



TAKE 5

ABSOLUTE NNN

2101 Rankin Highway | Midland, TX 79701



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COMMERCIAL**

CAPITAL ADVISORS



2101 RANKIN HIGHWAY

Midland, TX 79701

SALE



SALE PRICE

\$1,409,523

OFFERING SUMMARY

Cap Rate: 5.25%

NOI: \$74,000

Lot Size: 0.36 Acres

Building Size: 1,462 SF

PROPERTY OVERVIEW

Offering a Take 5 Oil Change Ground lease In a prime retail corridor of Midland, TX. Highway frontage and traffic counts exceeding 20,000 VPD place this Take 5 in a great location. Dozens of national and local retailers and business in the immediate area including, Walmart, Holiday Inn Express, Hampton Inn, Comfort Inn, Quality Inn, Discount Tire, AutoZone, Tractor Supply, Verizon Wireless, Cricket Wireless, McDonald's, Burger King, Popeyes, McAlister's Deli, Starbucks and many more. About 1/4 mile north of I-20 with dense residential to the immediate north, make this arterial road a strong ingress/ egress for residents in the area. Additionally, Downtown Midland is only 1.25 miles north on Rankin Highway.

The ground lease features a 10-year absolute NNN term with four 5-year options to extend and ten percent (10%) rental increases in the base term and options.

The Take 5 consists of a 2,000 SF building with 3 bays for service on 0.36 acres.

PROPERTY HIGHLIGHTS

- CAP RATE: 5.25%
- 1,462 SF
- Highway Frontage
- 20,000 + VDP

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TENANT OVERVIEW

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ABOUT TAKE 5

Take 5 Oil Change is (or should be) your neighborhood go-to oil change spot. We've been doing this for over 35 years now, and grown our drive-thru style (no fries served though) to half the country. We keep it friendly by letting you stay in the comfort of your car or truck while we change your oil. We've all heard from our dads that oil changes are important and at Take 5, we agree. We also know they aren't the most fun. Here at Take 5 Oil Change we try to make them the most enjoyable (and the quickest) as they can be. We pride ourselves in our friendly technicians, our oil change expertise and our efficient process that gets you on your way safely and swiftly.



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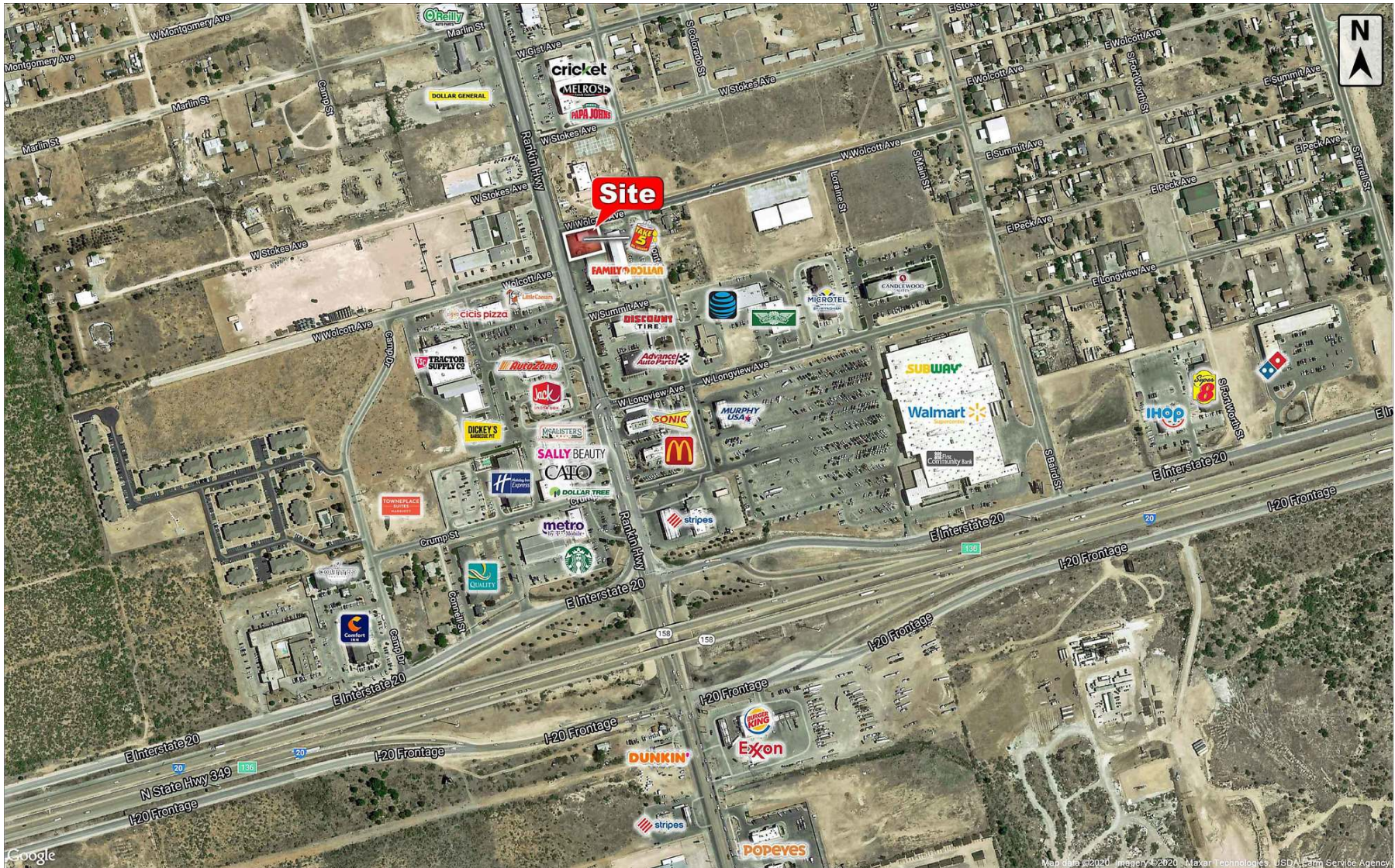
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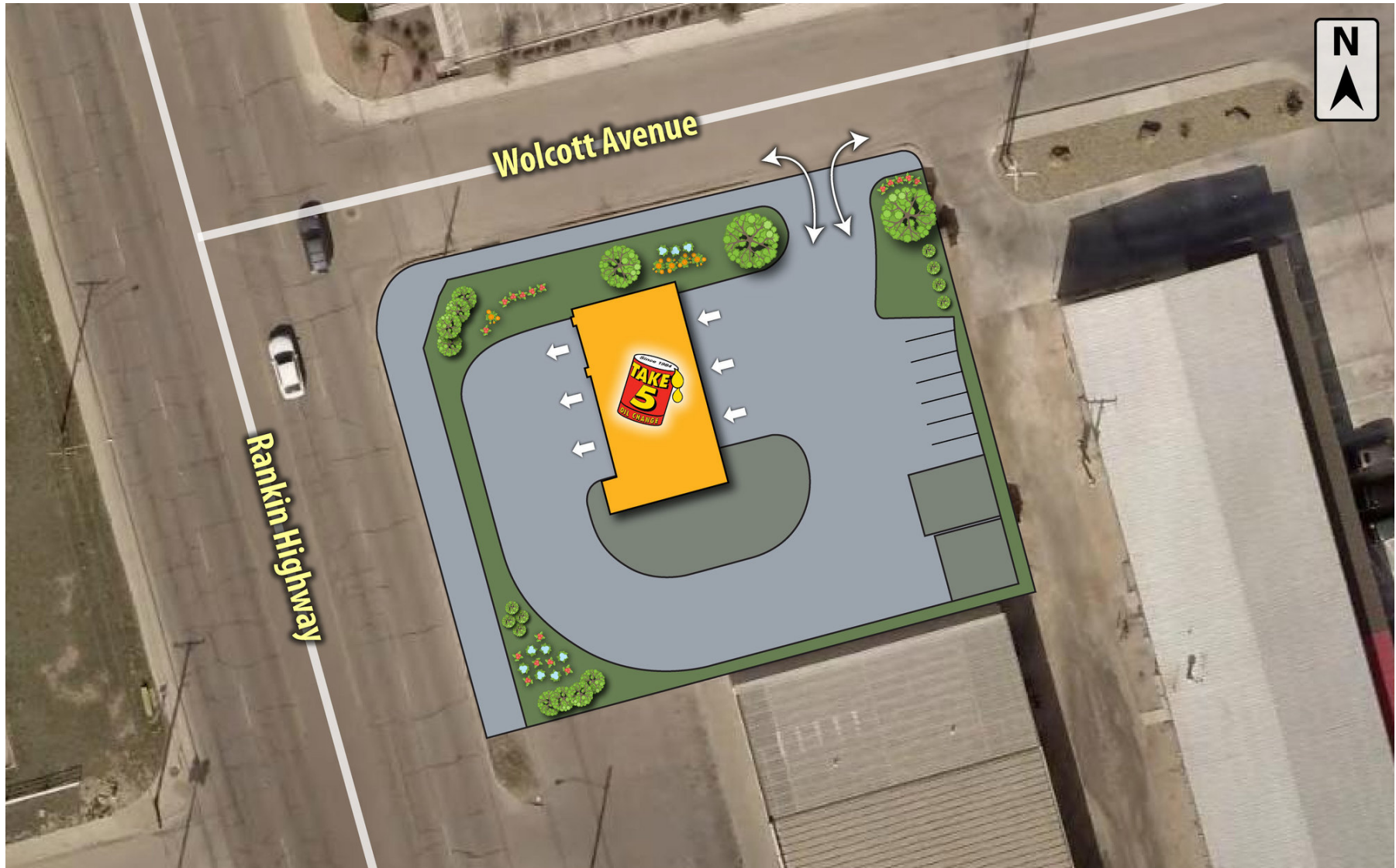
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|-----------|
| Total Population | 3,875 | 34,007 | 87,847 |
| Average age | 28.0 | 31.1 | 33.4 |
| Average age (Male) | 26.5 | 29.8 | 31.4 |
| Average age (Female) | 29.9 | 32.8 | 35.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,217 | 11,758 | 31,832 |
| # of persons per HH | 3.2 | 2.9 | 2.8 |
| Average HH income | \$35,816 | \$55,359 | \$68,916 |
| Average house value | \$53,918 | \$74,249 | \$133,020 |

* Demographic data derived from 2010 US Census

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