

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD
GREASE MONKEY/ EXCEL CAR WASH
\$1,800,000

August 2023 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in the sale of the Grease Monkey/ Excel Car Wash net lease investment property in Lufkin, Texas for \$1,800,000. This Grease Monkey / Excel Car Wash property has 10 years remaining on a NNN Corporate Lease with 10% increases. Grease Monkey International is the nation’s largest independent franchisor of automotive oil change centers serving \$2 million customers each year. The Grease Monkey brand currently operates more than 300 centers in the United States, Mexico, China, Saudi Arabia, and Colombia.

This Grease Monkey is located in a dense retail area in Lufkin, Texas, the county seat of Angelina County. This property is located on an outparcel to Home Depot along S Medford Drive where traffic counts average 47,795 per day and 21,000 vehicles per day on Highway 59. Within a 5-mile radius the population is 44,499 and average household income is \$73,438. Grease Monkey / Excel Car Wash is located approximately 2 miles from Angelina College, a public community college with over 60 degree and certificate programs.

Please visit our website at www.nnnsales.com. For more information on the Upland team, contact us at (612) 332-6600.



(Pictured: Grease Monkey – Lufkin, Texas)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

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Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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