

# For Sale



## Auto Glass Now!

3548 Gus Thomasson Rd.,  
Mesquite, TX 75150



## Hunington

**Hunington Properties, Inc.**  
7700 Windrose Ave. Suite 03-128  
Plano, Texas 75024  
**214-689-3600**  
[hpiproperties.com](http://hpiproperties.com)



## PROPERTY HIGHLIGHTS



## AUTO GLASS NOW!

3548 Gus Thomasson Rd., Mesquite, TX 75150



### Executive Summary

|                       |                              |
|-----------------------|------------------------------|
| Sale Price            | \$1,415,929.00               |
| Current NOI           | \$80,000                     |
| Initial CAP Rate      | 5.65%                        |
| Lease Term Remaining  | 4.5+ Years                   |
| Building Size         | 3,150 Sq Ft                  |
| Lot Size              | 0.34 Acres                   |
| Year Built/Renovated  | 2023 Renovated               |
| Tenant                | Auto Glass Now!              |
| Guarantor (Corporate) | Driven Brands (NASDAQ: DRVN) |



### Demographics

|                             |                              |
|-----------------------------|------------------------------|
| Population 2026 (Projected) | 1 mi. - 12,283               |
|                             | 3 mi. - 123,297              |
|                             | 5 mi. - 322,620              |
| Average HHI                 | 1 mi. - \$70,606             |
|                             | 3 mi. - \$66,407             |
|                             | 5 mi. - \$72,270             |
| Traffic Counts              | Gus Thomasson Rd: 23,518 vpd |
|                             | I-635: 148,490 vpd           |
|                             | I-30: 104,421 vpd            |



### Matthew Kivnani

Senior Associate | Brokerage  
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## Tenant Overview

### LEASE OVERVIEW

|                          |                                 |
|--------------------------|---------------------------------|
| Remaining Lease Term     | 4.5+ Years                      |
| Options & Increases      | Three (3), 5-Years; 2% Annually |
| Rent Commencement        | September 2023                  |
| Lease Expiration         | September 2028                  |
| Base Annual Rent         | \$80,000                        |
| Lease Type               | NNN-Roof & Structure Only       |
| Scheduled Rent Increases | 2% Annually                     |
| Insurance                | PAID BY Tenant                  |
| Parking Lot Maintenance  | PAID BY Tenant                  |
| Property Taxes           | PAID BY Tenant                  |
| Roof & Structure         | PAID BY Landlord                |
| HVAC                     | PAID BY Tenant                  |

|        | ANNUAL RENT |
|--------|-------------|
| Year 1 | \$80,000.00 |
| Year 2 | \$81,600.00 |
| Year 3 | \$83,232.00 |
| Year 4 | \$84,896.64 |
| Year 5 | \$86,594.57 |

# AutoGlassNow

3548 Gus Thomasson Rd., Mesquite, TX 75150





INTERSTATE 635 I-635 148,490 VPD

**Kroger**  
Pharmacy

**Jack**  
In the Box  
**BURGER KING**  
**MATTRESS FIRM**  
**FITNESS CONNECTION**  
**Guitar Center**

**WSS**  
Shoes. Style. Selection.

**Wendy's**

**SITE**

**AMAX**  
AUTO INSURANCE

**Wendy's**

**AutoGlassNow**

**AMAX**  
INSURANCE 332

**Wendy's**



**Gus Thomasson Rd 23,518 VPD**









INTERSTATE 635 I-635 148,490 VPD

North Mesquite High School  
2,159 students

**SITE**

Gus Thomasson Rd 23,518 VPD

Dillard's JCPenney BJS  
EVERY BRAND UNDER AT DICK'S RESTAURANT  
at home Chick-fil-A RESTAURANT  
BOOT BARN SALTGRASS LIVING macy's

**X FITNESS CONNECTION**  
Guitar Center

Jack In the Box BURGER KING MATTRESS FIRM

SAJAD'S Starbucks

Cane's

Pepperoni Cafe

OLLIE'S BARGAIN OUTLET  
GOOD STUFF CHEAP

MURPHY EXPRESS

WSS  
Shoes. Style. Selection.

Kroger

PLS

SUBWAY

Wendy's

AMAX  
AUTO INSURANCE







# 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.

|  |                              |   |                              |
|--|------------------------------|---|------------------------------|
| <b>Hunington Properties, Inc.</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>454676</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email   | <b>713.623.6944</b><br>Phone |
| <b>Sanford Paul Aron</b><br>Designated Broker of Firm  | <b>218898</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email   | <b>713.623.6944</b><br>Phone |
| <b>Matthew Kivnani</b><br>Licensed Supervisor of Sales Agent/<br>Associate                                 | <b>741535</b><br>License No. | <b>matthew@hpiproperties.com</b><br>Email | <b>214.689.3600</b><br>Phone |
| <b>N/A</b><br>Sales Agent/Associate's Name   | <b>N/A</b><br>License No.    | <b>N/A</b><br>Email                       | <b>N/A</b><br>Phone          |

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

\_\_\_\_\_  
Date