



6614 Preston Rd
Frisco, TX 75034

Retail Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Kwik Kar

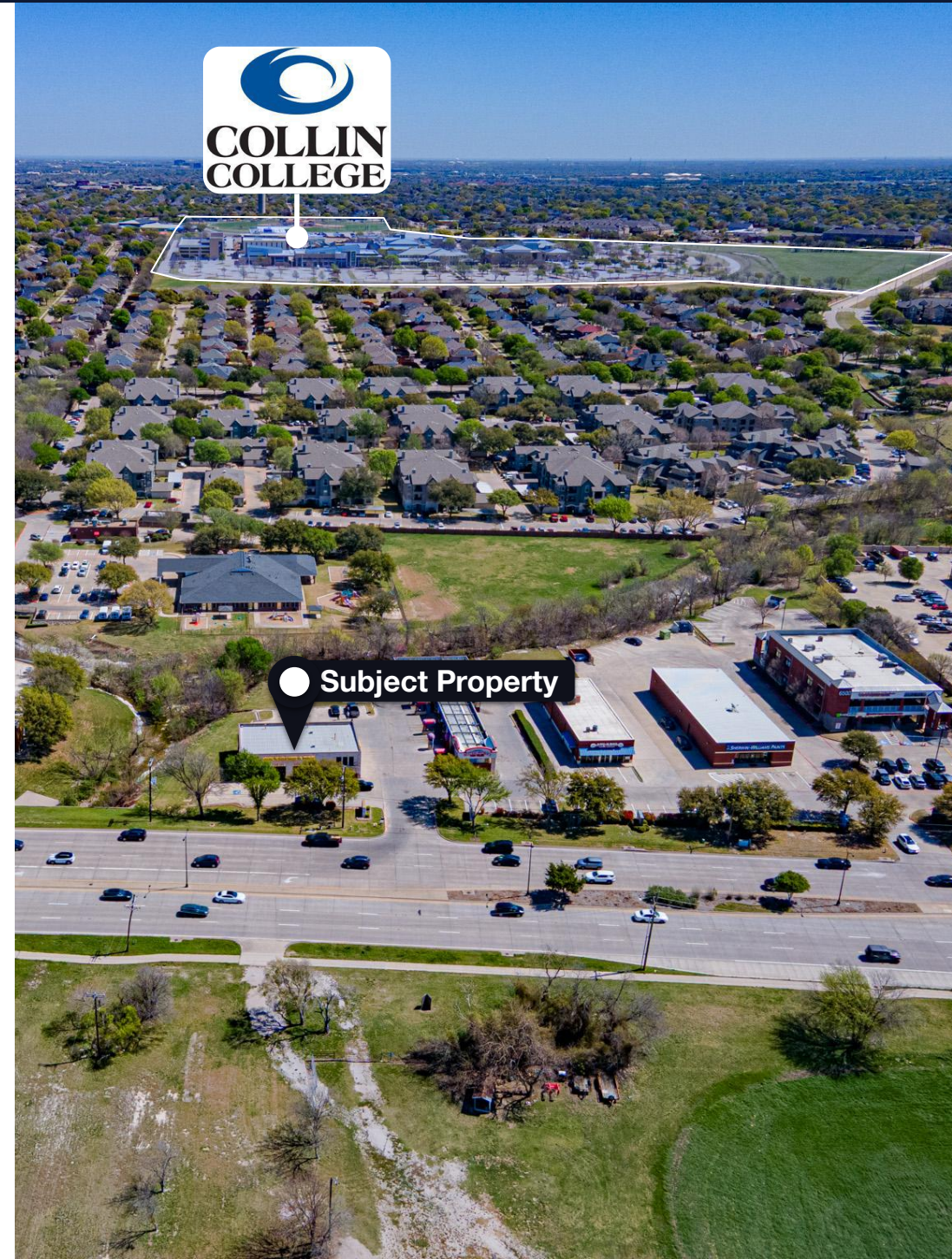
6614 Preston Rd Frisco, TX 75034



Investment Highlights

Property Highlights

- **Long Term Lease** – There are over 16 years remaining on the initial lease term, followed by four (4) additional 5-year options.
- **Corporate Guarantee** – The lease is guaranteed by MOP GM Holding, LLC, the parent entity of FullSpeed Automotive. FullSpeed oversees 900+ Grease Monkey®, SpeedDee®, and Kwik Kar® service centers nationwide and is backed by MidOcean Partners, a private equity firm with \$11 Billion in assets under management.
- **Income Tax Free State** – The subject property is located in the state of Texas which is one of the 9 states in the US to offer no income tax.
- **Annual Rental Increases** – Rent increases annually at the greater of 2% or CPI (capped at 6%), providing a strong hedge against inflation throughout the base term and options.
- **Passive Absolute NNN Lease** – Zero landlord responsibilities. The tenant is responsible for all operating expenses, making this a truly passive investment.
- **High-Traffic, Prime Location** – The property benefits from excellent visibility on Preston Road (±50,883 VPD) with monument signage and is positioned less than 2.5 miles from Stonebriar Centre (±200-store mall). The site also benefits from being located less than a mile from Collin College Frisco Campus (8,500 students) and Lebanon Trail High School (2,100 students).
- **Affluent Demographics** – This asset caters to more than 328,000 residents with an average household income of over \$171K within a 5-mile radius of the site.
- **Bonus Depreciation** - The property qualifies for accelerated depreciation, including bonus depreciation, offering investors significant tax advantages in the early years of ownership. These incentives enhance after-tax cash flow and improve overall investment returns, making this asset especially attractive for buyers seeking efficient tax treatment on real estate holdings. (Consult CPA)





Stonebriar Centre



Preston Lebanon Crossing



The Center at Preston Ridge



Lebanon Trail High School
±2,100 Students

Lamar and Norma Hunt Middle
±830 Students

Wade Crossing
±332 Units



Wade Blvd ±10,300 VPD

CALIBER COLLISION



The Vineyards
±376 Units

PROVIDENCE TITLE

Preston Rd ±50,883 VPD



Collin College Frisco Campus
±8,500 Students



Subject Property



6614 Preston Rd
Frisco, TX 75034

±4,118 SF

GLA

1997/2021

Year Built/Renovated

±50,883

Vehicles Per Day

Absolute NNN

Lease Type

±0.90 AC

Lot Size



Property Photos



Financial Overview

Kwik Kar

6614 Preston Rd Frisco, TX 75034



Financial Summary

\$3,895,400

List Price

6.00%

Cap Rate

\$233,722

Current NOI

±16 Years

Lease Term Remaining

Tenant Summary

Tenant Name	Grease Monkey International, LLC aka FullSpeed Automotive
Type of Ownership	Fee Simple
Lease Guarantor	MOP GM HOLDING, LLC (Corporate)
Lease Type	Absolute NNN
Lease Term	20 Years
Lease Commencement Date	5/13/2022
Lease Expiration Date	5/31/2042
Term Remaining on Lease	±16 Years
Rental Increases	Greater of 2% or CPI capped at 6%
Option Periods	Four, 5-Year Options
Year Built/Renovated	1997/2021
Building Size	±4,118 SF (8 Bays)
Land Size	±0.90 AC
Roof & Structure	Tenant
Repairs & Maintenance	Tenant
Insurance	Tenant
Landlord Responsibilities	None
ROFR	No



Financing Inquiries

For financing options reach out to:

James Lambeth
 (703) 629-5225
james.lambeth@matthews.com

Tenant Summary

Mid Ocean Partners Overview

MidOcean Partners is a New York-based private equity firm focused on middle-market investments across consumer and business services sectors. Founded in 2003, the firm has built a strong track record of partnering with management teams to drive value creation through strategic growth initiatives and operational improvements. With deep industry expertise and flexible capital, MidOcean targets platform investments with scalable potential, positioning its portfolio companies for long-term expansion and market leadership.

The logo for MidOcean Partners features the word "MID OCEAN" in a dark blue, serif font, with "Partners" in a red, sans-serif font below it.

Full Speed Overview (Franchisor)

FullSpeed Automotive® is one of the largest franchisors and operators of automotive aftermarket service centers in the United States, offering a comprehensive range of essential vehicle maintenance services. Backed by MidOcean Partners, the company operates a diversified, multi-brand platform with over 900 locations nationwide. Its focus on non-discretionary services such as oil changes, brake repair, and preventative maintenance supports consistent consumer demand and provides a stable foundation for continued growth.

The logo for FullSpeed Automotive features the word "FULLSPEED" in a red, italicized, sans-serif font, with "AUTOMOTIVE" in a smaller, black, sans-serif font below it. A checkered flag graphic is integrated into the letter "S" of "SPEED".The logo for Kwik Kar features the words "Kwik Kar" in a large, bold, yellow, italicized, sans-serif font with a black outline. Below it is a yellow rectangular box with the text "OIL CHANGE & AUTO CARE™" in black, sans-serif font.

Kwik Kar® is a recognized provider of full-service automotive maintenance and repair, offering oil changes, inspections, brake services, and scheduled maintenance through a customer-focused, convenience-driven model.

As part of the FullSpeed Automotive platform, Kwik Kar enhances the company's ability to serve both quick-service and more comprehensive repair needs. The brand has earned strong customer satisfaction rankings, including recognition by J.D. Power for high performance in full-service maintenance and repair categories. With a long-standing operating history and a reputation for reliable service, Kwik Kar remains a key contributor to FullSpeed's diversified and scalable platform.

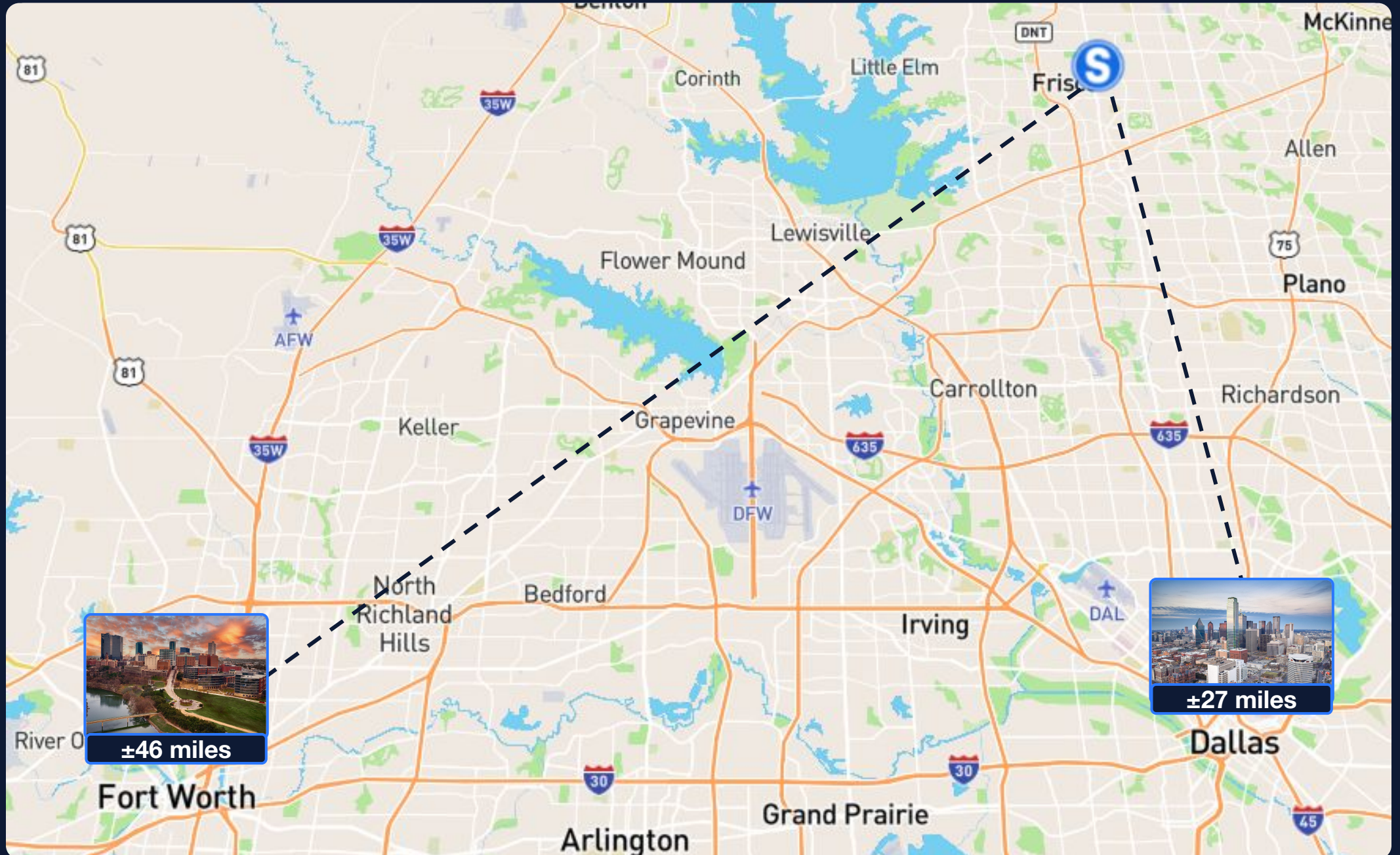
Why Invest in Kwik Kar?

- Full-service maintenance and repair
- Strong customer satisfaction rankings
- Part of FullSpeed Automotive platform
- Serves both quick and complex repair needs
- Franchise-driven growth model

Market Overview

Kwik Kar

6614 Preston Rd Frisco, TX 75034



Market Overview

Frisco, TX

Frisco is part of the Collin and Denton counties in Texas. Just **27 miles northeast of the Dallas-Fort Worth International Airport**, planners, economists, and site selectors have identified Frisco as one of the nation's brightest spots for development. Strategically located in the development hotbed of the North Texas Platinum Corridor, Frisco means business when it comes to corporate relocation opportunities.

Frisco boasts an impressive list of companies that call it home. The city is a magnet for a skilled workforce who are contributing to Frisco's **rapid annual residential growth-rate of more than five percent**. Business and residents alike enjoy a high quality of life thanks to outstanding real estate, an impressively educated workforce, proximity to transportation hubs, award-winning schools, and easy access to recreation, cultural, and entertainment venues. Frisco is one of the most desirable locations in the United States to live, work, educate, and innovate.

219,587

**Estimated 2022
Population In Frisco**

\$171,423

**Avg Household
Income In Frisco**

55.7%

**Job Growth In The
Next Decade**

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,808	112,485	328,229
Five-Year Projection	20,174	128,595	373,110
2020 Census	15,992	94,006	281,425
Growth Current Year-Five-Year	2.7%	2.9%	2.7%
Growth 2020-Current Year	2.8%	4.9%	4.2%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,407	43,725	116,763
Five-Year Projection	8,404	50,127	133,172
2020 Census	6,643	36,124	98,742
Growth Current Year-Five-Year	2.7%	2.9%	2.8%
Growth 2020-Current Year	2.8%	4.5%	4.1%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$118,597	\$151,791	\$171,423



DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

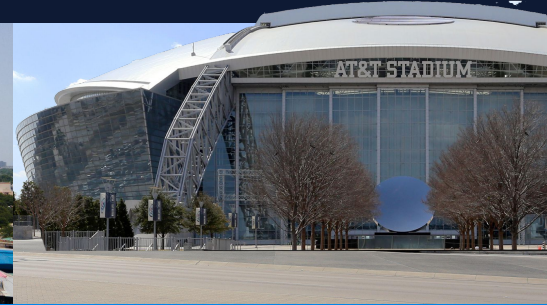
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo
±1.2 Million Annual Attendees



State Fair of Texas
±1 Million Annual Attendees



Dallas Art Fair
±358,000 Attendees



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6614 Preston Rd, Frisco, TX, 75034 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date