



COMMERCIAL DIESEL PARTS & SERVICE (BUSINESS & REAL ESTATE)

15655 East U.S. Highway 90 - Kingsbury, TX 78638

COMMERCIAL DIESEL PARTS & SERVICE - KINGSBURY, TX (E. HIGHWAY 90)

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 32,500 SF Commercial Diesel Parts and Service (CDPS) Located at 15655 E. Highway 90 in Kingsbury, TX, With Easy Access to Highway 90 Alternate and Interstate 10. This Deal Includes the Entire Business and Real Estate, Providing a Secured Investment With a 26-Year Track Record.

Sale Price

\$12,342,724

OFFERING SUMMARY

Price / SF:

\$379.78

BUILDING INFORMATION

Street Address:	15655 E U.S. Hwy 90
City, State, Zip:	Kingsbury, TX 78638
County:	Guadalupe
Building Size:	32,500 SF
Lot Size:	21.6 Acres
Year Built:	2004



Item	Details	Valuation
Land & Building	32,500 sq ft Building (Fully Air Conditioned, with 8 offices, 3 conference rooms, 1 large file room) on 21.6 acres	\$4,885,000
Main Business	Commercial Diesel Parts & Service LLC, to include numerous business contracts, extensive customer base, name recognition and reputation, established e-commerce website, and highly trained technicians for the off-road / industrial market	\$5,069,779
Engine Inventory	Fully completed exchange engines/ long blocks, ready to sell (Varies daily depending on sales and completions)	\$614,095
Parts Inventory	Parts for all represented engine brands, auxiliary parts (starters, alternators, turbos, belts, etc.) (Varies daily but value is conservative figure)	\$1,350,000
Shop Equipment	Boom Lift, Compressors, Sit-down Forklifts, Welder	\$107,500
Shop Machinery & Tooling	Machine Shop Equipment to include 2 CNC Machines (Vertical Mill & Honing Tank), Head Seat & Guide Machine, Dyna w/ Fully Enclosed Cell, Diesel & Gasoline Tanks, Diagnostic Tooling for Techs to include laptops, Various other tools and machinery	\$316,350
TOTAL:		\$12,342,724

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

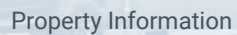
PROPERTY HIGHLIGHTS

- Commercial Diesel Parts & Service (CDPS) is Selling the Real Estate and the Entire Business Operations Which Include: Inventory of Parts & Rebuilt Engines, Trained & Experienced Personnel, Customer Contacts & Contracts, Service & Haul Trucks, Fleet Vehicle and All Equipment and Machinery Used in the Operation
- CDPS Repairs Industrial Equipment, Rebuilds Industrial Engines, Sells New Engine Parts and Provides High-Quality Customer Service; The Business Offers Many Name Brand Commercial Diesel Engine Parts
- CDPS Services Large Customers in the Following Industries: Rental, Oil Field / Gas / Energy, Roofing & Utility, Construction and Off-Road/Industrial
- CDPS Has Been in Business Servicing the Industrial and Rental Businesses Throughout the U.S. For 26 Years
- CDPS is Located on U.S. Highway 90 Alternate, 12 Minutes Off Interstate 10
- 32,500 SF Which Includes: Office Space: 5,500 SF; Partitioned Maintenance / Welding Shop: 2,500 SF; Ceiling Heights 20'; 11 Grade Level Overhead Doors; 10 Large Service Bays; 3-Phase Power 600 AMP
- 21.60 Acres Allowing For Additional Expansion
- Owner Recently Added 6 Brand-New HVAC Units Throughout the Entire Facility
- Local Industrial Companies Include: Caterpillar, Keiser Manufacturing Inc., A&A Products, Berridge Manufacturing, Frito-Lay, Marine Machining & Manufacturing, US Wholesale Pipe & Tube and More



SECTION 2

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

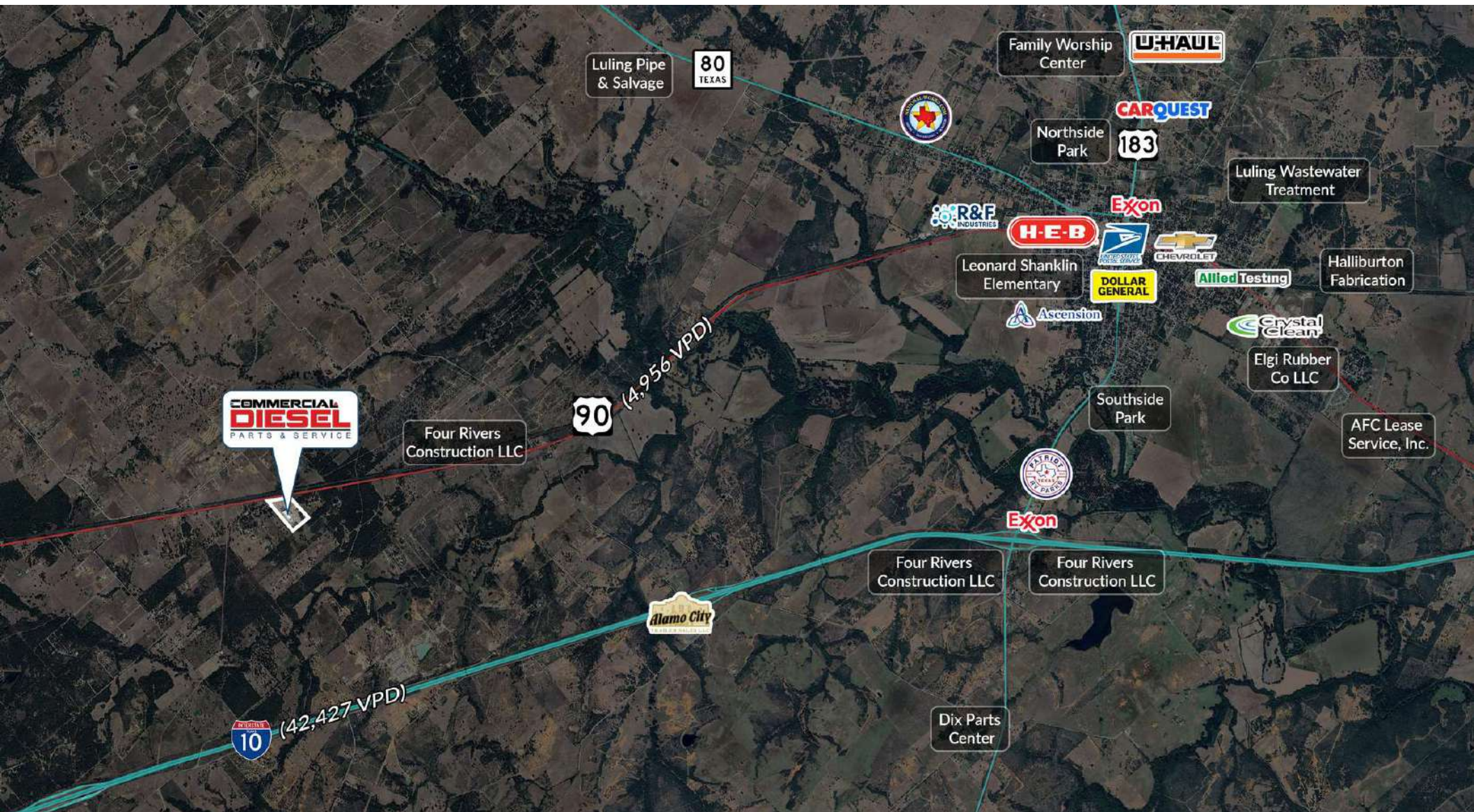


Actual Property Image



Actual Property Image

AERIAL MAP



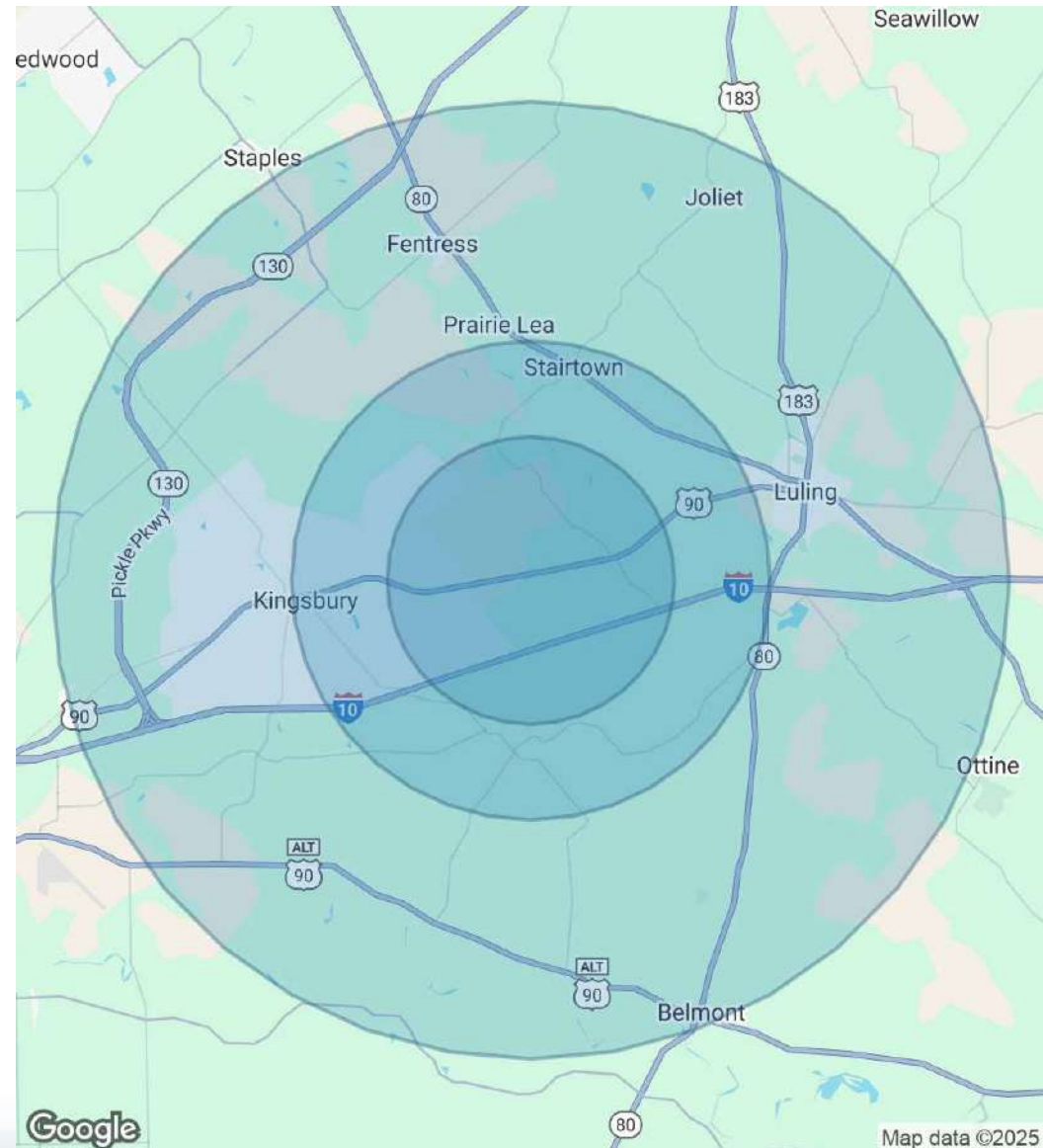
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	731	1,703	12,538
Average Age	43.1	41.8	39.2
Average Age (Male)	43.8	47.4	39.7
Average Age (Female)	45.6	36.3	42.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	289	790	4,597
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$70,764	\$71,550	\$72,910
Average House Value	\$188,999	\$181,192	\$172,972

TRAFFIC COUNTS

I-10	42,427 VPD
US Hwy 90	4,956 VPD
St Hwy 123	13,845 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



San Antonio, TX



Schlitterbahn Waterpark

KINGSBURY, TX

Kingsbury is a city in northeastern Guadalupe County. Kingsbury is on U.S. Highway 90 ten miles northeast of Seguin in northeastern Guadalupe County. According to the United States Census Bureau, the CDP has a total area of 28.8 square miles. The City of Kingsbury had a population of 132 as of July 1, 2023. It is part of the San Antonio Metropolitan Statistical Area. The City of San Antonio is the 2nd largest city in Texas with a population of 1,444,120 as of July 1, 2023. It is the most populous city in Greater San Antonio, the third-largest metropolitan area in Texas and the 24th-largest metropolitan area in the United States at 2.6 million people in 2020.

Kingsbury is served by the Seguin Independent School District, Luling Independent School District, and the Prairie Lea Independent School District. Proximity to San Antonio is beneficial for the economy of the city. San Antonio provides jobs in several targeted industries, including information technology and cybersecurity, healthcare and biosciences, and advanced manufacturing, particularly the automotive and aerospace sectors. These targeted industries build on San Antonio's existing strengths, offer some of the highest-paying jobs in the country, and drive an ever-evolving, 21st-century economy. San Antonio is an industry leader in the aerospace industry with significant expertise in maintenance, repair and overhaul and aerospace research, engineering and testing. Many of the aerospace companies in San Antonio are located within Port San Antonio. San Antonio's open environment attracts bright minds who want to explore ideas in entrepreneurship and technology, develop their talents, and connect to a community of like-minded people. San Antonio is a city of biosciences and health with one out of every six San Antonians employed in the industry. The South Texas Medical Center is the epicenter of an industry that produced more than \$42 billion in regional economic impact in 2019. Major employers include Joint Base San Antonio, H.E.B. Food Stores, United Services Automobile Association and Methodist Healthcare System.

Nearby Chaparral Country Club is highly popular among tourists for a host of recreational and cultural activities. Guadalupe river float time is about 2 to 6 hrs. The higher you go upstream the longer the time spent floating. Schlitterbahn Waterpark in New Braunfels is located along the banks of the Comal River. New Braunfels is home to one of the most recognized Oktoberfest celebrations in the nation: Wursthfest with over 230,000 annual visitors a year. Just a drive away San Antonio is rich in history, bursting with culture, and booming with modern attractions. The city has a multitude of other notable attractions as well, some of which include: San Antonio Zoo, SeaWorld San Antonio, San Antonio Missions National Historical Park, Tower of the Americas and Buckhorn Saloon & Museum. The San Antonio Botanical Gardens and Conservatory is a 33-acre horticultural facility housing exotic plants from all over the world.



SECTION 4

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1996
Locations:	1
Headquarters:	Kingsbury, TX
Website:	cdpstexas.com

COMMERCIAL DIESEL PARTS & SERVICE

In 1996 Chuck Loftin started with a small engine and automotive repair shop, the past 26 years have been a blessing for this company as we have seen continuous growth and development day in and day out. Commercial Diesel specializes in industrial offroad diesel providing quality parts, engines and repair for the lifecycle of your product. Commercial Diesel offers service calls to locations within a 70-mile radius of our Kingsbury TX location. the company's mission is to provide quality care and service with the customer's time in mind. We allow our employees the freedom to do their job, allowing innovative independence. Creating a comfortable environment that allows them to put their best work forward. In-house Machine Shop and Readily Available Parts allows for quick turnarounds.

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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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.