OFFERING MEMORANDUM

TYLER, TEXAS

Marcus & Millichap
THE SULO GROUP

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OFFERING SUMMARY

PROPERTY ADDRESS

Joe Hudson's
12953 State Highway 64 W
Tyler, TX 75704

OFFERING SUMMARY	
Price:	$1,775,000
Cap Rate:	7.00%
Net Operating Income:	$124,237
Building Square Footage:	9,654 Sq Ft
Year Built | Renovated:	1970 | 2009
Lot Size:	+/- 2.07 Acres

LEASE SUMMARY	
Tenant:	JHCC Texas Holdings, LLC
Guaranty:	Corporate
Lease Commencement:	4/5/2024
Rent Commencement:	4/5/2024
Lease Expiration:	4/4/2034
Lease Term Remaining:	8+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	1.75% Annual Increases
Renewal Options:	Four, Five-Year
Right of First Refusal:	30 Days

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
3	4/5/2026	4/4/2027	$124,237	7.00%
4	4/5/2027	4/4/2028	$126,411	7.12%
5	4/5/2028	4/4/2029	$128,623	7.25%
6	4/5/2029	4/4/2030	$130,874	7.37%
7	4/5/2030	4/4/2031	$133,165	7.50%
8	4/5/2031	4/4/2032	$135,495	7.63%
9	4/5/2032	4/4/2033	$137,866	7.77%
10	4/5/2033	4/4/2034	$140,279	7.90%
11-15 **(Option 1)**	4/5/2034	4/4/2039	$142,734	8.04%
16-20 **(Option 2)**	4/5/2039	4/4/2044	$155,668	8.77%
21-25 **(Option 3)**	4/5/2044	4/4/2049	$169,774	9.56%
26-30 **(Option 4)**	4/5/2049	4/4/2054	$185,158	10.43%

Lease Comments: Annual increases in options

INVESTMENT HIGHLIGHTS

- **Gerber Collision & Glass (Boyd Group Services Inc.) Acquires Joe Hudson's Collision Center**
  - The January 2026 merger strengthens the size and reach of the 2nd largest collision center operator in North America, Gerber Collision and Glass.
  - Gerber Collision & Glass now operates 1250+ locations in the U.S. and Canada after their acquisition of Joe Hudson's Collision Center (250+ locations).
  - November 4th, 2025 - Boyd Group Services Inc. Announces Closing of US$897 Million Bought Deal Initial Public Offering in the United States.
  - Boyd Group Services Inc. now trades on the New York Stock Exchange (BGSI) and Toronto Stock Exchange (BYD).

- **Corporate Guaranty from Joe Hudson's Collision Center (250+ location operator)**
  - Joe Hudson's was the 5th largest collision center operator nationally prior to the sale.
  - Founded in 1989 in Montgomery, AL, Joe Hudson's quickly grew over the past few years through MSO acquisitions.
  - Locations are primarily concentrated in the South and Southeastern parts of the United States.

- **Annual Rent Increases, Minimal Landlord Responsibilities, and Longer Lease Term**
  - 1.75% annual rent increases.
  - Landlord is responsible for repair or replacement of roof, structure, below ground plumbing, and foundation.
  - 8+ years of base term remaining with four, five-year tenant options.

- **Income Tax Free State - Tyler, TX – 100 Miles East of Dallas**
  - Tyler serves as the economic, medical and cultural hub of East Texas, supported by a diverse base that includes healthcare, education, manufacturing, retail and tourism.
  - Frontage and access to State Hwy 64, just East of Tyler Pounds Regional Airport.
  - 1.8% annual population growth with 164,852 residents in a 10-mile radius.

SITE PLAN

AERIAL OVERVIEW

TENANT PROFILE

Joe Hudson's Collision Centers are state-of-the-art auto body repair shops that provide customers with outstanding customer service and a quality repair experience. We have served local communities since 1989 and earned our reputation as a premier collision repair facility and auto body repair shop. Whether looking for a touch-up or serious repair, you can count on Joe Hudson's Collision Center to provide top-quality automotive repair service.

Not only do we want to be the collision repair facility of choice for customers wanting quality repairs, but we also want to be a company that is a good neighbor. Joe Hudson is a company that is very much involved in local civic projects, and we accept our role as a good steward of the environment. We are a hard-working company that provides a solid, rewarding work atmosphere for its employees.

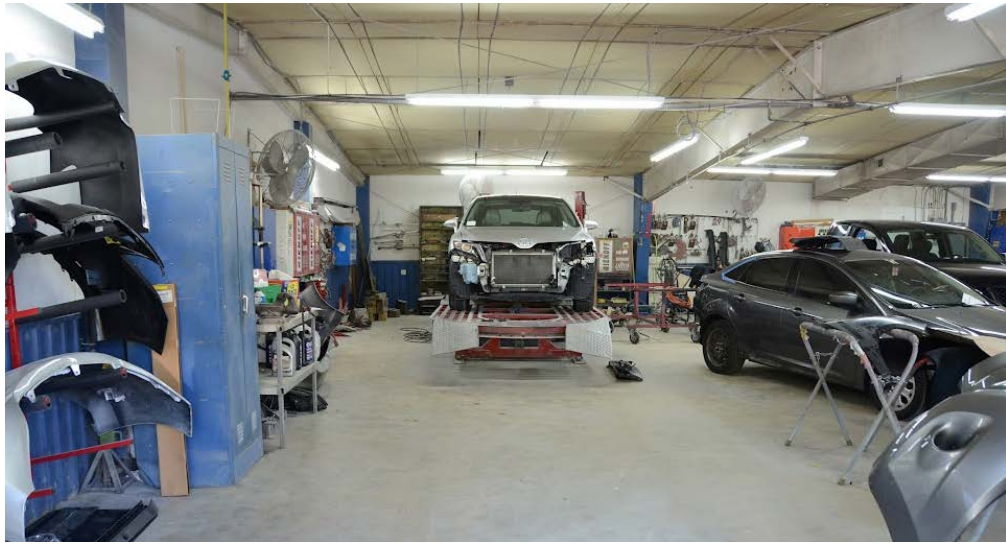
Founded in Montgomery, Alabama, Joe Hudson's Collision Center (JHCC) is a major, rapidly expanding provider of high-quality auto body repairs in the Southeastern U.S. and beyond. In late 2025/early 2026, the company was acquired by Boyd Group Services Inc., significantly increasing their network to over 250 locations. Known for using advanced technology and offering a lifetime warranty, they focus on exceptional customer service and insurance partnerships.

Company Type:	Public
Location:	Pike Road, Alabama (250+ Locations)
Website:	https://jhcc.com/

1989
Year Founded

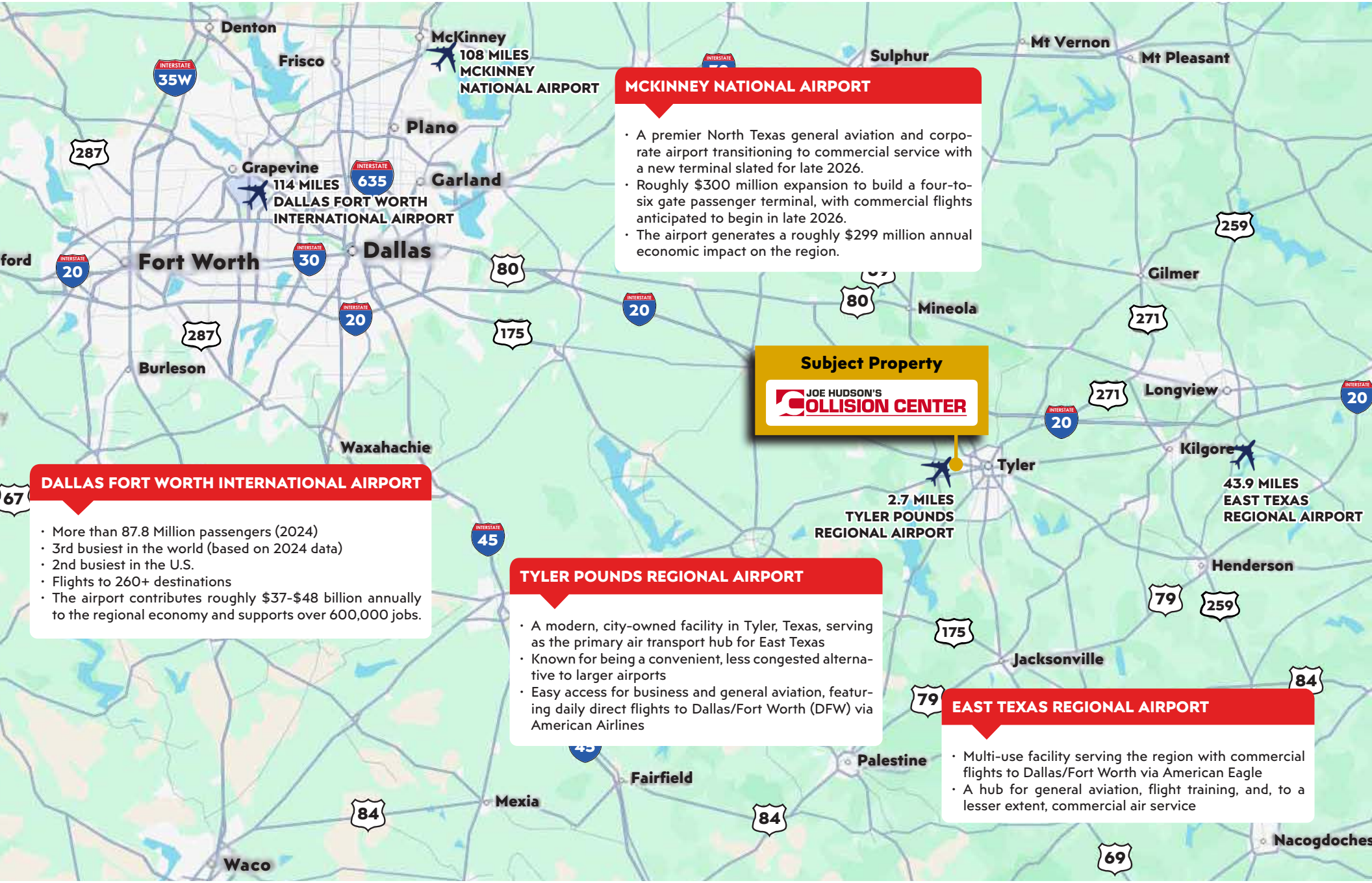
5th - Largest
Collision Center Operator in Country

250+
Locations Nationwide



PROPERTY PHOTOS

REGIONAL MAP



MCKINNEY NATIONAL AIRPORT

- A premier North Texas general aviation and corporate airport transitioning to commercial service with a new terminal slated for late 2026.
- Roughly $300 million expansion to build a four-to-six gate passenger terminal, with commercial flights anticipated to begin in late 2026.
- The airport generates a roughly $299 million annual economic impact on the region.

DALLAS FORT WORTH INTERNATIONAL AIRPORT

- More than 87.8 Million passengers (2024)
- 3rd busiest in the world (based on 2024 data)
- 2nd busiest in the U.S.
- Flights to 260+ destinations
- The airport contributes roughly $37-$48 billion annually to the regional economy and supports over 600,000 jobs.

TYLER POUNDS REGIONAL AIRPORT

- A modern, city-owned facility in Tyler, Texas, serving as the primary air transport hub for East Texas
- Known for being a convenient, less congested alternative to larger airports
- Easy access for business and general aviation, featuring daily direct flights to Dallas/Fort Worth (DFW) via American Airlines

EAST TEXAS REGIONAL AIRPORT

- Multi-use facility serving the region with commercial flights to Dallas/Fort Worth via American Eagle
- A hub for general aviation, flight training, and, to a lesser extent, commercial air service

AREA OVERVIEW

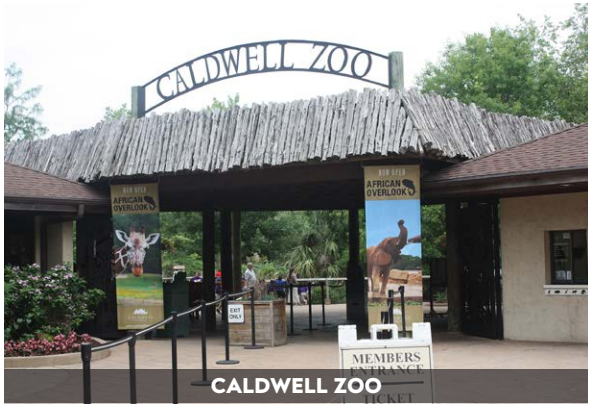
TYLER

- About 100 miles southeast of Dallas-Fort Worth, with access to Interstate 20, Tyler is a key link for distribution between Texas and Louisiana.
- From charming brick streets to our antique shops and specialty stores, Tyler offers a variety of things to see and do.
- The city is alive with natural beauty including wonderful lakes, adventurous trails, and scenic campgrounds.
- The central location in northeast Texas makes Tyler a hub for the region with easy access to several major cities, making it an ideal getaway for your vacation, weekend getaway, meeting, or group.
- The waters of Lake Tyler and Lake Palestine, ideal for fishing, boating, and swimming. Immerse yourself in the natural beauty of Tyler State Park, where you can hike scenic trails, camp under the stars, and enjoy picnics amidst towering pines.
- Caldwell Zoo, home to over 2,000 animals from around the world, offering an educational and fun experience for all ages.
- Famous for the Tyler Municipal Rose Garden, the city hosts the annual Texas Rose Festival in October. It is known for its beautiful, tree-lined streets, specifically during the spring azalea and dogwood blooms.
- A major medical center employing over 25,000 people. It acts as a hub for retail in East Texas.
- The University of Texas at Tyler offers over 80 undergraduate and graduate degree programs and boasts an enrollment of nearly 10,000 students.

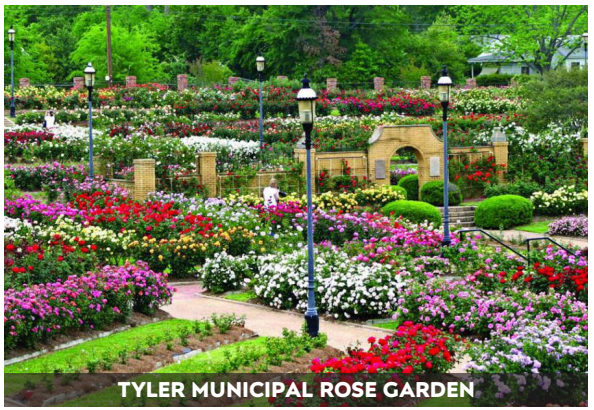
ECONOMY

- Multiple distribution centers reside in the Tyler area, utilizing Interstate 20 for access to Dallas-Fort Worth and Shreveport. Logistics firms here include the ABC Supply Co. and Atwood Distributing.
- The metro is also home to numerous manufacturing businesses and houses facilities for McWane, Inc., Trane and Cavender's, among others.
- The energy sector plays a role in Tyler as well. Delek US Holdings runs an oil refinery in the market as part of a wider fuel network that extends into Louisiana, Alabama and Tennessee.
- Another major Tyler employer is Brookshire Grocery Co., which operates brands like Brookshire's, Super 1 Foods and Spring Market. Nearly 1,600 people work for the firm locally.


UNIVERSITY OF TEXAS AT TYLER



CALDWELL ZOO


TYLER MUNICIPAL ROSE GARDEN

DEMOGRAPHICS

POPULATION	1-MILE	5-MILE	10-MILE
2010 Population	2,329	42,913	141,280
2020 Population	2,660	45,854	156,584
2024 Population	2,890	49,633	167,592
2029 Population	2,916	50,120	170,376
HOUSEHOLDS			
2010 Households	847	15,193	53,932
2020 Households	967	16,555	60,257
2024 Households	999	17,142	62,909
2029 Households	1,015	17,450	64,287
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	66.9%	51.1%	54.0%
2020 Owner Occupied Housing Units	63.3%	50.4%	52.6%
2024 Owner Occupied Housing Units	64.1%	50.4%	52.9%
2029 Owner Occupied Housing Units	64.2%	50.4%	53.0%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	22.8%	37.8%	36.7%
2020 Renter Occupied Housing Units	28.1%	39.6%	38.0%
2024 Renter Occupied Housing Units	27.4%	39.6%	37.8%
2029 Renter Occupied Housing Units	27.3%	39.6%	37.7%
AVERAGE HOUSEHOLD INCOME	**$68,049**	**$67,188**	**$89,121**

AREA SNAPSHOT

$49,443
POPULATION (10-MILE)

201,317
DAYTIME POPULATION (10-MILE)

1.8%
POPULATION GROWTH (2024-2029)

$89,121
AVERAGE HOUSEHOLD INCOME (10-MILE)