O'Reilly Auto Parts

115 N University Ave | Lubbock, TX 79415

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Kevin McKenna
VP & Associate Director
(214) 295-6517
Kevin.McKenna@matthews.com
License No. 742093 (TX)

Drew Boroughs
Vice President
(214) 295-2790
drew.boroughs@matthews.com
License No. 726278 (TX)

Luke Ingram
Associate
(432) 224-0143
luke.ingram@matthews.com
License No. 848016 (TX)

Patrick Graham
Broker of Record
License No. 9005919 (TX)
Firm Lic. No.: 9005919 (TX)

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Investment Overview

Property Highlights

- **Texas Tech University Adjacent:** The subject property is located ½ mile from the Jones AT&T Stadium and Texas Tech campus. The university is home to ±34,000 undergraduate students and over 42,000 total students.
- **Recent Extension:** O'Reilly just recently exercised a 5-year lease renewal with zero rent concessions.
- **Brand New Roof:** The property comes with a brand new TPO roof installed in late 2025. Including a 20-year material warranty and 5-year labor warranty.
- **Seasoned Location:** Formerly operating as an independent CARQUEST since 1986, O'Reilly Auto Parts purchased the business in 2016/2017 and the location has been operated as Auto Parts retailer for 40 consecutive years.
- **B2B Synergy:** The property is surrounded by over 15 local automotive related businesses, positioning the O'Reilly Pro division to gain a strong share of the local market.
- **Income Tax Free State:** Texas is one of nine income tax-free states, positioning this investment as a unique opportunity for qualified investors.
- **Strong Demographics:** The 5-mile surrounding area features over 150,000 residents with an average household income of ±$74,500, ideal O'Reilly Auto Parts DIY customers.
- **Best in Class Tenant:** O'Reilly Automotive (NASDAQ: ORLY) is the largest Auto Parts retailer in America with a market cap of ±$75B and Investment grade Credit Rating of BBB from S&P Global Ratings. The company operates over 6,500 locations across the United States, Puerto Rico, Mexico and Canada with an expected 225-235 new stores set to open in 2026.

N
Indiana Village Apartments
±288 Units
Wolffarth Elementary
±283 Students
Western Collision Center
Sysco At the heart of food and service
Warehouse
±350 Employees
± 50,500 VPD
27
RNR Tire Express
Cavazos Middle School
±382 Students
The Rawls Course
Golf Course
O'Reilly Auto Parts
Subject Property
Amigos
Chaparral Motors Since 1970
The Edge Lubbock Apartments
±205 Units
The Carlton House Apartments
±205 Units
Residence Inn by Marriott
Panda Express
Wienerschnitzel
Chick-fil-A
Pilot
± 37,320 VPD
82
CHASE
Whataburger
Chipotle Mexican Grill
Mister Car Wash
N University Ave ± 27,700 VPD
Walmart Supercenter
Top 12% of National Locations
Source: AlphaMap
Downtown
Texas Tech University
Texas Tech University
±42,500 Students | ±9,000 Employees
Raising Cane's Chicken Fingers
Torchy's Tacos
Braum's
Discount Tire
Cavender Lexus of Lubbock
Lubbock High School
±1,927 Students
Murphy USA


N
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
N University Ave ± 27,700 VPD

115 N University Ave
Lubbock, TX 79415

±11,540 SF
GLA

1978/2016
Year Built/Renovated

±27,700 VPD
N University Ave

±0.51 AC
Lot Size

NN
Lease Type

Financial Summary

$2,000,000	5.80%	$173.31	$115,955.40
List Price	Cap Rate	Price Per SF	Annual Rent

Property Details

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Rent Commencement Date	7/12/2016
Lease Expiration Date	8/31/2031
Term Remaining on Lease	±5 Years
Increase	6% Starting Each Option
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases
Current	**$9,662.95**	**$115,955.40**	**-**
Option 1	$10,242.74	$122,912.88	6.00%
Option 2	$10,857.30	$130,287.60	6.00%
Option 3	$11,508.73	$138,104.76	6.00%

Maintenance Obligations

Roof	Landlord
Structure	Landlord
Foundation/Slab	Landlord
HVAC	Landlord
Parking Lot	Landlord
Property Taxes	Tenant
Utilities	Tenant
Insurance	Tenant

Tenant Overview

Year Founded
1957

Headquarters
Springfield, MO

Ownership Status
Publicly Traded (NASDAQ: ORLY)

Employees
±90,000

Locations
±6,500

Owner
Shareholders

Bridgestone Credit Rating
S&P BBB+, Moody's Baa1

Tenant Overview

O'Reilly Automotive, Inc., founded in 1957 and headquartered in Springfield, Missouri, is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company serves both professional service providers and do-it-yourself customers, offering a wide assortment of products including replacement parts, maintenance items, and performance accessories. With more than 6,500 locations across 48 states and expanding operations in Mexico, O'Reilly has built a reputation for superior customer service, reliable product availability, and efficient supply chain operations. The company's long-standing commitment to operational excellence and customer focus has positioned it as a leader in the automotive aftermarket industry.

Why Invest in O'Reilly Auto Parts?

- **Strong Market Leadership:** O'Reilly ranks among the largest automotive aftermarket retailers in the U.S., with a growing store base and an expanding international footprint.
- **Consistent Financial Performance:** The company has a proven track record of revenue growth, profitability, and shareholder returns, supported by its scale and efficient operations.
- **Defensive Industry Fundamentals:** Automotive parts and maintenance demand is recurring and non-discretionary, providing stability even in fluctuating economic environments.
- **Strong Distribution Network:** O'Reilly's extensive distribution system ensures efficient product flow and strong in-stock positions, enhancing customer loyalty and repeat business.
- **Investment-Grade Strength:** With credit ratings of S&P BBB+ and Moody's Baa1, O'Reilly offers investors confidence in its financial stability and long-term creditworthiness.
- **Trusted Brand & Service Model:** Known for its knowledgeable team members and customer-first service approach, O'Reilly has built a strong brand reputation that resonates with both professional and DIY customers.

Lubbock, TX

Market Demographics

272,000
Total Population

135,000
Employed Population

Local Market Overview

Lubbock continues to offer a balanced housing environment supported by steady population growth, a diverse employment base, and strong affordability compared to larger Texas markets. The presence of Texas Tech University, along with the healthcare and agricultural sectors, plays a major role in sustaining consistent housing demand and overall market stability.

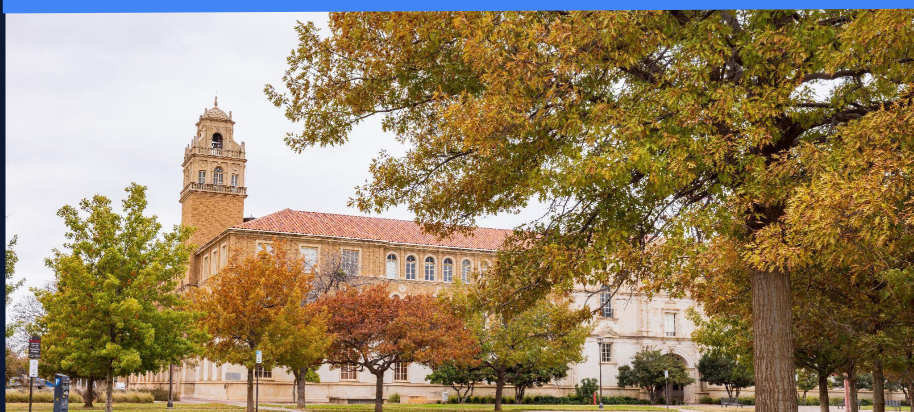
Retail activity in Lubbock remains resilient, with continued interest in both new development and redevelopment projects. Grocery-anchored centers, quick-service restaurants, and experiential retail concepts have performed particularly well, reflecting shifting consumer preferences toward convenience and experience-based spending. Additionally, the student population contributes significantly to retail demand, supporting dining, entertainment, and lifestyle-oriented businesses.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,401	64,558	150,794

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,303	23,299	57,862

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$43,078	$67,902	$74,581

Texas Tech University



32,500+
Undergraduates Students

8,100+
Graduate Students

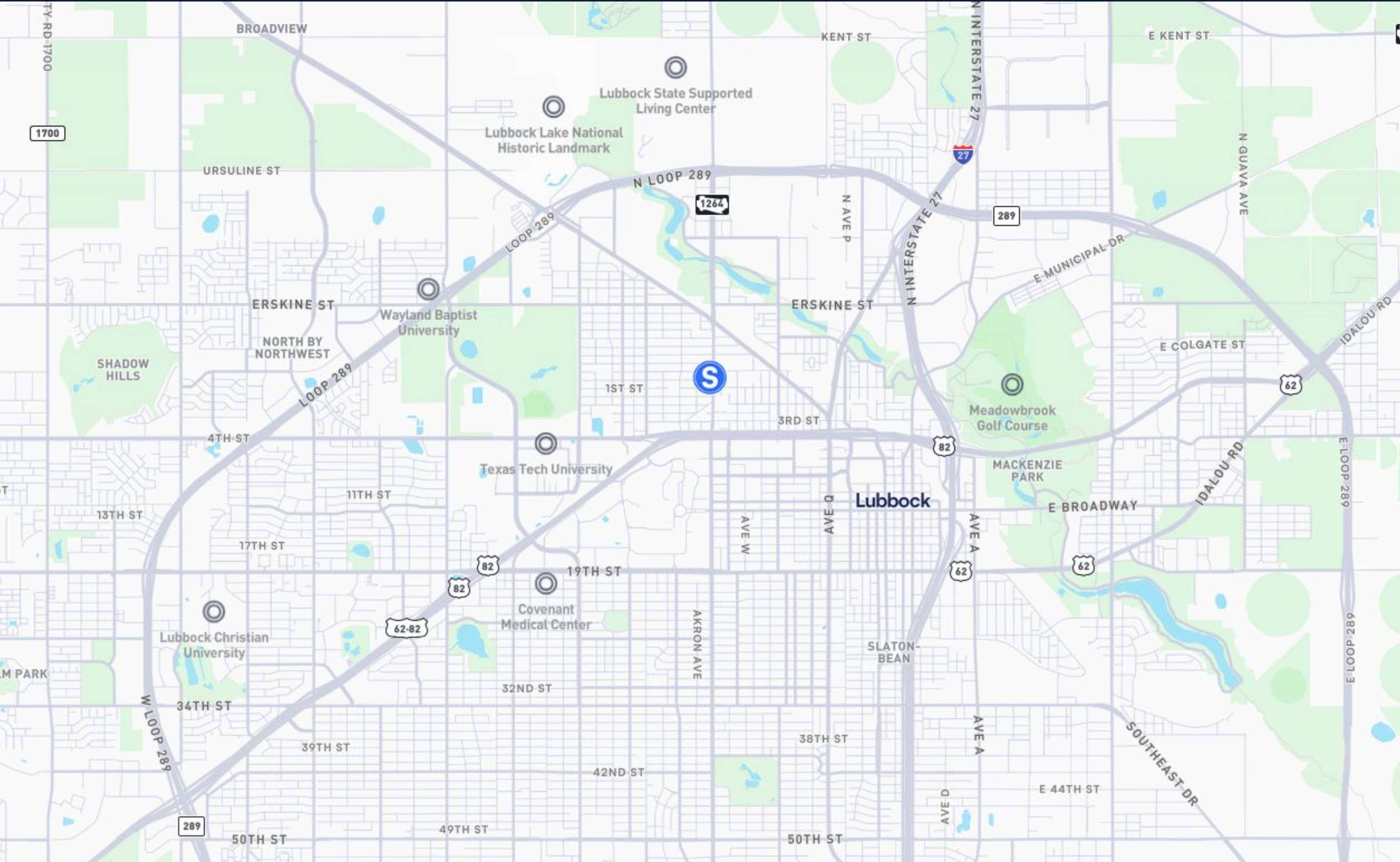
Texas Tech University

Texas Tech University is a large public research university located in Lubbock, Texas, and was established in the early twentieth century. It has grown into a major institution that serves a diverse student population and offers a wide variety of academic opportunities. The university includes multiple colleges that provide programs in fields such as engineering, business, agriculture, communications, health sciences, education, and the arts. It is recognized for its strong emphasis on research and innovation, contributing to important developments in areas like energy, environmental science, and cybersecurity.

The campus is known for its distinctive Spanish Renaissance-style architecture, with red tile roofs and open spaces that give it a cohesive and traditional look. Students often describe the environment as welcoming, with a strong sense of community and school pride. Lubbock itself has a college-town atmosphere, offering a mix of entertainment, dining, and cultural activities, while also maintaining a relatively affordable cost of living compared to many other university cities.

Student life at Texas Tech is active and engaging, with numerous organizations, clubs, and events that allow students to get involved and build connections. Greek life, intramural sports, and campus traditions all play a role in shaping the student experience. Athletics are also an important part of the university's identity, with the Red Raiders and Lady Raiders competing at a high level and drawing strong support from students and alumni.

Lubbock Market Map



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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 115 N University Ave, Lubbock, TX, 79415 ("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.

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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.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

	License No.	Email	Phone
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

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Buyer/Tenant/Seller/Landlord Initials Date