reinvesting in its future. We strongly encourage you to begin or continue your Central Texas search here in Kyle.developments.

**SOURCE:** [City of Kyle Economic Development \(2023\)](#)

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Census	2,747	27,361	47,574
2023 Estimate	7,236	45,657	94,315
2028 Projection	7,165	51,030	110,100
Projected Population Growth (2023 to 2028)	0.20%	2.25%	3.14%
Daytime Population	8,918	37,308	67,468
Bachelors Degree or Higher	27.3%	26.1%	22.9%
Average Hosehold Income	\$101,930	\$105,327	\$105,143
Median Home Value	\$369,529	\$289,443	\$289,827
Median Age	31.4	32.7	32.6





AREA DEVELOPMENT





## TENANT OVERVIEW



**Website:** <https://vioc.com/>

With over 1,650 locations, chances are there's a Valvoline Instant Oil Change<sup>SM</sup> in your neighborhood.

Get a full-service oil change from certified technicians in about 15 minutes, including a free 18-point safety check<sup>\*\*</sup>, while you stay in your vehicle. We also offer a wide range of maintenance services to keep your vehicle running smoothly – often at 30% to 50% lower cost than the dealership\* – including tire rotations, serpentine belt replacement, batteries and more. You never need an appointment, so stop by soon and see why customers rate us 4.6 out of 5 stars<sup>1</sup>.





## CONTACT INFORMATION

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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.*

11-2-2015



## 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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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N/A	N/A	N/A	N/A
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