

## FOR IMMEDIATE RELEASE

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## FOR MORE INFORMATION

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## JUST SOLD

## GREASE MONKEY

## \$795,312

June 2022 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in their sale of the Grease Monkey Property located in Woodville, Texas for \$795,312. This property has over 11 years remaining on a Triple-Net-Lease that has four 5-year options to renew. Grease Monkey International is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year.

This Grease Monkey is located on West Bluff Street in Woodville, Texas. Traffic counts average 7,203 vehicles daily on West Bluff Street near the property. Traffic counts average over 12,000 vehicles daily on South Magnolia Street, east of the property. Area retailers include Walmart Supercenter, Brookshire Brothers, Tractor Supply Co., Dollar General, The Woodville Inn, Family Dollar, Jack in the Box, O’Reilly Auto parts, Citizens State Bank, Sonic Drive-in, Whataburger and many more. This property less than a half mile east of Tyler County Hospital, a 49 bed acute care hospital. Woodville is located in East Texas, approximately 100 miles northeast of Houston, and 220 miles southeast of Dallas.

Please visit our website at [www.nnnsales.com](http://www.nnnsales.com) to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Grease Monkey – Woodville, 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 825 net lease sales transactions totaling over \$2.1 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](http://www.nnnsales.com)

**Look Upland. Where Properties and People Unite.**

*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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