



5440 Atascocita Road

Humble, TX 77346

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Christian Becker

Senior Associate

(512) 430-4466

Christian.Becker@matthews.com

License No. 794055 (TX)

Patrick Graham

Broker of Record

License No. 528005 (TX)

Firm Lic No. 9005919 (TX)

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Property Overview



5440 Atascocita Road Humble, TX 77346



Investment Highlights

Property Highlights

- **Houston, TX MSA** – This CVS is located in Humble, TX, a major retail and residential suburb within the Houston metropolitan area, the fourth-largest city in the United States and one of the nation's most economically diverse MSAs. The Houston MSA is home to approximately 7.8 million residents and benefits from a deep employment base anchored by energy, healthcare, logistics, and manufacturing, as well as its role as a global port and distribution hub. Baytown functions as a major employment and population center within the MSA, supported by its proximity to the Port of Houston, a strong industrial and petrochemical job base, and continued residential growth driving long-term retail demand.
- **Ranked Among America's Fastest-Growing Suburbs** – The Property is strategically positioned within one of the nation's most active growth markets. Atascocita ranked #2 nationally among America's fastest-growing suburbs in 2025, with the broader Lake Houston trade area — encompassing Humble, Atascocita, and Kingwood — growing 12.1% over five years to over 320,000 residents. That momentum is drawing institutional capital: Read King Properties is delivering a \$60 million H-E-B-anchored mixed-use development featuring 336 apartments and four speculative retail buildings, a \$36.2 million 160-unit build-to-rent community is slated for Q3 2026 delivery, and national retailers including PNC Bank, Panda Express, and Dave's Hot Chicken are all scheduled to open within the submarket by Q4 2026.
- **Affluent Community** – This CVS serves the high-income community of Humble, located in Houston's northeast suburbs near Lake Houston, where the average household income within a 3-mile radius exceeds \$155,000, supporting strong consumer spending, durable retail demand, and long-term tenant stability.
- **High-Visibility Location** – Strategically situated at a signalized intersection with exposure to a combined 41,000 vehicles per day, this CVS benefits from exceptional visibility and consistent drive-by traffic.
- **Assisted Living Adjacent** – The Property is strategically positioned within a healthcare-oriented trade area with a strong surrounding senior population. Directly across the street are Riverbrook Village Apartments, a 110-bed senior living community, and The Bradford at Cottage Grove, a 16-bed memory care facility. Additionally, Eagle Springs Senior Living and Wentworth Senior Apartments — totaling approximately 227 senior housing units combined — are located within 0.6 miles of the Property. The surrounding concentration of assisted living, memory care, and age-restricted housing reinforces CVS's role as a primary neighborhood pharmacy destination.
- **Income Tax-Free State** – Texas boasts one of the nation's most attractive tax climates, being one of only nine states nationwide with no state income tax.
- **Investment Grade Credit Tenant** – The lease is guaranteed by CVS Health Corporation, the top Fortune 500 pharmaceutical and health service company ranking #6, and boasting an S&P credit rating of BBB+ with a \$96 billion market cap. In economic downturns, investment-grade credit tenants outperform their less creditworthy peers as investors prioritize safety and liquidity.



Atascocita Commons



TARGET
KOHLS
SEPHORA
DICK'S SPORTING GOODS
petco
STARBUCKS

Walmart Supercenter

Top 15% of National Locations
Source: AlphaMap



LOWE'S

TX #1 Grocery Store



H-E-B

Atasca Oaks



ALDI
DOLLAR TREE
McDonald's
Denny's
SPEC'S
WINES • SPIRITS • FINER FOODS



Atascocita High School
±3,800 Students | ±2 Miles Away



Texas Children's Hospital
Specialty Care



Riverbrook Village Apartments
Senior Living Apartments | ±110 Units

Assisted Living
THE BRADFORD GROVE COTTAGE



Timberwood Middle School
±1,060 Students



Bahama BUCK'S
Original Shaved Ice Company



Texas Children's Pediatrics



Kids R Kids
Learning Academy



CVS pharmacy®
Subject Property

Atascocita Rd ± 29,370 VPD

Timber Forest Dr ± 12,900 VPD

Hospital
±485 Beds | ±650 Employees
±8 Miles Away



HCA Houston Healthcare®



Culver's
FRESH CUSTARD BUTTERBURGER®



ACE Hardware

Timber Forest Dr ± 12,900 VPD



NW



 **CVS**
pharmacy®

Subject Property



5440 Atascocita Road
Humble, TX 77346

±10,915 SF
GLA

2002
Year Built

±41,000
Vehicles Per Day (Intersection)

Absolute NNN
Lease Type

±2.06 AC
Lot Size



Financial Overview



5440 Atascocita Road Humble, TX 77346



Financial Summary

\$3,617,244

List Price

8.25%

Cap Rate

\$298,422.60*

NOI

±2.06 AC

Lot Size

Property Details

Tenant	CVS Pharmacy
Parcel Number	1231630010004
Store Number	#5328
Type of Ownership	Fee Simple
Lease Guarantor	CVS Corporation
Lease Type	Absolute NNN
Roof and Structure	Tenant's Responsibility
Lease Expiration Date	1/31/2028
Term Remaining	±1.66 Years
Rental Escalations	See Schedule
Remaining Options	Ten, 5-Year

Annualized Operating Data

Term	Dates	Annual Rent	Monthly Rent
Current Term (Rent Holiday Period)	1/31/2028	\$298,422.60*	\$24,868.55*
Option 1	02/01/2028 - 01/31/2033	\$248,981.40	\$20,748.45
Option 2	02/01/2033 - 01/31/2038	\$248,981.40	\$20,748.45
Options 3 - 10: 5 Yrs. Each	02/01/2038 - 01/31/2078	FMV	FMV

*Deal is currently in the rent holiday period



TENANT OVERVIEW

Year Founded
1963

Headquarters
Woonsocket, RI

Ownership Status
Public

Employees
300,000+

Locations
9,135+

Credit Rating
BBB (Investment Grade)

Annual Revenue
\$373 Billion



Tenant Overview

As America's leading health solutions company, they deliver care like no one else can. And they do it all with heart, every day. A purpose-driven company, they're making healthier happen together with millions of patients, members and customers. CVS reaches more people and do more to improve the health of their communities thanks to their local presence, digital channels and dedicated colleagues. They're taking on many of the country's most pressing health care issues, working to deliver the accessible, affordable, human-centered care that Americans want and need.

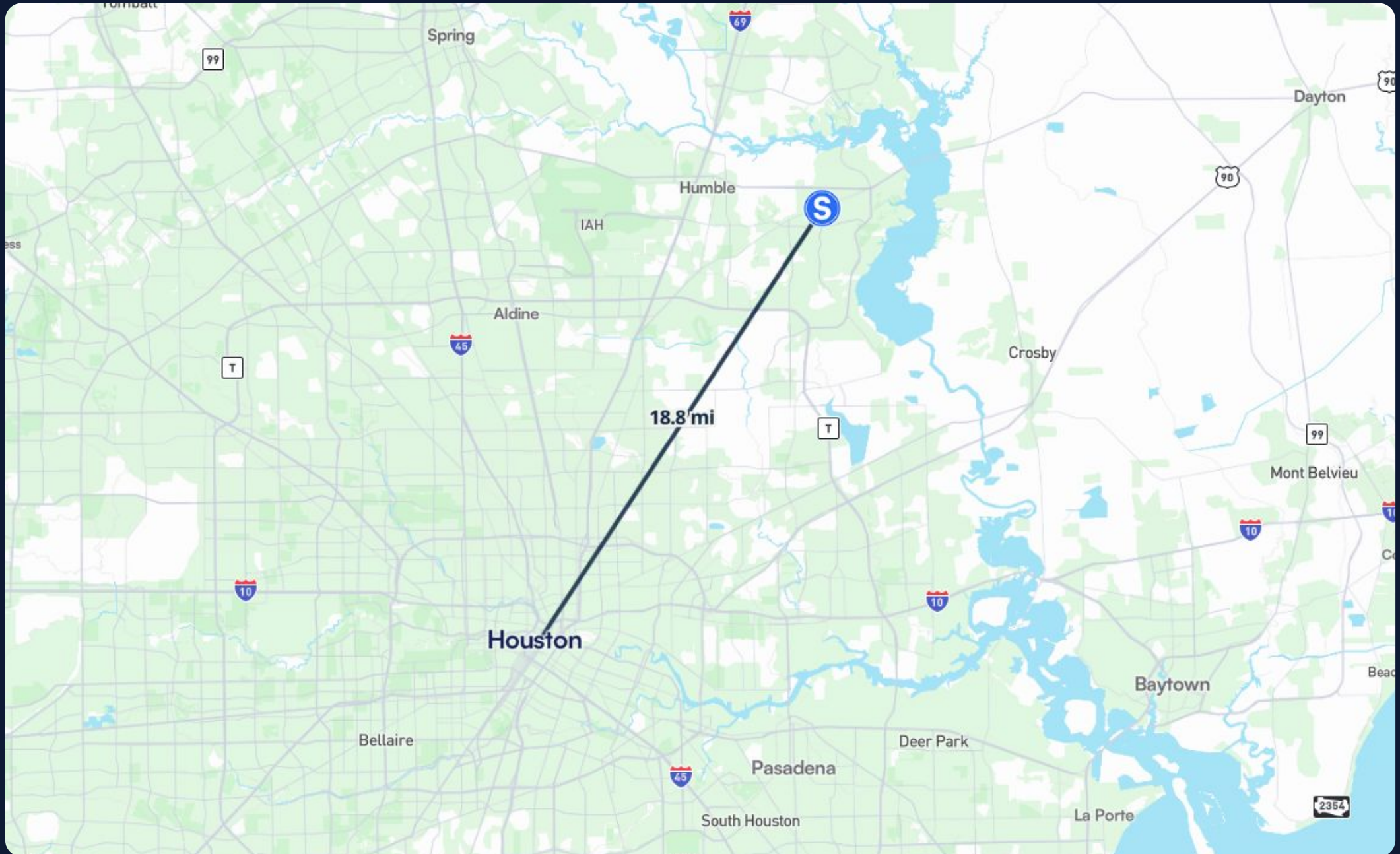
Why Invest in CVS?

- **Integrated Healthcare Model:** CVS Health's vertically integrated platform—including retail pharmacy, health insurance (Aetna), and pharmacy benefit management (Caremark)—positions the company to capture value across the healthcare continuum, enhancing cross-segment synergies and consumer retention.
- **Extensive Retail Footprint:** With over 9,135 locations nationwide, CVS maintains a dominant retail presence that supports high brand visibility, localized healthcare access, and convenience-driven consumer engagement, even as it strategically optimizes its portfolio.
- **Investment-Grade Credit Profile:** Despite industry headwinds, CVS retains a solid investment-grade rating (BBB by both S&P and Fitch), with access to capital markets and prudent balance sheet management, including recent hybrid bond issuance to strengthen credit metrics.
- **Resilient Financial Performance & Dividend Yield:** CVS has consistently outperformed earnings expectations in 2025, with upward EPS guidance revisions and a robust ~4% dividend yield—highlighting strong cash flow generation and shareholder return orientation.

Market Overview



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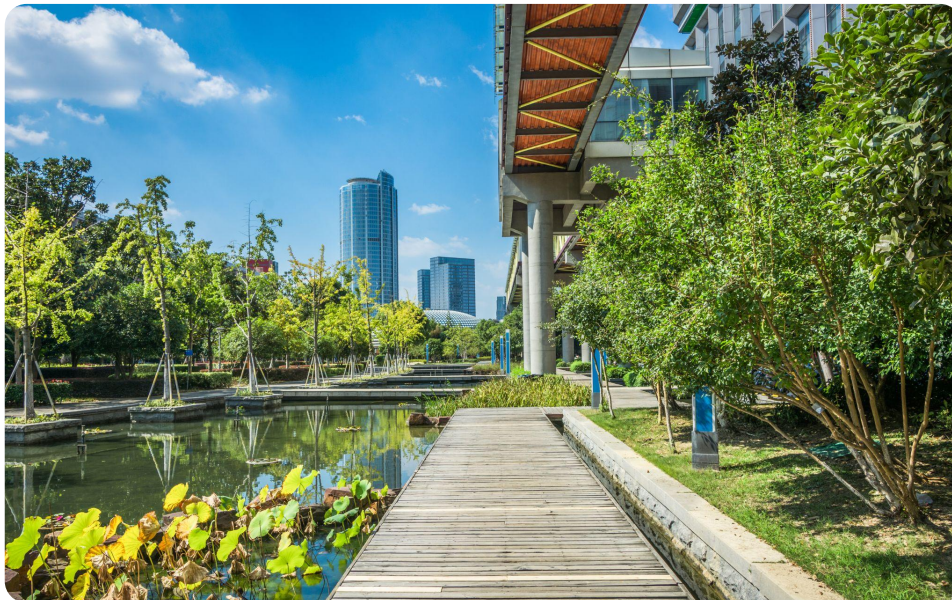


Humble, TX

Local Market Overview

Situated in the city of Humble, Texas, within the broader Houston–The Woodlands–Sugar Land metropolitan area, this location benefits from one of the largest and most economically dynamic regions in the United States. The Houston metro continues to demonstrate long-term economic resilience, supported by a diverse employment base spanning healthcare, energy, logistics, retail, advanced manufacturing, and professional services. Consistent population growth and in-migration trends have contributed to expanding demand for both healthcare and consumer-oriented services across suburban communities such as Humble, where a growing residential population and strong workforce demographics support sustained commercial activity.

The area also benefits from proximity to several established regional healthcare institutions, major retail corridors, and national retailers, creating a strong ecosystem for both medical and consumer-focused businesses. The presence of recognized healthcare operators and established retail anchors enhances the attractiveness of the submarket for physicians, specialty groups, restaurants, service providers, and ancillary healthcare users seeking strategic locations with established customer access and visibility. Additionally, accessibility to major transportation corridors, including U.S. Highway 59/I-69, Beltway 8, and proximity to George Bush Intercontinental Airport, further strengthens regional connectivity and convenience for residents, employees, and visitors.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,647	98,059	194,863
Current Year Estimate	16,767	91,495	183,019
Growth Current Year-Five-Year	5.25%	7.17%	6.47%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,729	31,740	67,257
Current Year Estimate	5,435	29,564	62,834
Growth Current Year-Five-Year	5.41%	7.36%	7.04%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$135,834	\$155,887	\$143,631

Houston, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

Total Population

2.3 Million

Median HH Income

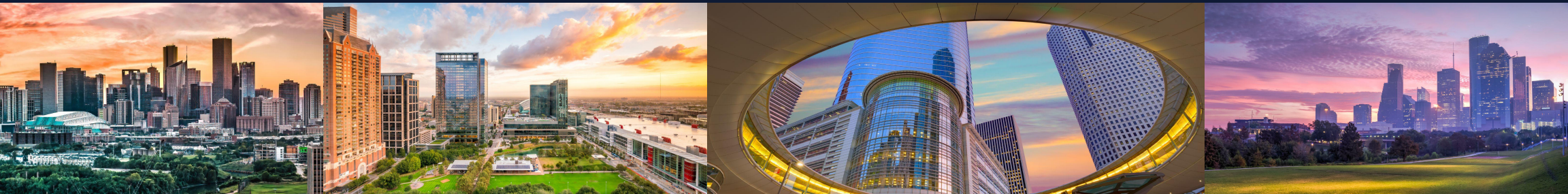
\$64,813

Annual Visitors

53.9 Million

GDP

\$697+ Billion



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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 5440 Atascocita Road, Humble, TX, 77346 ("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:
 - 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.

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
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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