THE SILVER GROUP
Single Tenant Solutions

Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

CORPORATE SALE LEASEABACK **NEW CONSTRUCTION** **TWENTY YEAR ABSOLUTE NET LEASE** **ACROSS FROM COSTCO, WALMART**

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Powered by:
Bang Realty-Texas Inc.
Lic: 9007017

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Investment Summary - Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

Purchase Price: $2,990,654
Initial Cap Rate: 5.35%

Lease Terms:

- Twenty (20) Year Primary Term
- Absolute Net Lease
- Rent Increases Every 5 Years
- Six x 5 year Renewal Options

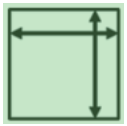
Annual Rent Schedule:

$160,000	Years 1 - 5
$168,000	Years 6 - 10
$176,400	Years 11 - 15
$185,220	Years 16 - 20
	Options:
$194,481	Years 21 - 25
$204,205	Years 26 - 30
$214,415	Years 31 - 35
$225,136	Years 36 - 40
$236,392	Years 41 - 45
$248,212	Years 46 - 50

The subject property is a newly constructed, single tenant **Express Oil Change & Tire Engineers** located at 190 Empresario Drive in west San Antonio Texas. The property consists of a freestanding ± 4,748 sf building with six service bays on a ± 0.70 acre parcel. At the Close of Escrow, a twenty year, absolute net corporate lease will commence. **The lease performance will be guaranteed by Metis Holdco Inc.- operator of Mavis Tire & Brake, Express Oil Change / Tire Engineers, Midas, Pep Boys)**. Our site is adjacent to both **Costco (150,000 sf)** and **Walmart (220,000 sf)** superstores. Nearby traffic generators include **Black Rifle Coffee, Boot Barn, CareNow, Chili's, Chipotle, Discount Tire, Dunkin' / Baskin Robbins, Generations Credit Union, Golden Chick, Jack in the Box, J-POT, Michael's, Murphy USA, Old Navy, Olive Garden, Petsmart, Pizza Hut, P. Terry's Burgers, Ross, Sherwin Williams, Shipley Donuts, Smoothie King, Taco Bell, TJ Maxx / HomeGoods** and **Ulta Beauty**. Other retailers in the area include **Academy Sports, Burger King, Chick-fil-A, Circle K, Chase Bank, Dutch Bros, Firestone, Flix Brewhouse, H-E-B Plus Grocery, Kohl's, LA Fitness, McDonald's, Panda Express, Planet Fitness, Sonic, Starbucks, Sun Auto, Taco Cabana, Wells Fargo, Wendy's, Whataburger** and many more.

Express Oil Change - San Antonio represents the opportunity to own a long term, management-free investment property backed by the nation's dominant independent tire retailer.

Lease Commencement: at Close of Escrow



Land Area:	± 0.7 Acre	(± 30,492 SF)
Building Area:	± 4,748 SF	6 service bays

	1 mile	3 miles
2026 Population:	14,254	116,157
Average HH Income:	**$114,468**	**$106,735**

The information contained herein has been received from sources we believe to be reliable, but The Silver Group has made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group encourages all interested parties to complete their own due diligence investigation.

The Silver Group • Phone: (415) 518-8060

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Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

190 Empresario Drive San Antonio, TX

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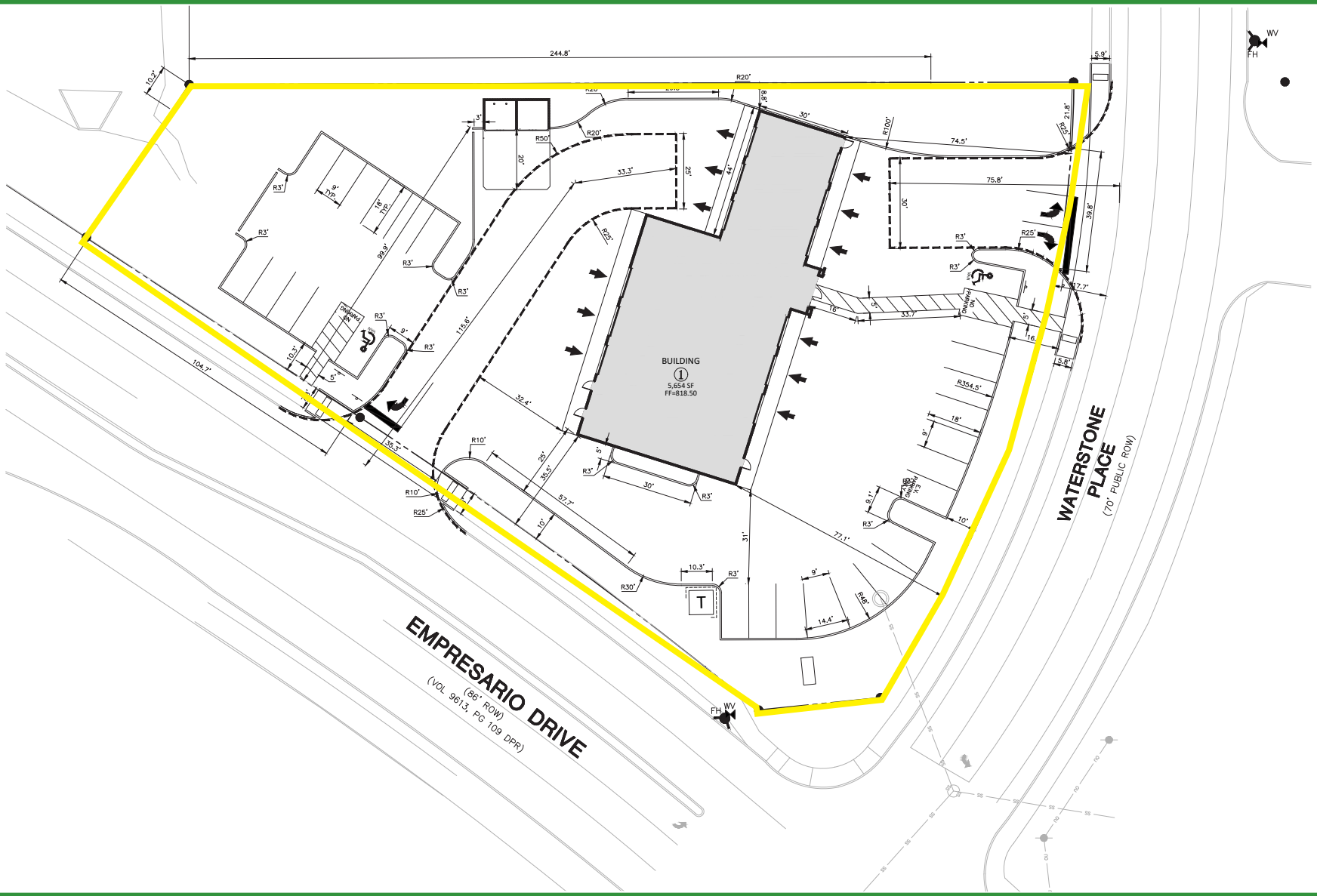
Site Plan - Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas



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Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

Complete Auto Care

Express Oil Change

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Aerial View - Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

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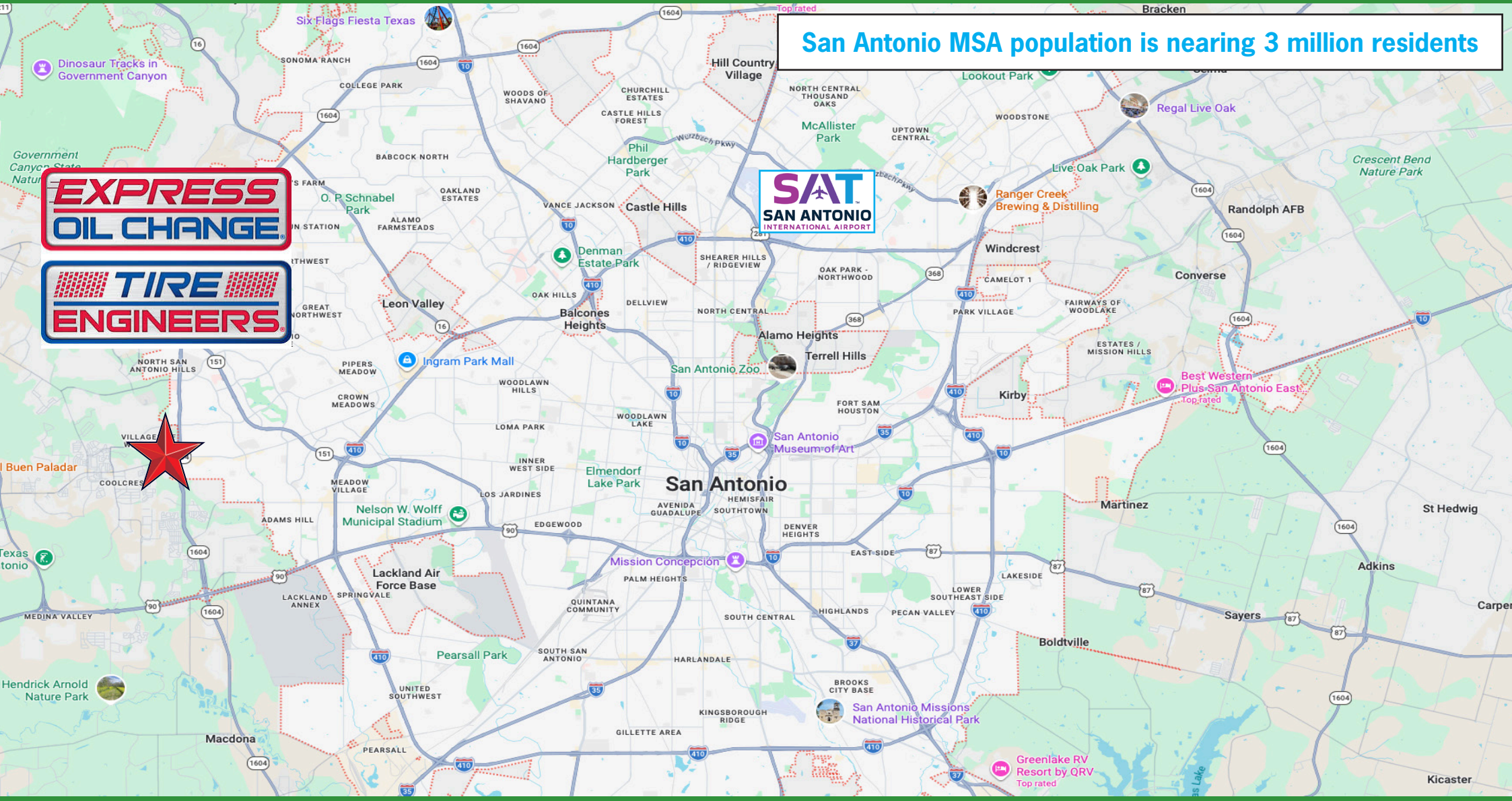
City Map - Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas



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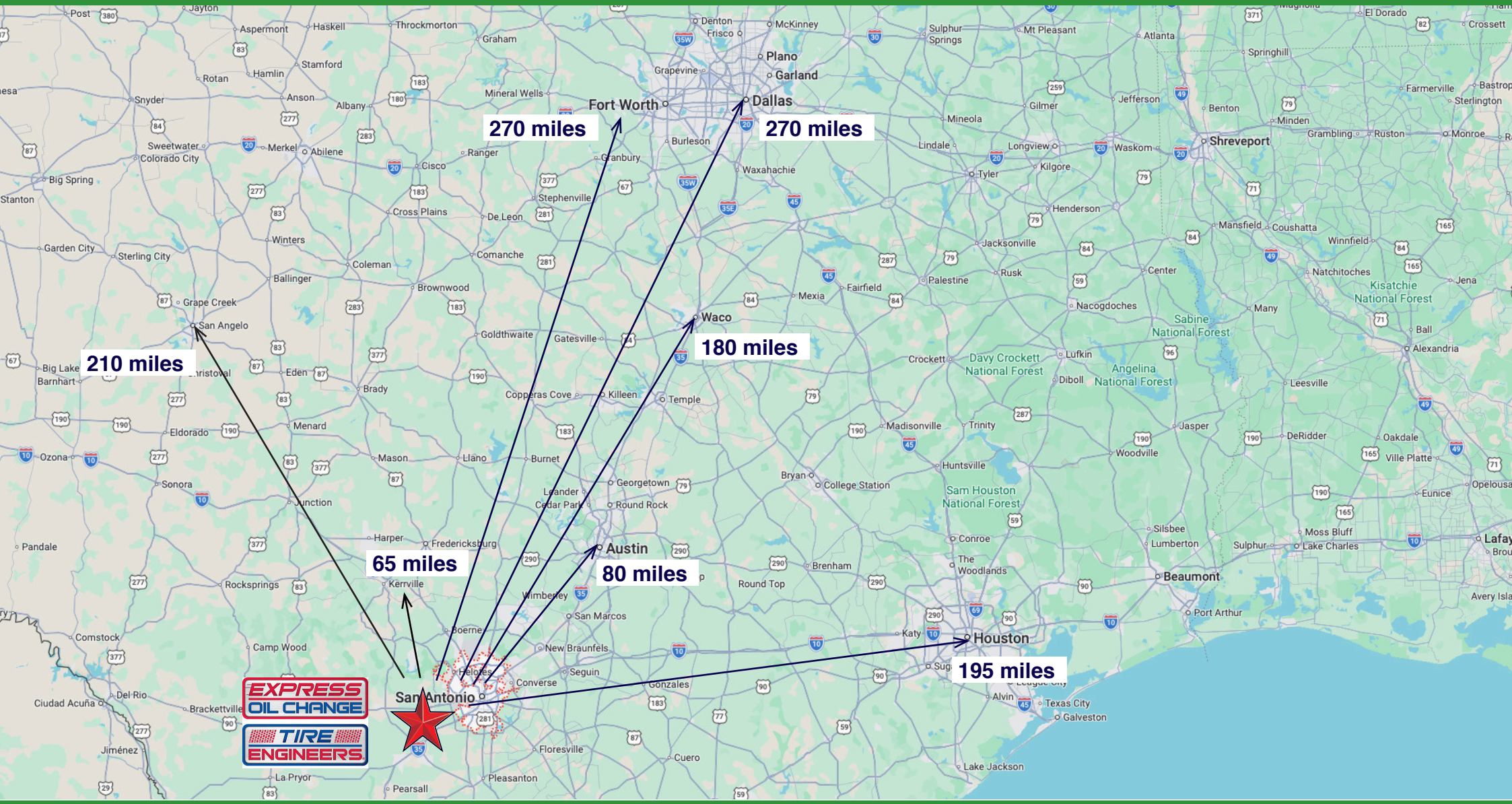
Drive Distances -

Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas



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Tenant Information - Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

ABOUT THE TENANT

Express Oil Change & Tire Engineers
Owned by Mavis Tire & Brakes
Corporate Lease Guarantor: Metis Holdco
Currently Privately Held

Express Oil Change & Tire Engineers was founded in 1979 and currently operates 440 locations across 19 states. Their mission is to provide experienced, trustworthy customer care by providing the highest quality automotive products and services delivered quickly and conveniently in a superior environment. In 2018, Express Oil Change & Tire Engineers merged with Mavis Tire to form one of the largest automotive maintenance providers in the country. Today, the company is part of the largest independent tire retailer in the U.S., with retail stores providing services for air filters, alignment, batteries, belts and hoses, brake pads and rotors, cooling system, drive train,exhaust and muffler, oil change, radiator, shocks, steering and suspension, tire repair, tire rotation, transmission and engine tune-up to name a few.
Mavis is a national leader in tire and automotive services, with a family of brands including Mavis Discount Tire, Mavis Tire & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire and Tuffy. The Company recently announced the acquisition of Pep Boys. With more than 3,500 owned and franchised retail locations across the U.S. and Canada, Mavis serves millions of drivers each year, with a commitment to dependability, safety, convenience and value. Our corporate lease is guaranteed by Metis Holdco, Inc. The founding Sorbaro family is still deeply involved with the company along with a consortium of private equity investment firms. Estimated annual revenue for Mavis is approximately $4.6 billion.

OUR BRANDS

EXPRESS OIL CHANGE 10 MINUTE SERVICE
TIRE ENGINEERS FULL SERVICE AUTO CARE
MAVIS DISCOUNT TIRE
MAVIS TIRES & BRAKES At DISCOUNT PRICES
NTB TIRE & SERVICE CENTERS
TIRE KINGDOM SERVICE • BRAKES • BATTERIES • MORE
brakes plus
TOWN FAIR TIRE
MIDAS
Tuffy A MAVIS COMPANY
Pep Boys Auto Service & Tires EST. 1921

ABOUT SAN ANTONIO

San Antonio is the seventh most populous city in the United States. The city of San Antonio has approximately 1.55 million residents reflecting a steady 1.4% annual growth, largely driven by domestic migration. The greater San Antonio MSA boasts a population of nearly 3 million residents. Far west San Antonio is experiencing significant residential and commercial development. San Antonio has a diverse economy led by the U.S. Military, health care, government / civil services, oil & gas and tourism. More recently the city has become a significant location for American based call centers, automobile manufacturing (Toyota), technology (Rackspace, Accenture) and financial services (Frost Bank, SWBC). Top area employers include H-E-B Supermarkets, USAA, Joint Base San Antonio, Valero Energy, Tesoro, Methodist Health and University Health System.

The city is home to one of the largest concentrations of military bases in the U.S., and has been nicknamed “Military City, USA”. San Antonio is home to a number of active military installations including Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base and Fort Sam Houston.

San Antonio hosts over 100,000 students in its 31 higher-education institutions. Publicly supported schools include UT Health San Antonio, the University of Texas at San Antonio, Texas A&M University - San Antonio, Troy University - San Antonio Student Support Center, and the Alamo Community College District. The University of Texas at San Antonio is San Antonio’s largest university.

There are many tourist destinations including The Alamo, the River Walk, Arneson River Theater and SeaWorld as well as both college and professional sports teams.

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Demographics -

Express Oil Change & Tire Engineers

190 Empresario Dr., San Antonio, Texas

Building Type: **Land** Total Available: **0 SF**
Class: **-** % Leased: **0%**
RBA: **-** Rent/SF/Yr: **-**
Typical Floor: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	15,146		122,981		273,293	
2025 Estimate	14,254		116,157		257,369	
2020 Census	12,915		107,310		234,038	
Growth 2025 - 2030	6.26%		5.87%		6.19%	
Growth 2020 - 2025	10.37%		8.24%		9.97%	
2025 Population by Hispanic Origin	8,594		73,121		160,817	
2025 Population	14,254		116,157		257,369	
White	5,546	38.91%	42,521	36.61%	96,539	37.51%
Black	1,425	10.00%	11,179	9.62%	24,520	9.53%
Am. Indian & Alaskan	244	1.71%	1,887	1.62%	4,075	1.58%
Asian	445	3.12%	3,738	3.22%	8,537	3.32%
Hawaiian & Pacific Island	53	0.37%	418	0.36%	791	0.31%
Other	6,542	45.90%	56,414	48.57%	122,907	47.76%
U.S. Armed Forces	494		3,583		7,173	
Households						
2030 Projection	4,599		39,330		91,441	
2025 Estimate	4,325		37,119		86,022	
2020 Census	3,929		34,337		78,204	
Growth 2025 - 2030	6.34%		5.96%		6.30%	
Growth 2020 - 2025	10.08%		8.10%		10.00%	
Owner Occupied	3,526	81.53%	26,657	71.81%	55,668	64.71%
Renter Occupied	799	18.47%	10,462	28.19%	30,354	35.29%
2025 Households by HH Income	4,324		37,118		86,021	
Income: <$25,000	262	6.06%	3,374	9.09%	8,824	10.26%
Income: $25,000 - $50,000	490	11.33%	4,767	12.84%	14,497	16.85%
Income: $50,000 - $75,000	466	10.78%	6,038	16.27%	14,248	16.56%
Income: $75,000 - $100,000	585	13.53%	6,295	16.96%	13,151	15.29%
Income: $100,000 - $125,000	928	21.46%	5,647	15.21%	11,432	13.29%
Income: $125,000 - $150,000	767	17.74%	4,062	10.94%	8,323	9.68%
Income: $150,000 - $200,000	529	12.23%	4,021	10.83%	8,209	9.54%
Income: $200,000+	297	6.87%	2,914	7.85%	7,337	8.53%
2025 Avg Household Income	$114,468		$106,735		$103,033	
2025 Med Household Income	$109,671		$92,394		$85,344	

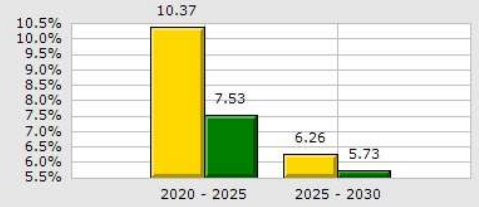
Demographic Market Comparison Report — **1 mile radius**

Shops At Dove Creek
Loop 1604 & Potranco Dr, San Antonio, TX 78245

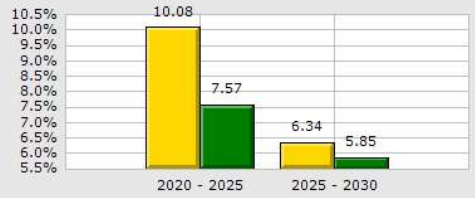
Type: **Land**
County: **Bexar**

1 Mile / **County**

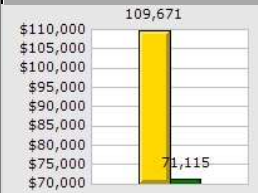
Population Growth



Household Growth

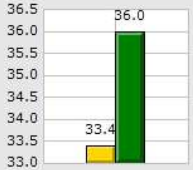


2025 Med Household Inc

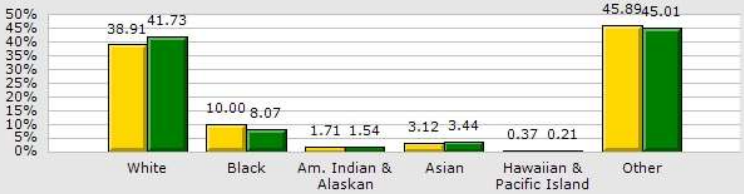


2025 Households by Household Income

2025 Median Age

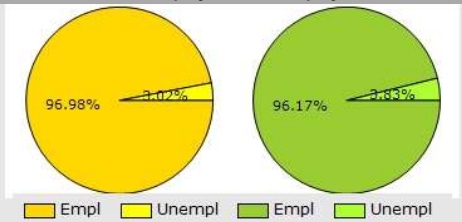


2025 Population by Race



2025 Renter vs. Owner

2025 Employed vs. Unemployed



TREC
TEXAS REAL ESTATE COMMISSION

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

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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