

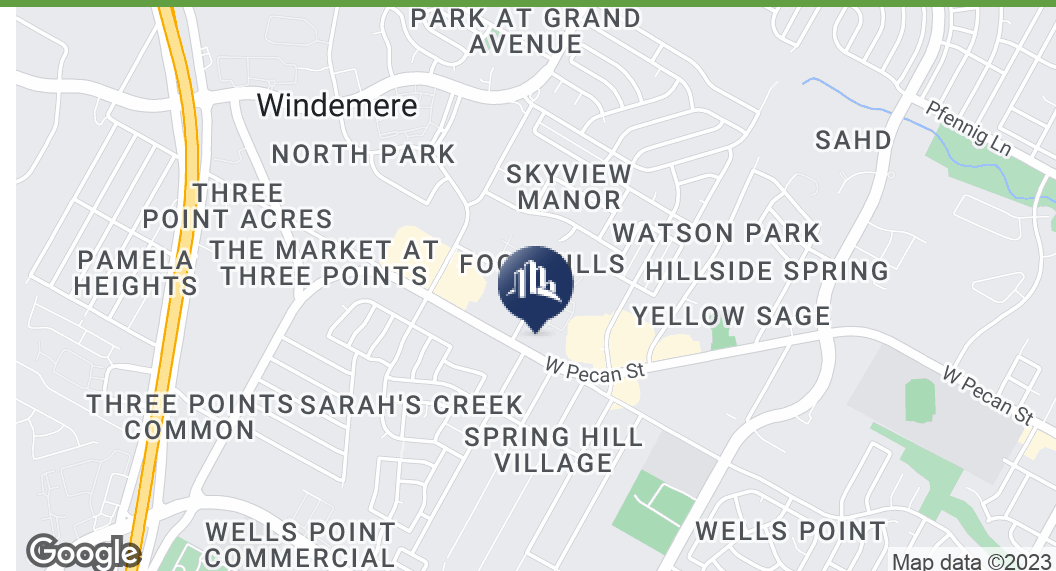
2324 W PECAN, PFLUGERVILLE, TX 78660
MEINEKE PFLUGERVILLE


SPERRY
COMMERCIAL
GLOBAL AFFILIATES™
LT COMMERCIAL GROUP

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TX #650951
LT COMMERCIAL GROUP
1508 DESSAU RIDGE LANE,
STE 703
AUSTIN, TX 78754
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	3,660 SF
Available SF:	
Lot Size:	0.623 Acres
Cap Rate:	6.0%
Year Built:	2002
Zoning:	GB1 (General Business 1)

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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EXECUTIVE SUMMARY // 2



*Each SperryCGA office independently owned and operated

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Meineke Pflugerville
Street Address	2324 W Pecan
City, State, Zip	Pflugerville, TX 78660
County	Travis
Signal Intersection	Yes

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	3,660 SF
Additional Office Space	300 SF
Year Built	2002
Free Standing	Yes

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COMPLETE HIGHLIGHTS // 3



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4



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TENANT PROFILES

The logo for Meineke car care center features the word "meineke" in a bold, black, lowercase sans-serif font, with the "i" having a dot. Below it, the words "car care center" are written in a smaller, italicized, black, lowercase sans-serif font. The text is set against a bright yellow background that is part of a larger graphic with a black and white circular design on the left.

TENANT OVERVIEW

Meineke Car Care Centers, formerly Meineke Discount Mufflers, is owned by Driven Brands, which also franchises the Maaco and Econo Lube 'N Tune brands, among others in its portfolio. Since its founding in Houston in 1972, the ideals of founder Sam Meineke are an essential part of the company's corporate and franchise culture. Meineke continues to repair brakes, align wheels, install tires, provide factory-scheduled maintenance and other services. From the company website, customers can learn about vehicle maintenance and safety, print coupons and apply for the Meineke credit card.

TENANT

Company:	Meineke
Founded:	1972
Locations:	More than 1,000
Ownership	Private
Parent Company Trade Name	Driven Brands, Inc
Headquarters:	Charlotte, North Carolina
Website:	www.meineke.com

ABOUT MEINEKE

GEOGRAPHIC OUTREACH

Meineke Car Care Centers have more than 1,000 franchised stores located throughout the US, Canada, Mexico, the Caribbean, Saudi Arabia, South Korea and China.

STRATEGY

Driven Brands prides itself in its dedication to helping entrepreneurs reach their highest level of success and growth potential throughout the automotive franchise industry. Under the veteran leadership of senior executive teams, Driven Brands subsidiaries operate via a series of established procedures and through the use of historically successful company systems. With a focus on quality products, workmanship and consistent vehicle maintenance, Meineke has been able to become one of the most trusted and recognized brands in the United States.

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TENANT PROFILES // 5



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SALES COMPARABLES



1 Valvoline

3710 Gattis School

Year Built: 2020

Asking Price: \$1,600,000

Price per SF: \$759



2 Jiffy Lube

11426 N FM 620

Year Built: 2004

Asking Price: \$2,300,000

Price per SF: \$565



3 Jiffy Lube

11219 RR 2222

Year Built: 2004

Asking Price: \$2,843,727

Price per SF: \$1,128



4 Take 5 Oil Change

5400 Balcones Drive

Year Built: 2017

Asking Price: \$2,165,354

Price per SF: \$1,444



5 Firestone

17300 N FM 620

Year Built: 2020

Asking Price: \$4,643,000

Price per SF: \$759

SALES COMPARABLES



LOCATION MAPS



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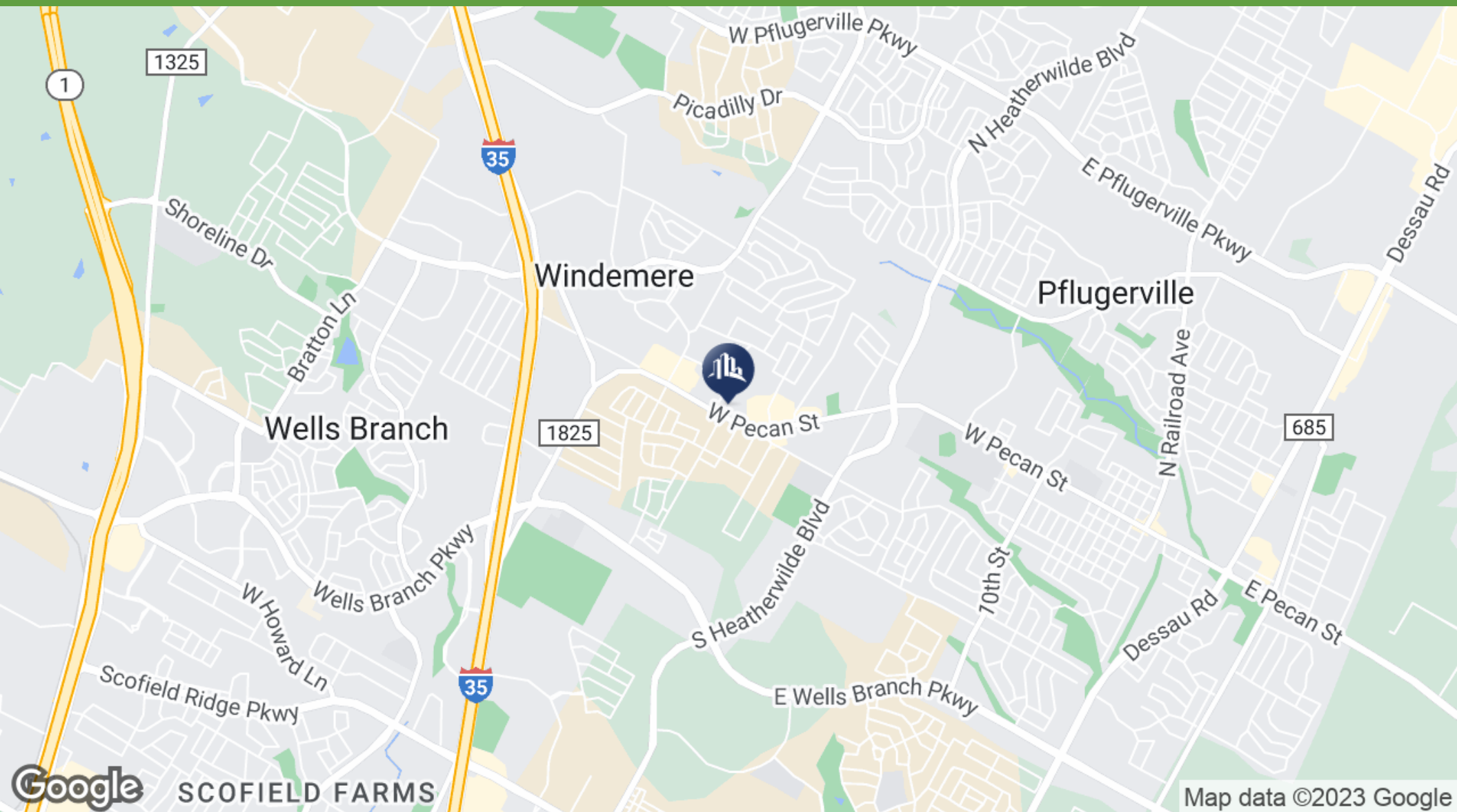
LOCATION MAPS // 8

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REGIONAL MAP



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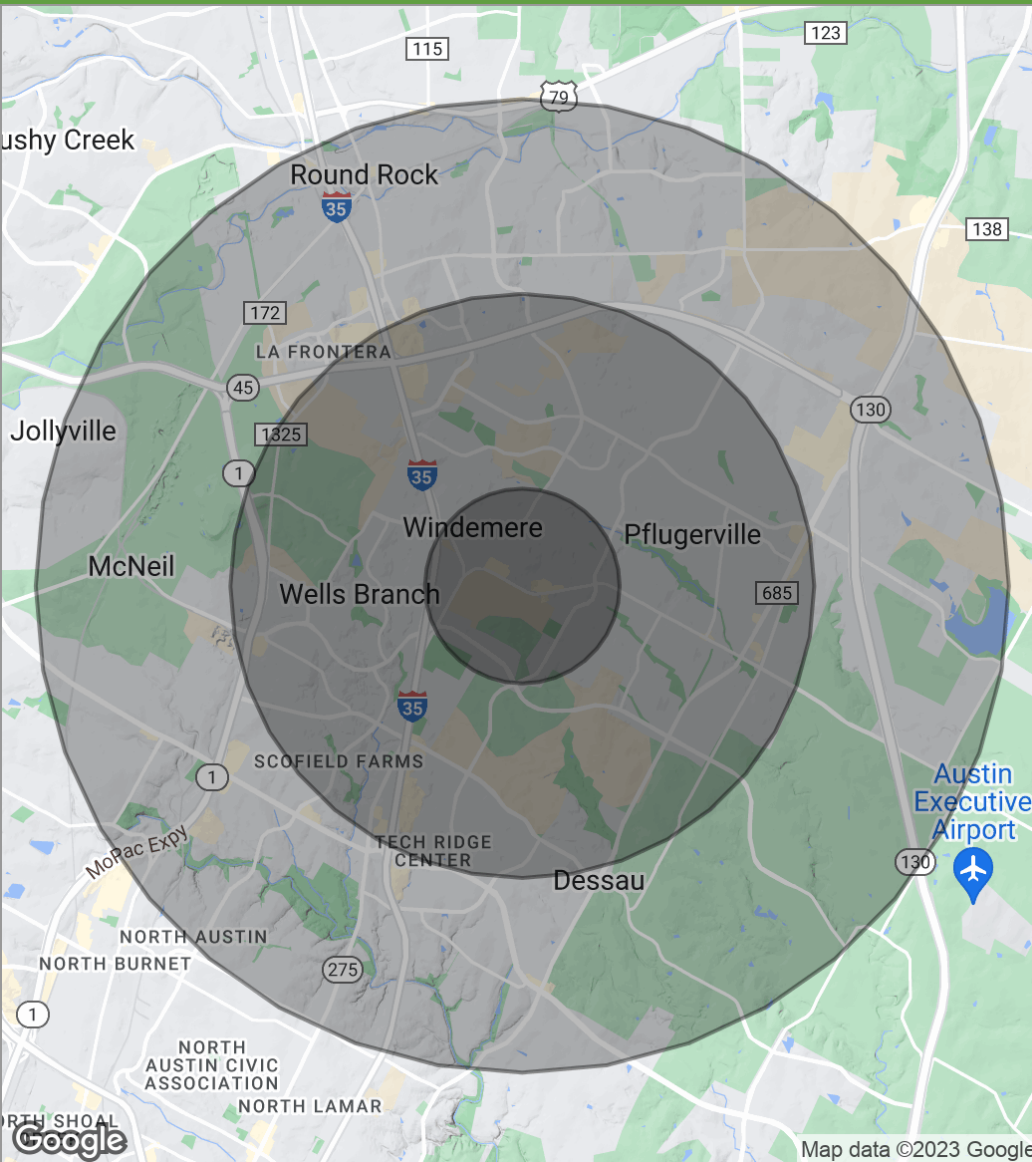
REGIONAL MAP // 9

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,128	113,407	248,319
Median age	29.9	30.7	31.3
Median age (Male)	28.3	29.7	30.8
Median age (Female)	30.1	31.0	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,046	43,219	94,836
# of persons per HH	2.73	2.62	2.61
Average HH income	\$82,666	\$89,535	\$92,152
Average house value		\$179,080	\$176,094

** Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS MAP // 10



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AREA OVERVIEW



AUSTIN-ROUND ROCK MSA

The Austin-Round Rock metro covers about 4,225 square miles and consists of five counties in central Texas: Travis, Williamson, Hays, Caldwell and Bastrop. The population of the metro increased significantly in recent decades and now exceeds 2.1 million residents. Growth stemmed mainly from in-migration due to job gains. Travis County holds more than half of the metro's population and is home to Austin, the capital of Texas. The 32,000-square-mile Texas Hill Country begins in the metro and stretches approximately 150 miles to the west. Austin is the largest city with a population of 928,500 people, followed by Round Rock with 115,600 residents.

LIFE IN THE AUSTIN AREA

The region contains lakes, hills, trails, an eclectic arts community, theaters, museums, bookstores, a vibrant live music scene and a favorable climate. The metro is known as “The Live Music Capital of the World” and hosts the South by Southwest festival. The University of Texas has nationally ranked programs in football, basketball, baseball, swimming, volleyball, and track and field. In addition, Austin is home to the Texas Stars Hockey and the minor-league baseball team Round Rock Express. Cultural institutions include the Elisabet Ney Museum, the Austin Symphony, Ariel Dance Theatre and the O. Henry Museum, which holds many of the author’s possessions. Austin is also home to the Texas Memorial Museum, the Contemporary Austin and the Paramount Theatre.



AUSTIN-ROUND ROCK METRO BY THE NUMBERS

2,115,827

2017 Est. Population

755,333

2017 Est. Households

34.7

2017 Median Age

\$73,800

2017 Median
Household Income

CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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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.

LT Commercial Group, LLC
dba Sperry Commercial Global Affiliates -
LT Commercial Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date