

# Oil Changers

Amarillo, TX





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Property Highlights

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- New 15-Year Corporate Absolute NNN Lease to Oil Changers
  - 10% Rent Increases Throughout Primary Term & Options
  - No Landlord Responsibilities
- Brand New 2025 Construction with Two Drive-Thru Lanes
- Valvoline (NYSE: VVV) Completed its Acquisition of Oil Changers in December 2025 for \$625 Million
  - Leader in Automotive Preventative Maintenance & 2nd Largest Quick-Lube Chain in the U.S.
- Prominent Location within Booming South Soncy Retail Corridor in Car-Dependent Region
- Convenient Access along High-Traffic S Soncy Rd (34,248 ADT)
  - Easy Access to I-40 (56,637 ADT), Halfway between Oklahoma City and Albuquerque
- Adjacent to 3501 MedCenter
  - 150k SF Multi-Tenant Medical/Office Complex
- Surrounded by Major Retailers and Retail Centers, Reinforcing Consistent Daily Demand
  - United Supermarkets, Ross, HomeGoods, World Market, McDonald's, Starbucks, Quick Quack Car Wash, Valero, & More
- Significant Ongoing Residential Development in Southwest Amarillo
  - Notable New Developments include Homestead, The Colonies, Heritage Hills, and Town Square Village Mixed-Use
- Favorable, Growing Demographics
  - Population of 119,510 within 5 Miles
  - Average Household Income of \$137,271 within a 1-Mile Radius
- Amarillo is a Regional Economic Hub Supported by a Strong, Pro-Business Environment
- Eligible for 100% Bonus Depreciation via Cost Segregation



**Brand New 2025 Construction**  
with Double Drive-Thru



**Valvoline (NYSE: VVV) Completed its Acquisition of Oil Changers**  
in December 2025



**Population of 218,279**  
within 5 Miles



**Strategic Location in Car-Dependent Region**  
34,248 ADT on S Soncy Rd



**Annual Population Growth Rate of 1.39%**  
within a 1-Mile Radius



**No State Income Tax**  
in Texas





\$2,912,000

5.75% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5	(Current)	\$167,465	5.75%
Years 6-10		\$184,212	6.33%
Years 11-15		\$202,633	6.96%
Years 16-20	(Option 1)	\$222,896	7.65%
Years 21-25	(Option 2)	\$245,185	8.42%
Years 26-30	(Option 3)	\$269,704	9.26%

LOCATION	3432 S Soncy Road, Amarillo, TX 79119
LOT SIZE	±0.56 acres or ±24,439 square feet
IMPROVEMENTS	±2,600 SF total for <b>Oil Changers</b> with double drive-thru lane ±1,303 SF main level ±1,297 SF basement pit area
YEAR BUILT	2025
PARKING	7 parking spaces
TENANT	Oil Changer Acquisition Corporation
LEASE TERM	15 years
RENT COMMENCEMENT	December 19, 2025
LEASE EXPIRATION	December 31, 2040
INITIAL ANNUAL RENT	\$167,465
RENTAL INCREASES	10% every 5 years and at options
RENEWAL OPTIONS	Three (3) five-year options
REAL ESTATE TAXES	Tenant is responsible
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for all maintenance, including roof, structure, HVAC, and parking areas
LANDLORD RESPONSIBILITIES	None
FINANCING	Delivered free and clear of permanent financing

# Oil Changers



Valvoline (NYSE: VVV) Completed its Acquisition in December 2025

2,100+ Locations Nationwide & 2025 Revenue of \$1.7B

**Oil Changers** is an automotive service brand founded in 1984 and headquartered in Pleasanton, California. The company operates a drive-through, no-appointment-necessary model focused on speed, consistency, and customer convenience. Services include oil changes, fluid checks, and light preventive maintenance performed by trained technicians using top-tier products, positioning Oil Changers as a reliable, time-efficient solution for everyday drivers.

Oil Changers operates over 200 locations across 17 states and serves approximately 1.8 million customers annually, making it the nation's largest independent oil change operator. The brand maintains strong customer satisfaction, reflected in high average ratings nationwide across major review platforms and disciplined operating standards.

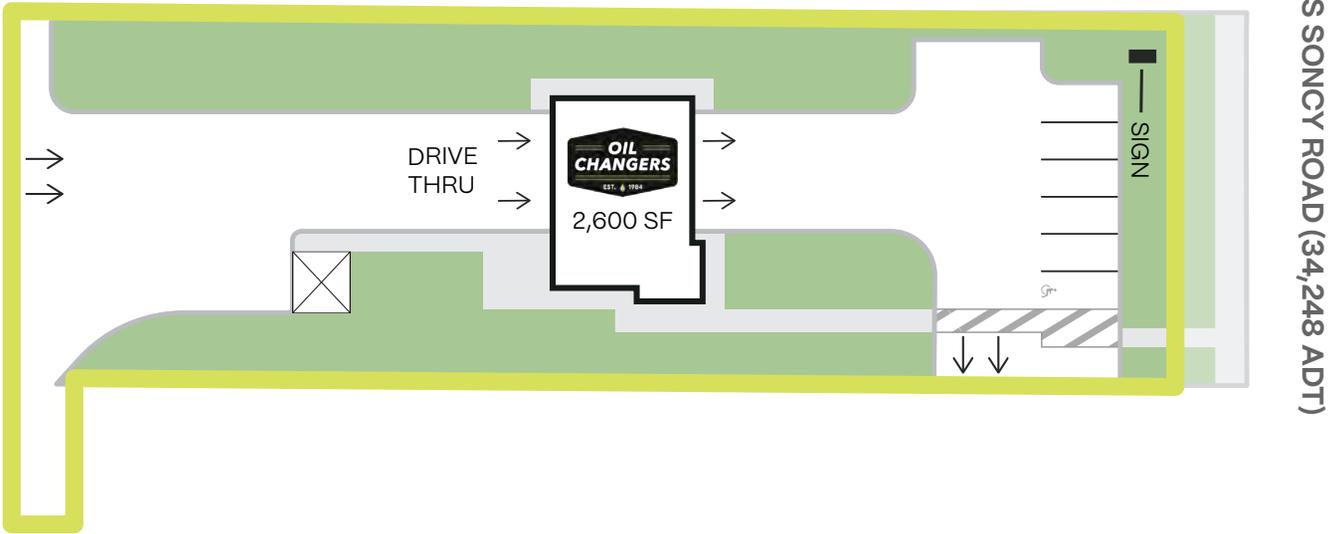
In March 2021, Oil Changers was acquired by Greenbriar Equity Group, a private equity firm focused on transportation and automotive services, supporting new unit development and selective acquisitions while maintaining strong organic growth.

In December 2025, **Valvoline Inc. (NYSE: VVV)** completed its acquisition of Oil Changers' parent company, Breeze Autocare. Valvoline is a leading preventive automotive maintenance provider with more than 2,100 locations across the United States and Canada and is ranked #32 on Entrepreneur's Franchise 500 (2026). The transaction further enhances Oil Changers' long-term stability, scale, and access to a nationally recognized automotive services platform.

For the fiscal year ending September 30, 2025, Valvoline reported annual revenue of \$1.7 billion, driven by system-wide store sales growth of 11%.

*For more information, visit [www.oilchangers.com](http://www.oilchangers.com) and [www.valvoline.com](http://www.valvoline.com).*





**sam's club**

2.3M Annual Visits,  
Top 11% Nationwide

**WESTGATE PLAZA**

2.5M Annual Visits

**THE HOME DEPOT**  
452,000 Annual Visits

**KOHL'S**  
265,800 Annual Visits

**ULTA**  
219,900 Annual Visits, Top 2% Nationwide

**Burlington**

**Office DEPOT**  
OfficeMax

**OLD NAVY**

**PET SMART**

**TARGET**  
1.5M Annual Visits

**BEST BUY**

**BARNES & NOBLE**

**NORTHERN TOOL & EQUIPMENT**

**BOOT BARN**

**DRURY HOTELS**  
Hampton  
COURTYARD SPRINGHILL SUITES

**HOME2**  
Holiday Inn

**WESTGATE MALL**

1.7M Annual Visits

**Dillard's**  
465,500 Annual Visits  
Top 4% Nationwide

**JCPenney**

**urbanAir**  
**HIBBETT**  
SPORTS

**VICTORIA'S SECRET**

**SHOPS AT SONCY**

**HomeGoods**  
218,900 Annual Visits, Top 15% Nationwide

**ROSS**  
DRESS FOR LESS  
234,100 Annual Visits

**five BELOW**  
205,700 Annual Visits, Top 8% Nationwide

**SHOE CARNIVAL**

**DAVIDS**  
BRIDAL

**THE FORUM AT SONCY**

**WORLD MARKET**

**chico's**

**Kirklands**

**LANE BRYANT**

**Junior Center**

**AT&T**

**Ford**

**OIL CHANGERS**  
EST. 1984

**HAVERTYS**  
FURNITURE · EST 1885

**Valero**

SW 34th Ave (8,133 ADT)

(56,637 ADT)



**McALISTER'S**  
DELI

**HAPPY STATE BANK**

**verizon**

**ROASTERS**  
EST. 1988

3501 MedCenter

S Soney Rd (34,248 ADT)

**Water Still**  
Other Premium Water, Ice & Tea

**FIREHOUSE SUBS**

**optimum.**

**AMA LASH BAR**

**jimmy's egg**

Future Development

**S&V**  
SHORT & VLODICH  
FAMILY DENTAL





**LOWE'S**

**Walmart**  
Neighborhood Market

**OIL CHANGERS**  
EST. 1984

**VW NISSAN TOYOTA**  
**CARmax**

**Academy**  
SPORTS+OUTDOORS  
Great Clips  
DUTCH BROS  
TROPICAL CAFE

Greenways Intermediate School

**KIA**

The Colonies (New Homes)

Town Square (New Mixed-Use Development)

SONCY MARKET SHOPPING CENTER

**NATURAL GROCEERS**  
**CVS**  
**GOLDEN CHICKS**  
**Little Caesars**  
**Pizza Hut**  
**CRUSTACEAN RESTAURANT**  
**BUFFALO WILD WINGS**

**ANYTIME FITNESS**

**LAZBOY**  
**Quality AUTO PARTS**

The Lariat at Presidio Ranch (New Apartments)

**United supermarkets**  
**cricket**  
**crumbl**  
**WORCHES TACOS**  
**Panera BREAD**  
**Pillows**

**S&V**  
SHORT & VLOSICH  
FAMILY DENTAL

**WALK-ON'S**  
SPORTS & BISTROUX

**interim** LUBBOCK DENTAL  
**GIVING**  
Northwest Physicians Group

**FIREHOUSE SUBS**  
**optimum.**  
**AMA LASH BAR**  
**jimmy's egg**

Future Development

**Water Still**  
Great Premium Water, Ice & Tea

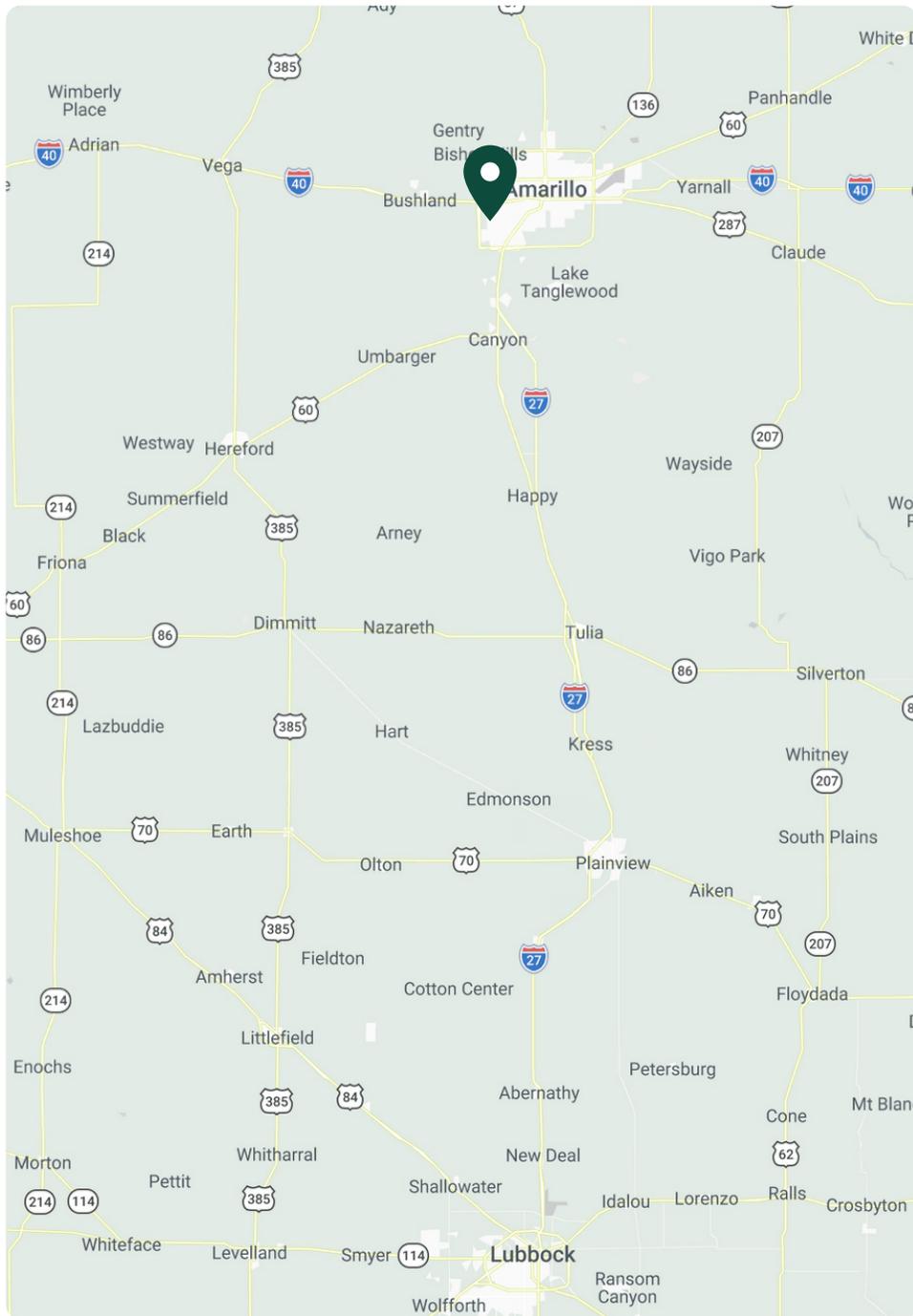
**ROASTERS**  
of COFFEE

**verizon**

**Ford**

**HAPPY STATE BANK**

S Soney Rd (34248 ADT)

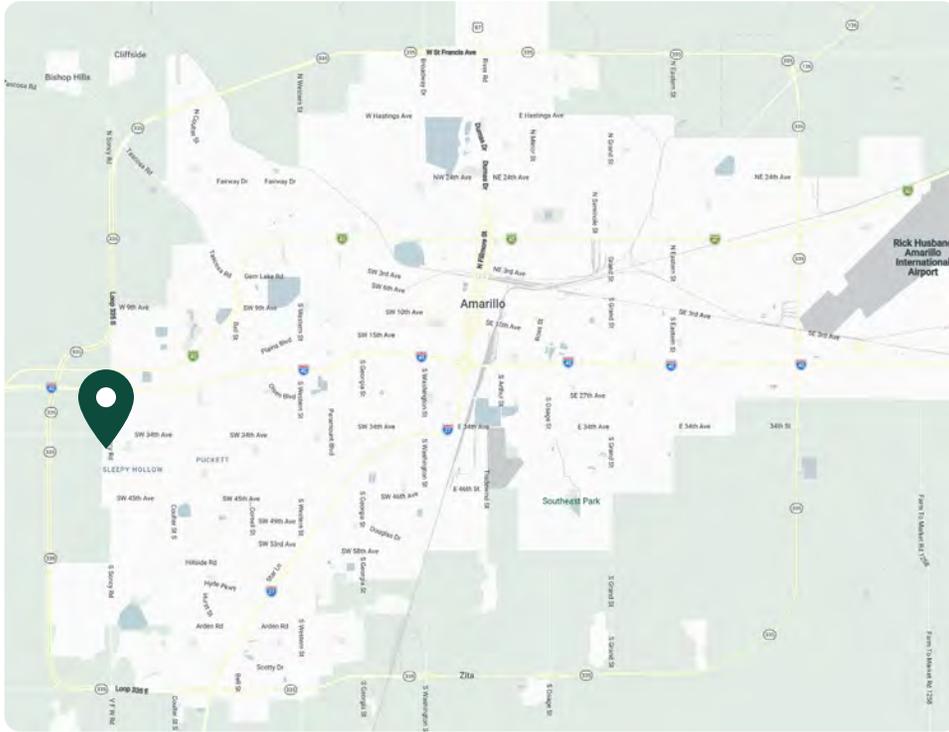


Amarillo is the principal city of the Texas Panhandle and a regional center for commerce, healthcare, and logistics. The city's population is estimated at just over 203,000 as of 2024, reflecting consistent growth since the 2020 Census. Household incomes reflect a broad middle-income base, while the cost of living remains meaningfully below larger Texas metros. The workforce skews younger than many peer markets and is supported by stable employment across healthcare, manufacturing, food processing, and distribution.

Geographically, Amarillo sits on the High Plains of the Panhandle, defined by open terrain, expansive visibility, and a straightforward development pattern. The city is largely suburban in character, with low-density neighborhoods, strong vehicle-oriented commercial corridors, and continued residential expansion on the periphery. Downtown functions primarily as a civic, cultural, and employment center rather than a dense urban core, reinforcing Amarillo's accessible, easy-to-navigate feel.

Tourism and quality-of-life amenities add to the city's appeal. Amarillo serves as the primary gateway to Palo Duro Canyon State Park, the second-largest canyon system in the United States, which draws significant regional and out-of-state visitation. Historic Route 66 attractions, including Cadillac Ranch, combined with a growing dining, arts, and events scene, contribute to steady tourism activity and reinforce the city's identity as both a destination and a regional gathering point.

Economically, Amarillo benefits from a diversified and resilient business base supported by a pro-growth climate. The Amarillo Economic Development Corporation (AEDC) plays a central role in business recruitment and expansion, helping attract investment in manufacturing, logistics, and emerging industries. Major employers include Pantex, Tyson Foods, regional healthcare systems, and Amarillo ISD. Connectivity is a key advantage, with the city located at the intersection of Interstate 40 and Interstate 27, supported by Rick Husband Amarillo International Airport and major freight rail lines, positioning Amarillo as a critical hub for the broader Panhandle and surrounding states.



The subject property is strategically located along South Soncy Road (34,248 ADT) within one of Amarillo’s most active and fastest-growing retail corridors, offering excellent visibility and convenient access. The site benefits from proximity to Interstate 40 (56,637 ADT), providing seamless regional access and positioning the asset within a highly trafficked, car-oriented trade area that draws from both west and south Amarillo.

The location sits amid a dense concentration of national retailers, restaurants, and service providers, reinforcing consistent daily demand. Nearby anchors and major centers include The Forum at Soncy (World Market, Kirkland’s, Guitar Center), a United Supermarkets-anchored center featuring Torchy’s Tacos, Crumbl, Panera, Quick Quack Car Wash, and Phillips 66, as well as the Shops at Soncy (Ross, HomeGoods, Shoe Carnival, Starbucks). Additional major draws in the immediate area include Kohl’s-anchored Westgate Plaza (PetSmart, Ulta, Old Navy, Applebee’s, McDonald’s), The Summit Shopping Center (T.J. Maxx, Ace Hardware, McDonald’s), and big-box power retailers such as Sam’s Club, Target, Home Depot, Best Buy, Academy Sports, as well as multiple auto dealerships, Cinergy movie theater, and Dutch Bros Coffee. Additionally, Westgate Mall, anchored by JCPenney and Dillard’s, is located less than 1.5 miles from the site.

Directly across the street sits 3501 MedCenter, a 150,000-square-foot multi-tenant medical complex that generates steady professional and patient traffic throughout the day. Additional nearby traffic drivers include Sleepy Hollow Elementary, Ascension Academy, Verdure Fitness Center and Water Park complex with professional offices, and the new Town Square Village mixed-use project, which integrates retail, dining, entertainment, and residential components into a walkable environment that further strengthens the local consumer base.

The surrounding area is supported by significant new residential development, including Homestead, The Colonies (featuring both luxury homes and a commercial component), The Lariat at Presidio Ranch apartment complex, Town Square Village apartments and single-family homes, and Heritage Hills, one of Amarillo’s premier new neighborhoods. This wave of growth is expanding the daytime population, deepening the housing base, and reinforcing long-term demand in a car-dependent market.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Westgate Plaza The Home Depot Kohl’s Ross Dress for Less Ulta Beauty HomeGoods Five Below	2.5M Annual Visits 452,000 Annual Visits 265,800 Annual Visits 234,100 Annual Visits 219,900 Annual Visits, Top 2% Nationwide 218,900 Annual Visits, Top 15% Nationwide 205,700 Annual Visits, Top 8% Nationwide
Westgate Mall Dillard’s	1.7M Annual Visits 465,500 Annual Visits, Top 4% Nationwide
Sam’s Club	2.3M Annual Visits, Top 11% Nationwide
The Summit T.J. Maxx Fuzzy’s Taco Shop	2.1M Annual Visits 572,800 Annual Visits 204,600 Annual Visits, Top 6% Nationwide
Target	1.5M Annual Visits

218,279



2025 Total Population

\$320,844



Average Home Value

\$115,164



Average Household Income

📍 3432 S Soncy Road, Amarillo, TX 79119



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	48,509	119,061	216,785
2025 Total Population	48,757	119,510	218,279
2030 Total Population	51,435	125,017	225,386
<b>2025 – 2030 Annual Growth Rate</b>	<b>1.08%</b>	<b>0.91%</b>	<b>0.64%</b>
2025 Total Daytime Population	55,941	116,850	216,443
Average Household Income			
2025	\$115,164	\$105,709	\$95,370
2030	\$125,903	\$115,932	\$105,352
Average Home Value			
2025	\$320,844	\$303,826	\$281,106
2030	\$407,161	\$392,351	\$364,665

Major Employers in Amarillo, TX	# of Employees
CNS Pantex	4,626
Amarillo Independent School District	4,000
Tyson Foods Inc.	4,000
BSA Health Systems	3,000
Northwest Texas Healthcare System	2,304
City of Amarillo	2,341
Texas Tech University Health Sciences Center	1,901
Canyon ISD	1,700
Xcel Energy/Southwestern Public Service Co.	1,431
Affiliated Foods	1,250
Walmart Supercenters	975
Toot 'n Totum	743
Bell Helicopter	600





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