

MATTHEWS™



JIFFY LUBE
4233 S 31st St | Temple, TX 76502

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



Jack Kulick

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License No. 02126798 (CA)

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Patrick Graham
Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

Jack Kulick (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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PROPERTY OVERVIEW

Jiffy Lube

4233 S 31st St Temple, TX 76502



INVESTMENT HIGHLIGHTS

Property Highlights

- **Listed for \$1,383,000** yielding a cap rate of 5.35%.
- **Abs. NNN Lease** offers a passive ownership structure for any investor.
- **Rent Increases** – 10% increases every 5 years provide an effective hedge against inflation, preserving and growing income over the lease term.
- **Long Term Lease** of 12+ years provides strong security of income.
- **Temple, TX** – A growing Central Texas market with a strong and diverse economic base anchored by Baylor Scott & White Medical Center, one of the largest employers in the region, providing a stable consumer base with consistent demand for essential automotive services.
- **Ecommerce & Recession-Proof Investment** – Quick lube is an essential, in-person automotive service not replicable online and historically resilient across economic cycles.
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule. **Consult your tax or accounting professional for more information.
- **Income Tax-Free State** of Texas.
- **Recent Lease Extension & Long-Term Operating History** demonstrate tenant's commitment to the location
- **Cheaper Rent** compared to Jiffy Lube's national average improves the tenant's profitability and likelihood of renewal.



Baylor Scott & White Medical Center — Temple
±640 Beds

H-E-B **BEALL'S**
Live Life Local

KOHL'S **DOLLAR TREE**

Starbucks **WHATABURGER** **SUBWAY**

Temple Mall

FLOOR DECOR **Dillard's** **JoJo's**

MEGA FURNITURE
We Make the Furniture You Make the Frame!



Oaks Apartments
±100 Units

ALDI

WELLS FARGO **BANK OF AMERICA** **McDonald's**

Chick-fil-A **DQ** **TAKE 5**

Walmart
Supercenter

LOWE'S

sam's club

Academy
SPORTS+OUTDOORS

Hearing Brain
Centers of America

CareAge HomeCare

Canyon Creek Townhomes
±200 Units

Advance Auto Parts

Auto Zone

Canyon Creek Dr

Goodwill

7 ELEVEN

Raintree Apartments
±164 Units

S 31st St ± 33,300 VPD

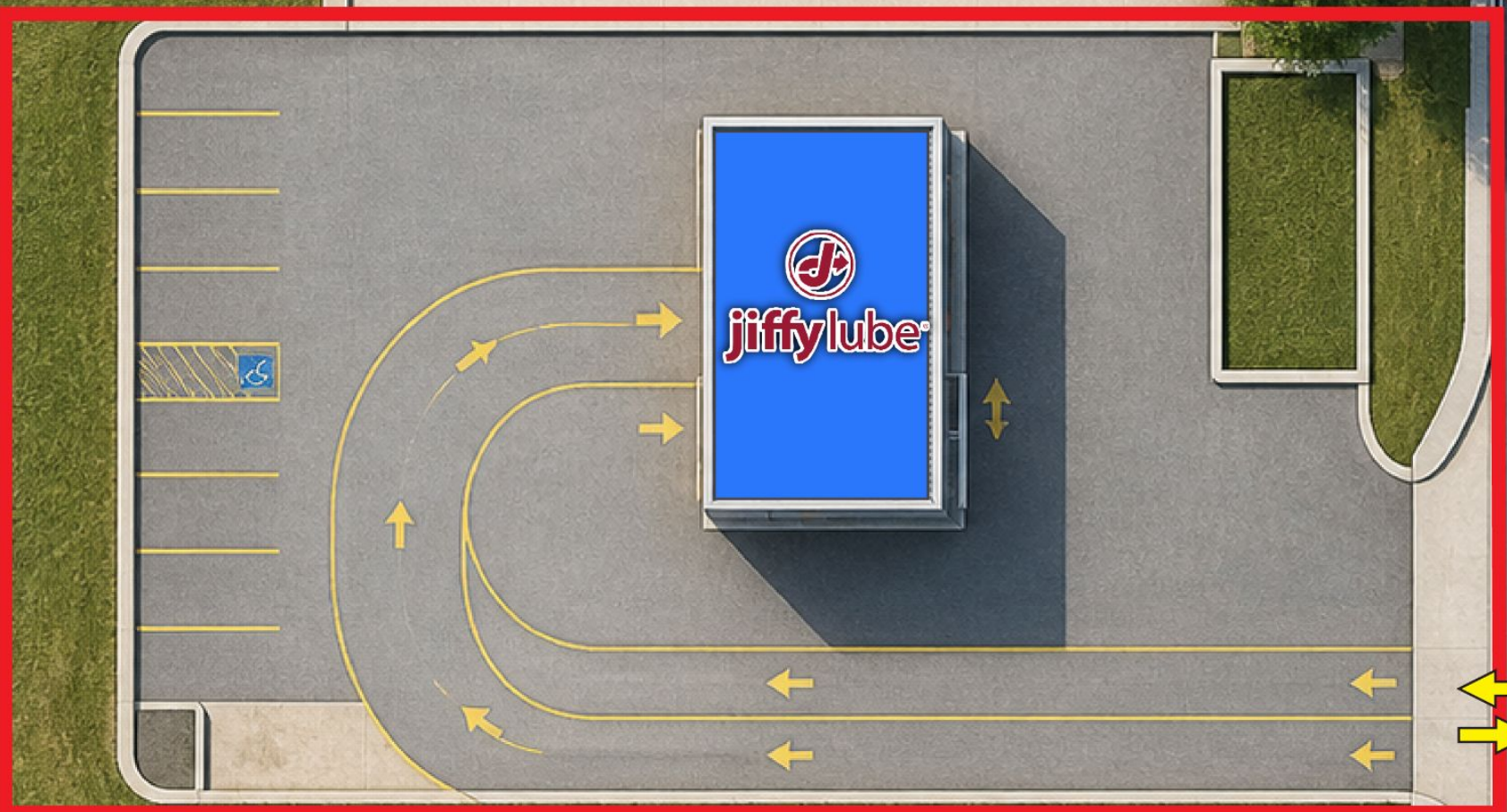


brakes plus

jiffy lube
Subject Property



S 31st St ± 33,300 VPD





ROWAN DIGITAL INFRASTRUCTURE

Backed By Blackstone, **The Largest Alternative Asset Manager In The World**

Temple, TX – Institutional Capital Fuels A High-Growth I-35 Market

Temple is one of Central Texas' fastest-growing markets, strategically positioned along the I-35 corridor approximately 65 miles north of Austin. In May 2026, Blackstone-backed Rowan Digital Infrastructure secured nearly \$3 billion in construction financing—the largest in the company's history—for a 300MW, 700-acre hyperscale data center campus located roughly four miles from the subject and leased long-term to a global technology company. As the first of three planned campuses, the project establishes Temple as an emerging AI/cloud infrastructure and data center hub between Austin and DFW.

The investment adds to a growing wave of capital entering the market, including Sesajal's \$30 million U.S. manufacturing facility announced in 2026, while the city is projected to add approximately 30,000 residents over the next nine years. Together, these trends support sustained job creation, capital investment, household formation, and long-term growth in consumer spending, providing durable tailwinds for service-retail demand throughout the trade area.



±6.8 Miles From Subject Property



±6.8 miles

Jiffy Lube

4233 S 31st St
Tempe, TX 76502



±1,519 SF
GLA

2005
Year Built

\$62.87
Land Price/SF

±0.51 AC
Lot Size

PROPERTY PHOTOS



FINANCIAL OVERVIEW

Jiffy Lube

4233 S 31st St Temple, TX 76502



FINANCIAL SUMMARY

\$1,383,000



List Price

\$62.87

Land Price/SF

5.35%

Cap Rate

±0.51 AC

Lot Size

Property Summary

Property Name:	Jiffy Lube
Address:	4233 S 31st St
City:	Temple
State:	TX
Zip:	76502
Bldg SF:	±1,519
Lot Size (AC):	±0.51
Lot Size (SF):	±21,998
Year Built:	2005

Lease Summary

Tenant:	Jiffy Lube
Operator:	Team Car Care (400+)
Ownership:	Fee Simple
Lease Type:	NNN
Years Remaining:	±12.00
Rent Increases:	10% every 5
Options to Renew:	Four, 5-year
*LL Responsibilities:	None

Rent Schedule

Term	Years	NOI/yr	NOI/mth	Yield
Base Term	12	\$74,000	\$6,167	5.35%
	11	\$74,000	\$6,167	5.35%
	10	\$74,000	\$6,167	5.35%
	9	\$81,400	\$6,783	5.89%
	8	\$81,400	\$6,783	5.89%
	7	\$81,400	\$6,783	5.89%
	6	\$81,400	\$6,783	5.89%
	5	\$81,400	\$6,783	5.89%
	4	\$89,540	\$7,462	6.47%
	3	\$89,540	\$7,462	6.47%
	2	\$89,540	\$7,462	6.47%
	1	\$89,540	\$7,462	6.47%
Option 1	-	\$98,494	\$8,208	7.12%
Option 2	-	\$108,343	\$9,029	7.83%
Option 3	-	\$119,178	\$9,931	8.62%
Option 4	-	\$131,096	\$10,925	9.48%

TENANT SUMMARY

Year Founded
1979

Headquarters
Houston, Texas

Ownership Status
Subsidiary of Monomoy
Capital Partners

Employees
2,800+

Locations
2,000+

Credit Rating
A+ (S&P)

Annual Revenue
\$480 million



Tenant Overview

Jiffy Lube is a nationally recognized quick-service automotive maintenance brand with a strong market presence and enduring brand equity. As a subsidiary of Monomoy Capital Partners, Jiffy Lube benefits from the stability and infrastructure of a global energy and lubricants leader while operating through a dense network of service-centers that cater to repeat, recurring demand — a highly attractive model for retail/investment real-estate ownership.

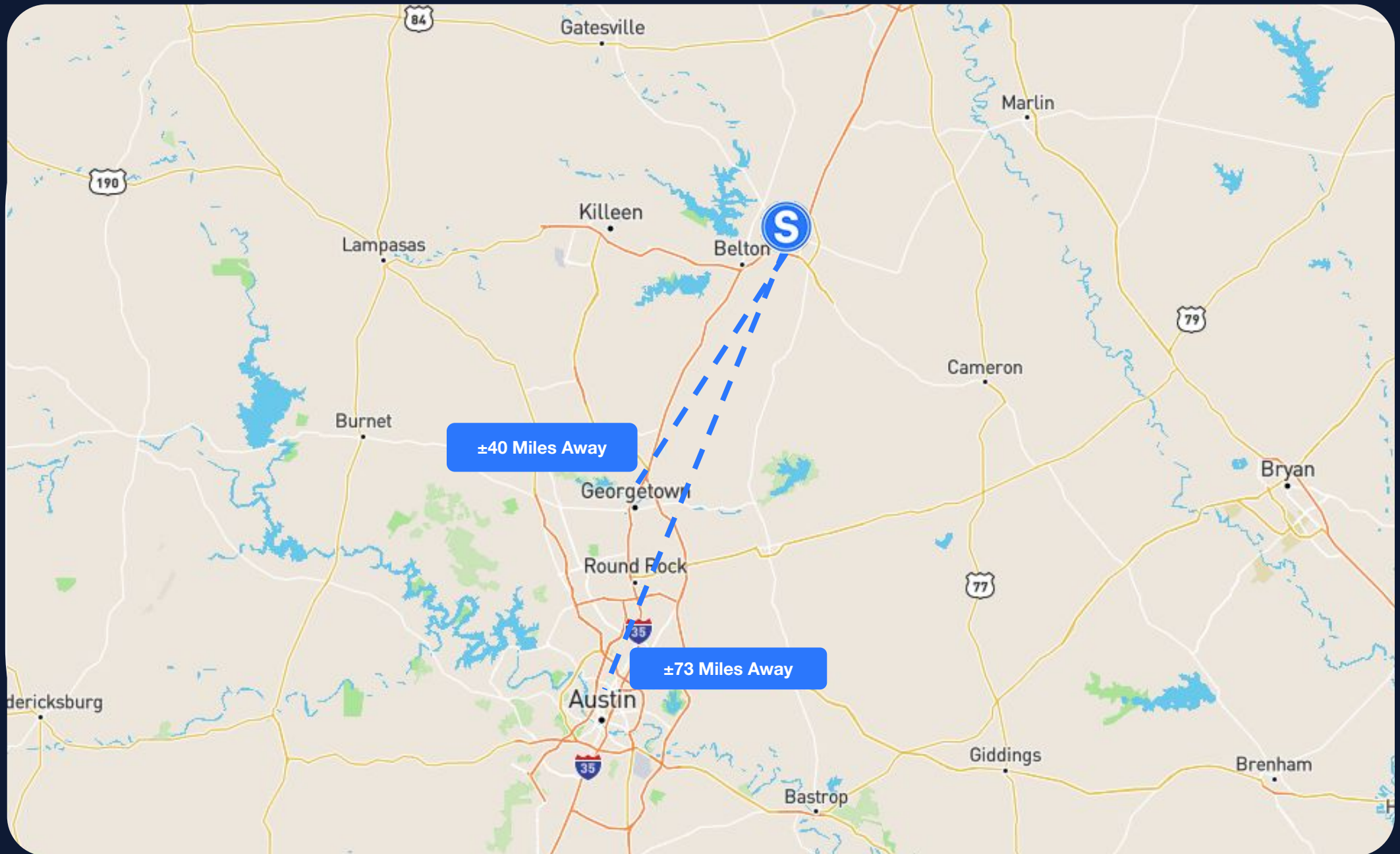
Why Invest in Jiffy Lube?

- **Established Brand & Scale:** With a network exceeding 2,000 locations and millions of annual customer transactions, Jiffy Lube delivers a proven platform for real-estate operators seeking a reliable tenant.
- **Recurring Demand & Defensive Service Model:** As vehicles require ongoing maintenance and oil changes regardless of economic cycles, Jiffy Lube's service model offers stable demand, advantageous for net-lease property underwriting.
- **Franchise-Model Ownership with National Backup:** While individual centers are locally franchisee-owned, Jiffy Lube brands and supports the network via Shell's resources. This structure helps reduce franchisee concentration risk while retaining brand control.
- **Strategic Expansion & National Footprint:** Ongoing growth initiatives and representation in virtually all U.S. states bolster geographic diversification and provide multiple site-selection opportunities for real-estate.
- **Modernization & Service Diversification:** Beyond oil changes, many centers increasingly offer preventive maintenance services, appealing to broader vehicle care needs and rising customer lifetime value.
- **Net-Lease Friendly Tenant:** The business model is well-suited to single-tenant net-lease properties — relatively low on-site staff, limited customer parking/traffic complexity, and consistent service hours — reducing landlord operational risk.

MARKET OVERVIEW

Jiffy Lube

4233 S 31st St Temple, TX 76502



Temple, TX

Market Demographics

96,267
Total Population

\$68,204
Median HH Income

34,514
of Households

61.9%
Employment Rate

33.8
Median Age

Local Market Overview

Temple, Texas is a fast-growing Central Texas market positioned along the I-35 corridor between Austin and Waco, benefiting from strong population gains, affordable household formation, and expanding regional employment. The city’s population is estimated at 96,267, up 17.1% from its 2020 base, with median household income of \$68,204 and 34,514 households supporting steady demand for neighborhood services, convenience retail, and automotive uses.

Temple’s retail fundamentals are supported by medical, logistics, manufacturing, military-adjacent, and regional service-sector demand. Baylor Scott & White Medical Center, McLane Company, Wilsonart, H-E-B distribution, and major industrial investments reinforce daily traffic patterns, while I-35 access and continued population growth strengthen the case for needs-based retail and auto-service tenancy.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,427	49,893	86,848
Current Year Estimate	11,723	46,052	81,653
2020 Census	10,775	41,869	74,344
Growth 2020-Current Year	8.80%	9.99%	9.83%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,498	22,131	36,820
Current Year Estimate	5,087	20,033	34,038
2020 Census	4,514	17,277	30,001
Growth 2020-Current Year	12.69%	15.95%	13.46%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$96,553	\$94,217	\$93,296

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4233 S 31st St, Temple, TX, 76502** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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