



VALVOLINE GROUND LEASE (AUSTIN MSA)

623 University Drive - Round Rock, TX 78665

Representative Images

VALVOLINE - ROUND ROCK, TX (AUSTIN MSA)

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,200 SF Valvoline Located at 623 University Drive in Round Rock, Texas. This Deal Includes a Brand New Construction With a Long Term 15-Year Lease and Absolute NNN Ground Lease Structure With Zero Landlord Responsibility, Providing For a Secured Investment.

Sale Price

\$2,095,238

OFFERING SUMMARY

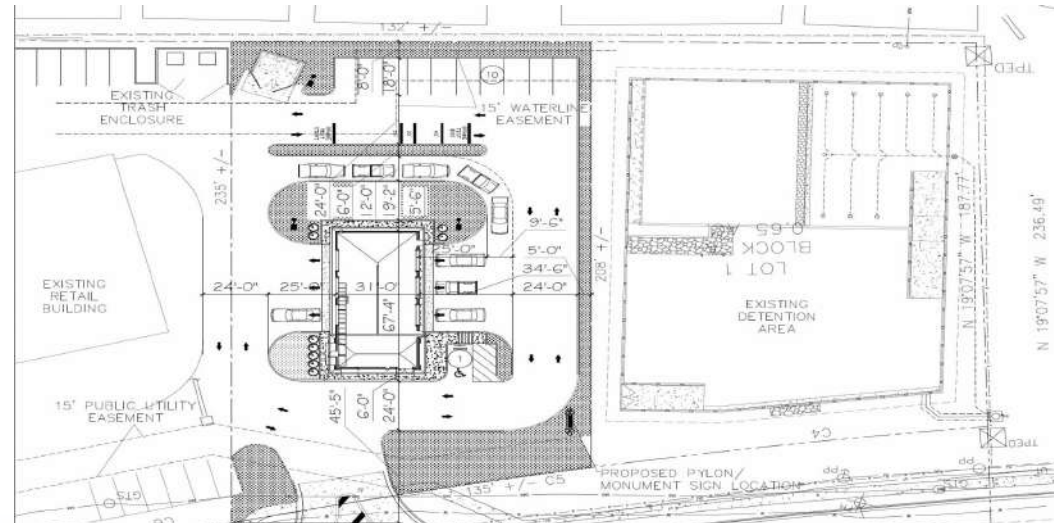
Cap Rate:	5.25%
NOI:	\$110,000
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	623 University Dr.
City, State, Zip:	Round Rock, TX 78665
County:	Williamson
Building Size:	2,200 SF
Year Built:	Under Construction Estimated Completion - August 2024



Actual Property Image



Site Plan

INVESTMENT HIGHLIGHTS



Representative Image



Ascension Seton Hospital

PROPERTY HIGHLIGHTS

- Austin MSA - High Growth Market With Proximity to Baylor Scott and White Medical Campus, Ascension Seton Hospital and Texas State University Round Rock
- Corporate Guaranteed By Valvoline, Inc. (NYSE: VVV); Valvoline is a Publicly Traded Company With a Market Cap of \$5.73 Billion
- Brand New Construction With a Long Term 15 Year Ground Lease
- Absolute NNN Lease Structure With Zero Landlord Responsibility
- Round Rock, TX is a Well Established Sub-Market of Austin, TX and Home to Dell Technologies Global Headquarters
- Outstanding Demographics With 176,000+ Residents Making an AVG HH Income of \$132,000+ Within a 5-Mile Radius
- Well Positioned Along University Blvd; a Major Retail Thoroughfare Seeing 33,000+ Vehicles Per Day
- Ideal Retail Synergy With Surrounding Tenants That Include: IKEA, HEB, Chick-fil-A, In-N-Out Burger, Raising Cane's, McDonald's, Walgreens, Chase Bank, Goodwill and 7-Eleven
- Located Across the Street From the Baylor Scott and White Full Service Hospital



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

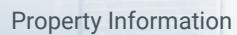
LEASE ABSTRACT

Tenant:	Valvoline
Premises:	2,200 SF
Base Rent:	\$110,000
Rent Per SF:	\$50.00
Lease Commencement:	03/16/2023
Rent Commencement:	Upon Opening - Est. August 2024
Lease Expiration:	15 Years From Rent Commencement
Lease Term:	15 Years
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN) Ground Lease
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

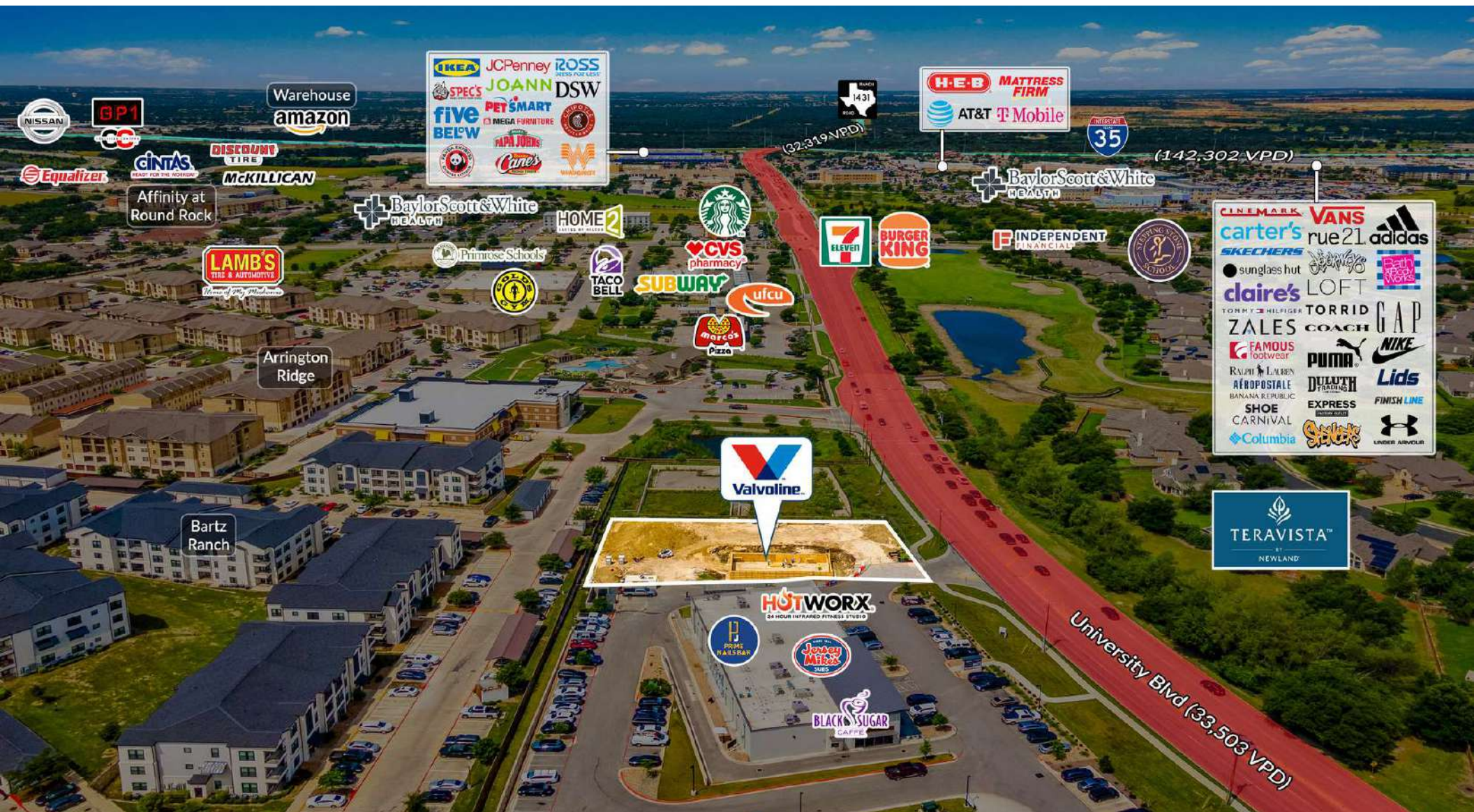


Actual Property Image

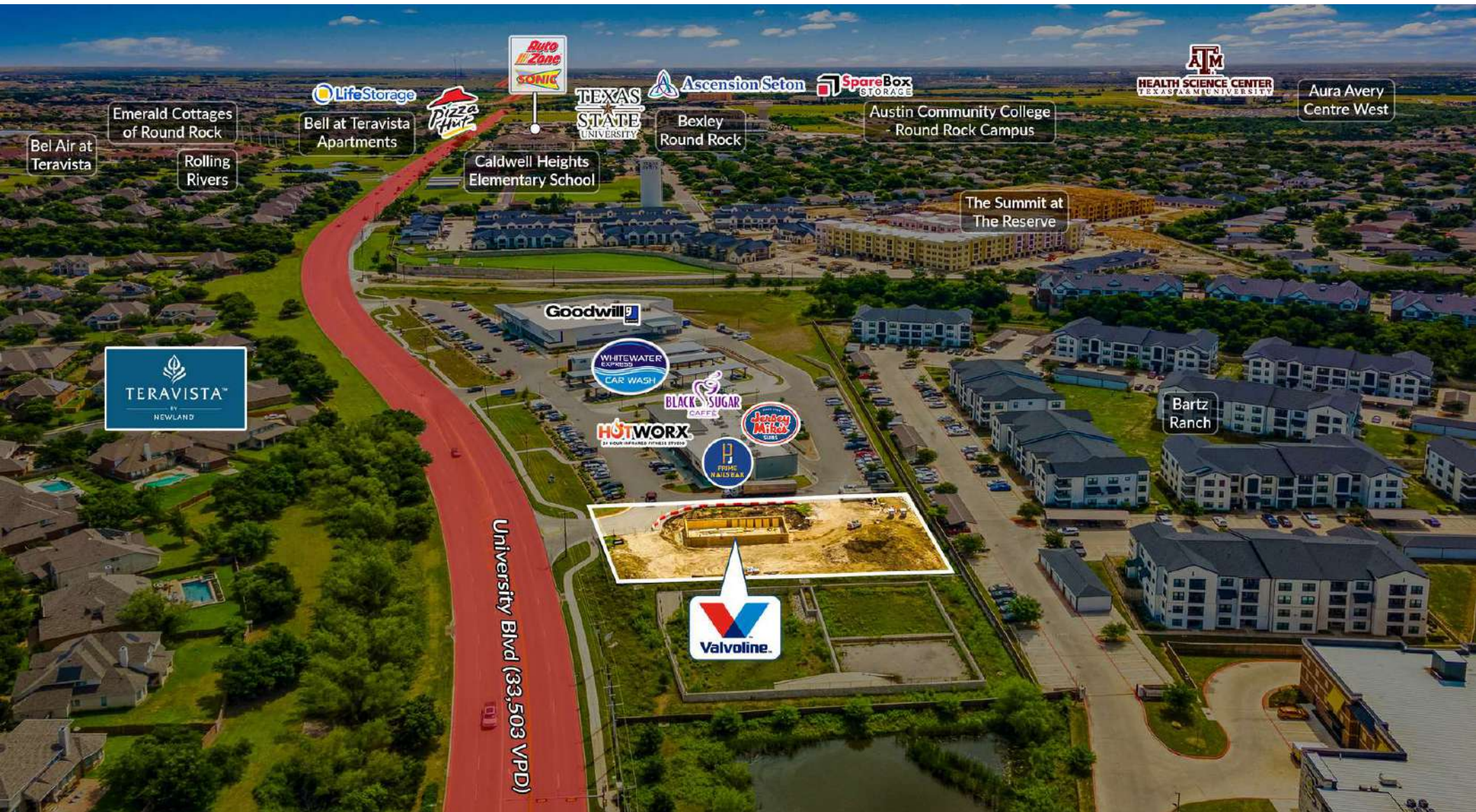


Actual Property Image

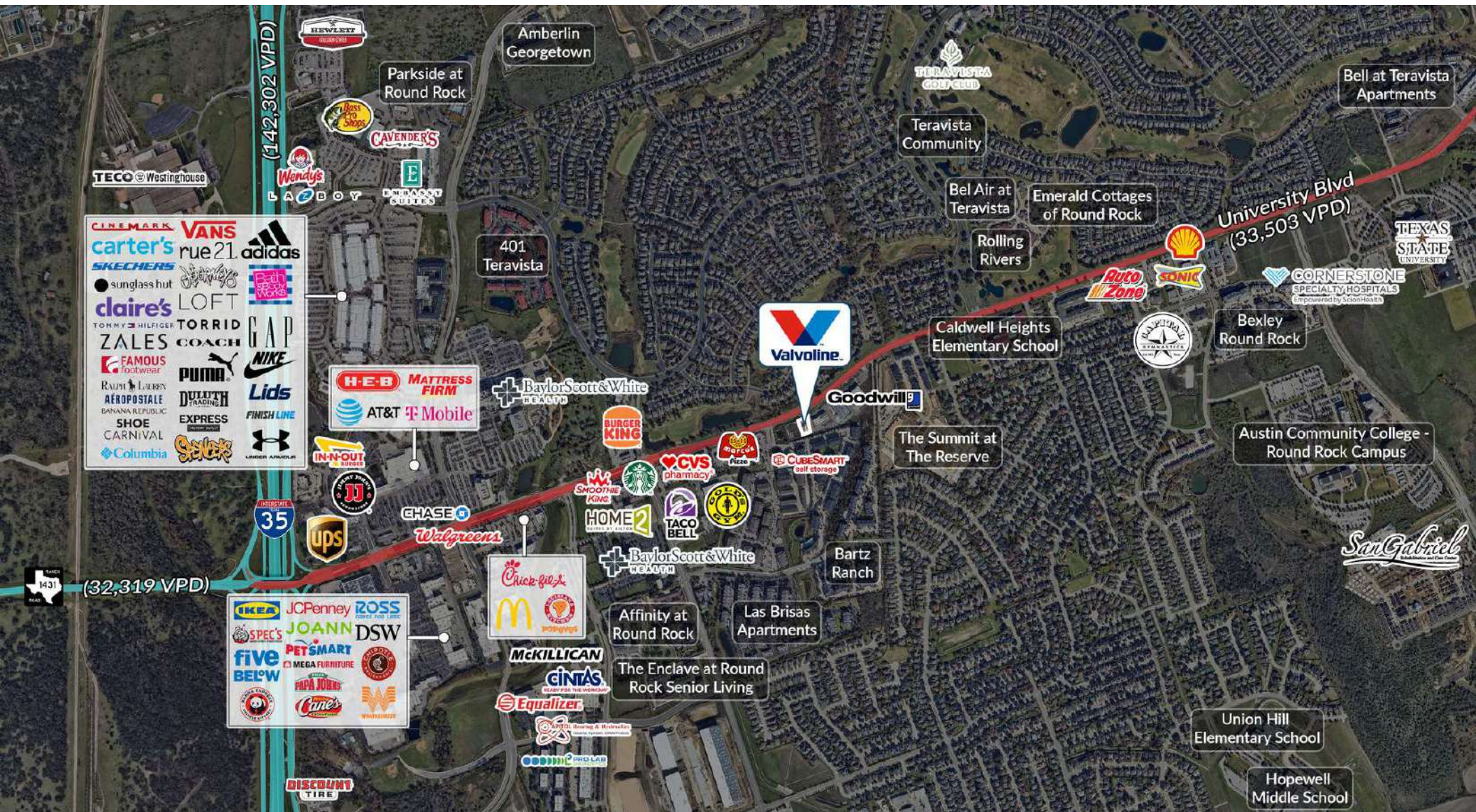
AERIAL MAP



AERIAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

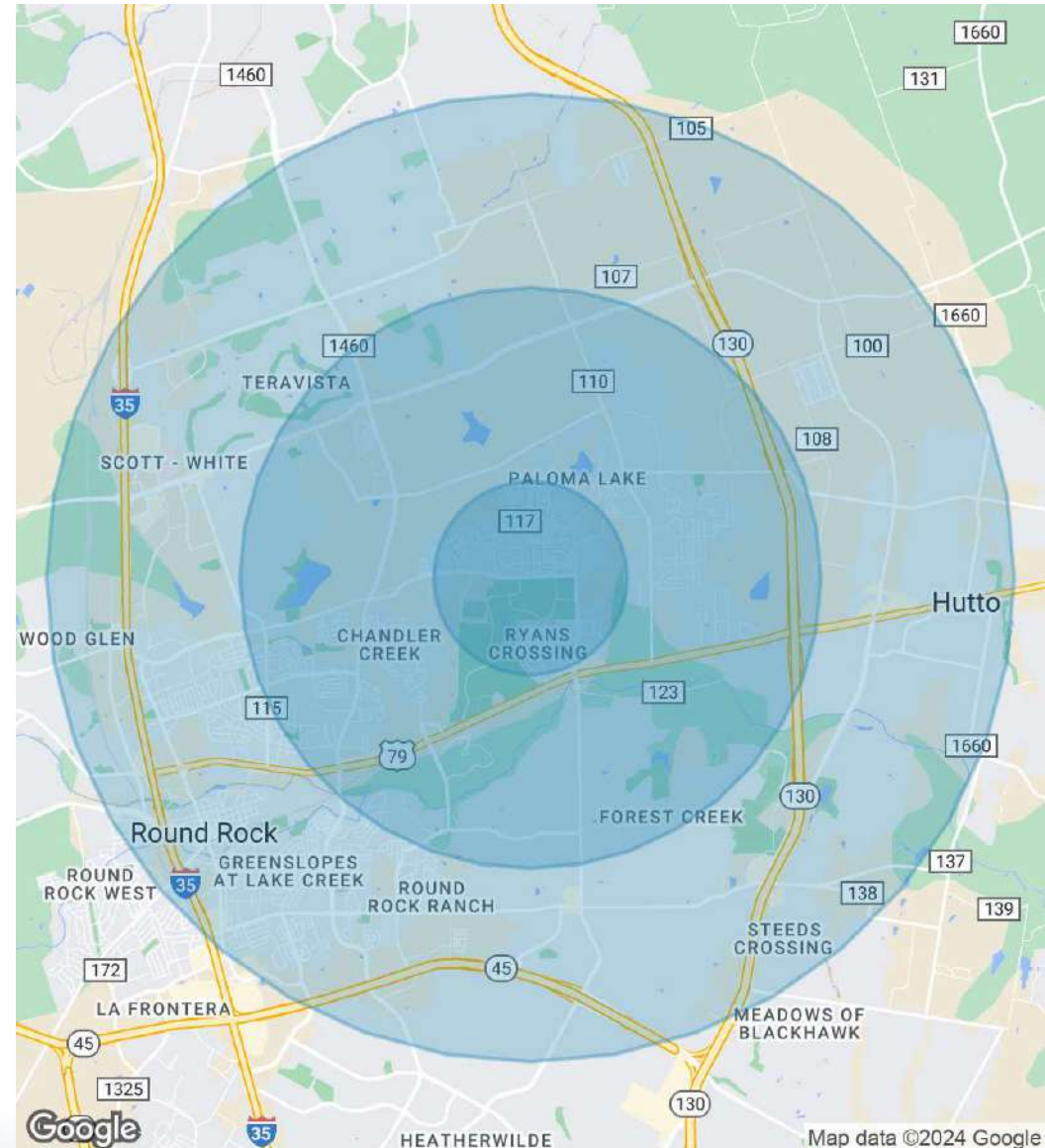
POPULATION	1-MILE	3-MILES	5-MILES
Total Population	15,498	63,299	176,131
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1-MILE	3-MILES	5-MILES
Total Households	5,702	22,496	68,478
# of Persons per HH	3.2	3	2.8
Average HH Income	\$147,509	\$148,881	\$132,764
Average House Value	\$431,701	\$484,206	\$460,278

TRAFFIC COUNTS

University Blvd	33,503 VPD
I-35	142,302 VPD
1431	32,319 VPD
E Old Settlers Blvd	28,577 VPD

POPULATION GROWTH RATES	1-MILE	3-MILES	5-MILES
Population Growth '23 - '28	↑ 12.49%	↑ 11.94%	↑ 11.31%
2028 Population Projection	17,433	70,856	196,050





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Round Rock, TX



Baylor Scott & White Medical Center

ROUND ROCK, TX

Round Rock, is located 15 miles north of Austin in the central Texas hill country. The city is in Williamson County within the Austin MSA. It covers an area of approximately 35 square miles. The city's major transportation outlets are the Austin-Bergstrom International Airport and Interstate 35. The Interstate runs north-south, terminating at Laredo near the United States-Mexico border. The City of Round Rock had a population of 123,758 as of July 1, 2023. The city's landscape features rolling hills, lush greenery, and the beautiful Brushy Creek. The city's history is deeply rooted in agriculture, with farming and ranching playing significant roles in its development.

The economy of Round Rock, Texas, is diverse and robust, contributing to the city's status as one of the fastest-growing communities in the United States. Round Rock's economy is strongly influenced by the technology industry, with Dell Technologies being one of the city's largest employers. Dell's headquarters, along with its extensive operations in the area, have a significant impact on the local economy, providing jobs and driving innovation in the technology sector. The healthcare and biotechnology industries also play a significant role in Round Rock's economy. Baylor Scott & White Medical Center, a major healthcare provider, has a significant presence in the city, offering a range of medical services and contributing to job creation and economic growth. Round Rock is home to various manufacturing and distribution facilities, contributing to its economic diversity. Companies involved in industries such as automotive, electronics, and consumer goods have operations in the area, benefiting from the city's strategic location and transportation infrastructure. The retail and hospitality sectors are important components of Round Rock's economy, catering to residents and visitors alike.

Round Rock, Texas, offers a variety of attractions that cater to residents and visitors alike. Round Rock's historic downtown area is a charming destination featuring unique shops, boutiques, restaurants, and historic landmarks. Visitors can explore historic buildings, such as the iconic Round Rock, after which the city is named, and learn about the area's rich heritage. Shopping enthusiasts can enjoy browsing through a wide selection of designer and brand-name stores at the Round Rock Premium Outlets. The Round Rock Sports Center is a state-of-the-art facility that hosts a variety of sporting events, tournaments, and competitions throughout the year. Sports enthusiasts can catch exciting games and matches featuring basketball, volleyball, wrestling, and other indoor sports. Old Settlers Park is one of the largest parks in Round Rock, offering a wide range of recreational activities and amenities. Visitors can enjoy hiking and biking trails, sports fields, playgrounds, picnic areas, fishing ponds, and a water park, providing fun for the whole family. Baseball fans can experience the excitement of America's pastime at Dell Diamond, home to the Round Rock Express minor league baseball team. These attractions showcase the diverse recreational, cultural, and entertainment options available in Round Rock, making it a vibrant and appealing destination for visitors and residents alike.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: VVV
Founded:	1866
Locations:	1,900+
Headquarters:	Lexington, KY
Website:	valvoline.com



VALVOLINE, INC.

Valvoline Inc. (NYSE: VVV), is the quick, easy, trusted leader in automotive preventive maintenance. Valvoline Inc. is creating shareholder value by driving the full potential in our core business, accelerating network growth and innovating to meet the needs of customers and the evolving car parc. With more than 1,900 service centers throughout North America, Valvoline Inc. and the Company's franchise partners keep customers moving with our 4.6 out of 5 star* rated service that includes 15-minute stay-in-your-car oil changes; battery, bulb and wiper replacements; tire rotations; and other manufacturer recommended maintenance services. In fiscal year 2023, Valvoline's network delivered approximately 27 million services to generate \$1.4 billion in revenue from \$2.8 billion in system-wide store sales, marking 17 years of consecutive system-wide same-store sales growth. At Valvoline Inc., it all starts with our people, including our more than 10,000 team members and strong, long-standing franchise partners. We are proud to be a ten-time winner of the BEST Award for training excellence and a top-rated franchisor in our category by Entrepreneur and Franchise Times

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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John Mansour // TX #735640

512.543.4828 // jmansour@SIGnnn.com

TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.