



In Association with Scott Reid & ParaSell, Inc.
A Licensed Texas Broker #9009637

Single-Tenant Auto Service Center

1100 N Bryan Belt Line Rd Mesquite, TX 75149

[View Map](#)

Offering Memorandum

New 15-Year Absolute NNN Lease
Newly Renovated Site within Major Medical Hub
Established National Brand: 19+ locations open with
40 currently in development

Advisory Team

Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | TX LIC #739436

 [Contact Team](#)



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.

A Licensed Texas Broker #9009637

Newly Renovated site with Exceptional Frontage
Directly across from major regional medical center





Price	Cap Rate	NOI
\$1,800,000	7.50%	\$135,000

Investment Highlights

- New 15-year Absolute NNN Lease
- 10% rent increases every 5 years
- Direct frontage to 20,000+ VPD
- High-quality site within major medical & retail corridor
- Newly renovated site: significant capex investment by tenant

Market Highlights

- Directly across from 202-bed Dallas Regional Medical Center
- Strong national retailer presence: Walmart, Kroger, and Hobby Lobby
- Mesquite is a fast-growing suburb of Dallas, boasting \$1B+ in investment over the past year

Tenant Highlights

- Nations Auto Glass: established national auto glass operator across Florida and Texas with 19 stores operating and 40 locations in development.
- Parent Company Auto Glass Brands has 35+ years of operating history





Lease Summary

Tenant Name	Auto Glass Brands, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	15 Years from Close of Escrow
Term	15 years
Options	2, 5-Year

Physical Description

Address	1100 N Bryan-Belt Line Rd Mesquite, TX 75149
Building Size	2,356 SF
Land Size	0.52 Acres
APN	381535700A03R0000
Zoning	Z97

Price Cap Rate NOI
\$1,800,000 **7.50%** **\$135,000**

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$135,000	\$11,250	7.50%
Years 6 - 10	\$148,500	\$12,375	8.25%
Years 11 - 15	\$163,350	\$13,613	9.08%
Option 1	\$179,685	\$14,974	9.98%
Option 2	\$197,654	\$16,471	10.98%



Dallas Regional Medical Center

200+ Bed Medical Center



N Bryan Belt Line Rd: 20,000+ VPD



Located in Major Medical & Retail Hub
200+ bed Dallas Regional Medical Center, Walmart, Kroger and More

Walmart

inspiration CHURCH

NUMB'S DAIGUIRIS TO GO

ExtraSpace Storage

SAMUELL FARM

Subject Property

ACHIEVERS OF EXCELLENCE Learning Academy

N Bryan Belt Line Rd
20,000+ VPD

Direct frontage to 20,000+ VPD
Bryan Belt Line Rd is a major north-south thoroughfare in Mesquite



About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nation's Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to over 19 stores across Florida, Georgia, Texas, Ohio and Wisconsin with its impressive growth trajectory. With plans to more than double its footprint in the coming year, Nation's Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



19 Stores open, 40
in Development

About Mesquite, Texas

Mesquite is a rapidly growing suburb just 15 minutes east of downtown Dallas, offering exceptional connectivity via Interstates 20, 30, 635, and U.S. Route 80. With a projected population surpassing 150,000 in 2024, bolstered by 10,000 new homes, Mesquite is experiencing strong residential and commercial expansion. In 2024 alone, the city secured over \$1.1 billion in new development deals, adding approximately 3,500 jobs, with major projects in the Trinity Pointe area attracting companies like Hithium Tech USA and Real Truck.

Mesquite also serves as a retail powerhouse, with over 3 million square feet of retail space, including the 1.2 million square foot Town East Mall operating at 95% occupancy. Its diverse and growing population, along with a strong educational infrastructure serving 38,000+ students, reinforces Mesquite’s appeal as a high-potential market for business, retail, and investment.



Demographic Highlights

\$77,375

Average Household Income (3-mile)

233,085

5-Mile Population

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	13,908	86,034	233,085
Average Household Income	\$60,925	\$77,375	\$71,767
Households	4,543	28,060	74,601

Major Employers in Mesquite



Advisory Team

Marc Merchant

Vice President
MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record
Scott@parasellinc.com
(949) 942-6578 | TX LIC #739436

 [Contact Team](#)



Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.
A Licensed Texas Broker #9009637

Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and ParaSell, Inc. have received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners, ParaSell, Inc. nor the entities represented by Century Partners, ParaSell, Inc. make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners nor the entities represented by Century Partners and ParaSell, Inc. assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.



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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
Designated Broker of Firm	License No.	Email	Phone
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