HUNGRY PIG CAPITAL GROUP

# New 20-Year Absolute NNN Lease Truck Stop with Diesel

1125 TX-243, Canton, TX 75103

## Gas Station Sale-Leaseback Opportunity

Offering Memorandum

**New Construction (2026) | Gas & Convenience Store $96,380 Household Incomes (5-Mile) | Bonus Depreciation Eligible**


MATTHEWS™

## Exclusively Listed By

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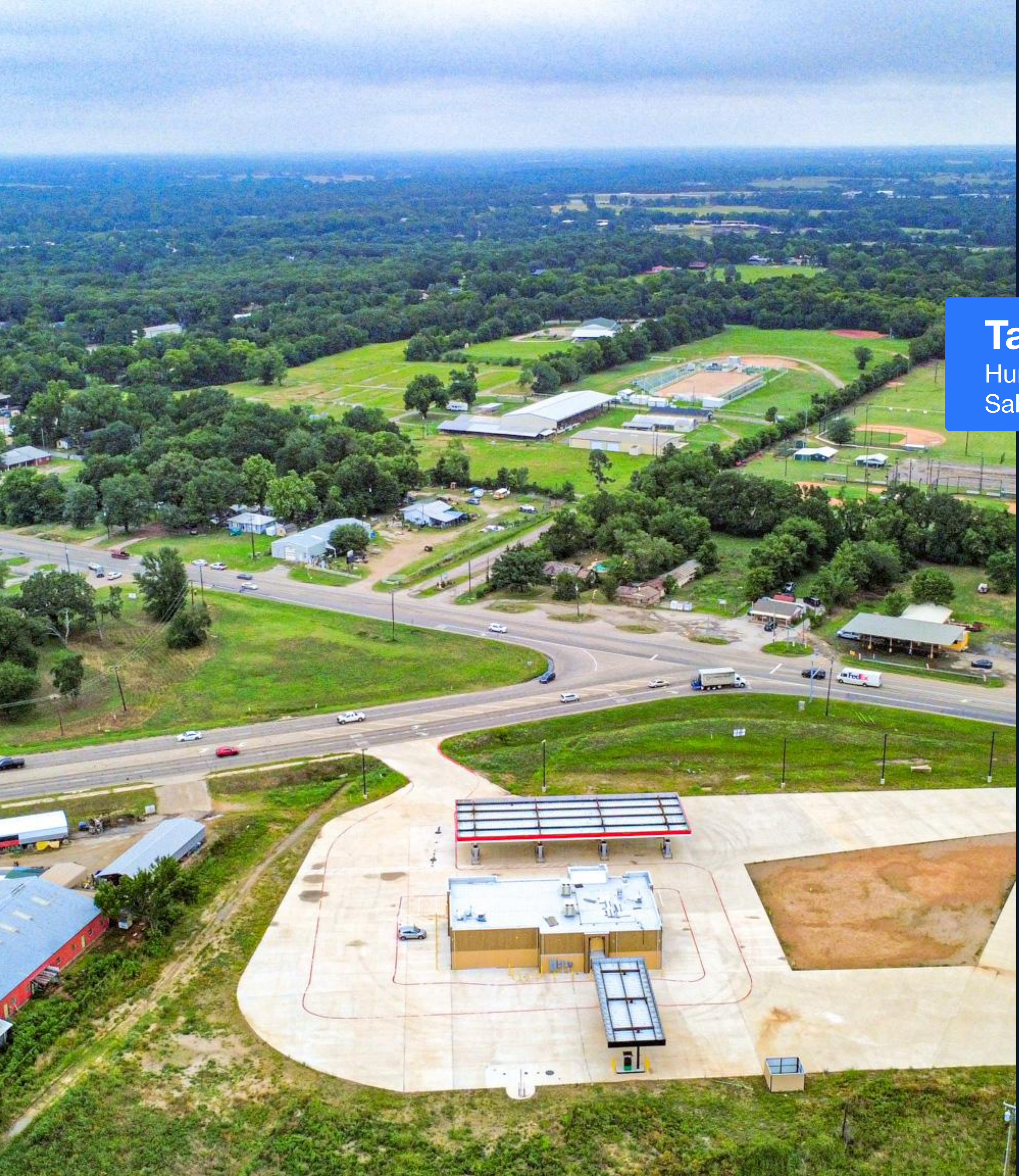

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Sale-Leaseback

# Property Overview

**Hungry Pig Capital**
**Sale-Leaseback**
1125 TX-243 Canton, TX 75103

# Executive Summary

| | | | |
|---|---|---|---|
| **$7,250,000** | **2026** | **±4,969 SF** | **±6.2 AC** |
| List Price | Year Built | GLA | Lot Size |

**The Opportunity**

Matthews™ is pleased to present 1125 TX-243, a newly constructed 2026 Exxon-branded truck stop and convenience store in Canton, Texas, which offers a 20-year sale-leaseback with three five-year options and zero landlord responsibilities. Contractual 10% rent increases every five years grow the yield on basis from 6.50% at closing to 8.65% by Year 20, providing durable income growth and inflation protection.

Located at the TX-243/Hwy 64 split near the I-20 corridor, the property benefits from regional freight traffic, limited immediate competition, and demand generated by First Monday Trade Days, which attracts up to 100,000 visitors monthly. Strong population growth and average household income above $96,000 within five miles further support the location's long-term fundamentals.

# Investment Highlights

### Brand-New 20-Year Sale-Leaseback

Hungry Pig Capital Supply Co. will sign a full 20-year primary term at commencement, with three 5-year options extending exposure to 35 years. Tenant carries roof and structure, zero landlord responsibilities from day one.

### Commercial Fueling Lane

This location has 8 MPDS and a high-speed diesel terminal.

### 10% Rent Bumps Every Five Years

Rent escalates 10% every five years through the primary term and all three options. Yield on basis climbs from 6.50% at close to 8.65% by Year 20 and 11.52% in the final option period, built-in hedge against inflation with no renegotiation risk.

### New 2026 Construction

±4,969 SF truck stop and convenience store on ±6.2 acres, delivered new with an active Exxon-branded fuel supply contract in place. No deferred maintenance, no near-term capital events, fee simple ownership. The pad site will be a sit-down restaurant in the future.

### Irreplaceable Corner at the TX-243 / Hwy 64 Split

Hard-corner site with full concrete truck circulation, a dedicated diesel canopy, and an undeveloped pad area for future expansion. No immediate competing fuel or truck stop facility.

# Investment Highlights

### First Monday Trade Days

The largest and oldest continually operating flea market in the United States, 400+ acres, 5,000+ vendors, and up to 100,000 visitors over four days every single month, drawing from Texas, Louisiana, and Oklahoma. Recurring fuel, food, and convenience demand that dwarfs Canton's resident base.

### I-20 Corridor Between Dallas and Tyler

Canton is the county seat of Van Zandt County, roughly an hour east of Dallas on one of East Texas' busiest freight and passenger routes running DFW–Tyler–Shreveport. Used as a route by truckers who are looking to refuel or rest.

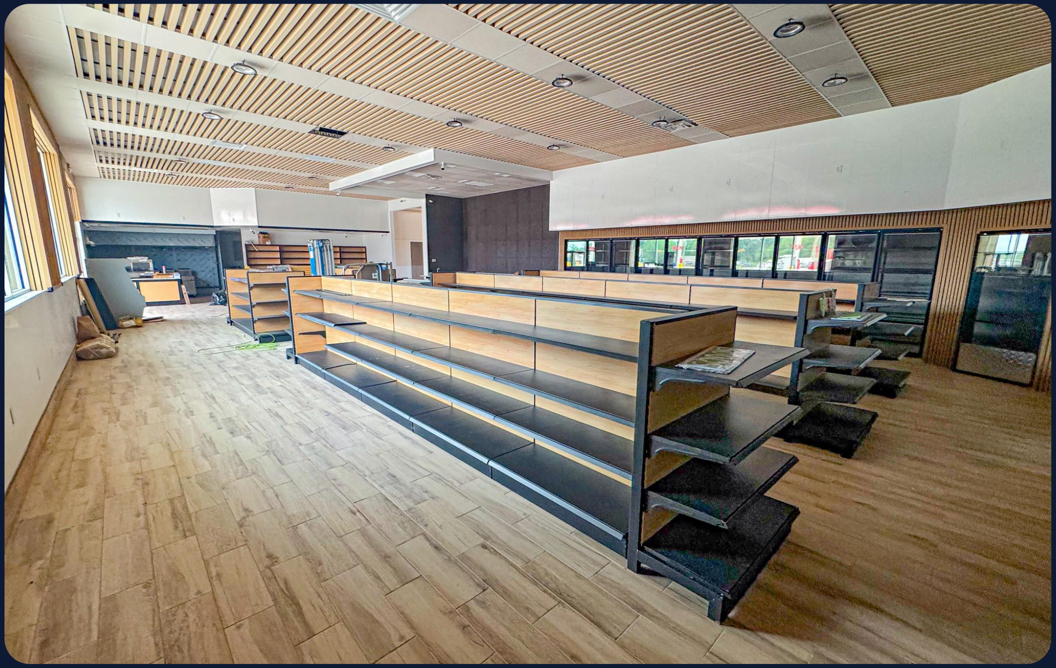
### Growing Trade Area

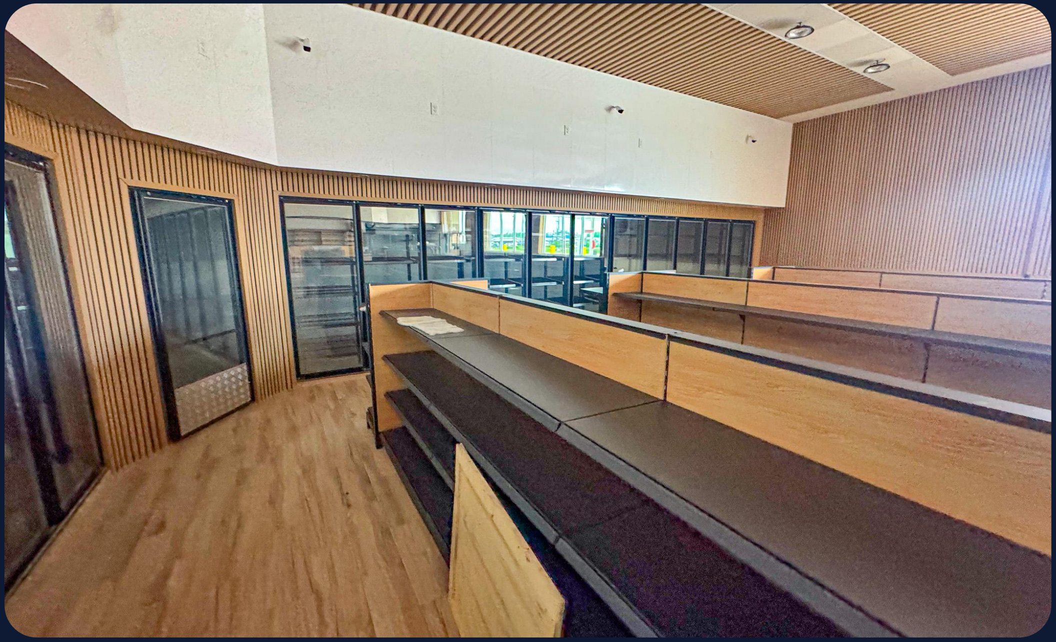
City population up more than 20% since the 2020 Census (±2.9% annually); Van Zandt County has expanded from 59,541 residents in 2020 to an estimated 66,130. Average household income within five miles exceeds $96,000.


N
Van Zandt Country Club
Golf Course
DQ
Chicken Express
Yesterland Farm
Amusement Park
±75,000 Annual Visitors
64
± 14,380 VPD
20
± 42,659 VPD
CANTON MARKETPLACE
19
MILL CREEK
RANCH RESORT
Resort | ±43 Keys
First Monday Trade Days
The Largest and Oldest Continually Operating Flea Market in The United States,
400+ acres, 5,000+ vendors, and up to 100,000 visitors over four days every month drawing from Texas, Louisiana, and Oklahoma.
Canton
Canton Junior High
±560 Students
Canton High
±650 Students
Canton Elementary
±590 Students
TSC TRACTOR SUPPLY Co
Applebee's
GRILL + BAR
Subject Property
243
± 12,243 VPD
Walgreens
Canton Intermediate School
±535 Students
HIGGINBOTHAM BROTHERS
Walmart Supercenter
SONIC
Google Earth

# Exterior Photos


# Interior Photos





# FInancial Overview

**Hungry Pig Sale-Leaseback**
1125 TX-243 Canton, TX 75103

# Financial Summary

**$7,250,000**
List Price

**6.50%**
Cap Rate

## Property Details

| | |
|---|---|
| Tenant | Hungry Pig Supply Co |
| Address | 1125 TX-243 |
| Year Built | 2026 |
| State | TX |
| City | Canton |
| Postal Code | 75103 |
| GLA of Building | ±4,969 SF |
| Lot Size | ±6.2 AC |

# Financial Summary

## Tenant Summary

| | |
|---|---|
| Tenant Name | Hungry Pig Supply Co |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Hungry Pig Supply Co |
| Lease Type | Fee Simple |
| Landlord Responsibilities | Absolute NNN |
| Lease Commencement Date | Close of Escrow (COE) |
| Lease Expiration Date | 20 Years from COE |
| Lease Term | 20 Year |
| Increase | 10% Increases Every 5 years |
| # of Options | 3, 5-year |

## Annualized Operating Data

| | Monthly Rent | Annual Rent | Increases | Cap Rate |
|---|---|---|---|---|
| Current Terms | $39,270.83 | $471,250.00 | 10% | 6.50% |
| Increase 1 | $43,197.92 | $518,375.00 | 10% | 7.15% |
| Increase 2 | $47,517.71 | $570,212.50 | 10% | 7.87% |
| Increase 3 | $52,269.48 | $627,233.75 | 10% | 8.65% |
| Option 1 | $57,496.43 | $689,957.13 | 10% | 9.52% |
| Option 2 | $63,246.07 | $758,952.84 | 10% | 10.47% |
| Option 3 | $69,570.68 | $834,848.12 | 10% | 11.52% |

# Tenant Overview

Year Founded
2004

Headquarters
Oxford, OH

Ownership Status
Private

Website
Hungrypigcapital.com

Locations
Investments and Real Estate Assets Across 10 U.S. States

### Tenant Overview

Hungry Pig Capital is a privately owned real estate investment and operating company focused on acquiring, developing, and managing convenience store and fuel station properties throughout the United States.

The company operates locations under nationally recognized fuel brands, providing gasoline, diesel, convenience retail products, and essential services to local communities and traveling customers. Hungry Pig Capital's portfolio emphasizes high-traffic locations with strong consumer demand, benefiting from long-term fuel branding relationships and experienced operational management. The company's focus on convenience retail and fuel distribution supports stable cash flow generation and recurring customer traffic.

### Why Invest in Hungry Pig Capital?

- **Experienced Ownership Group:** Hungry Pig Capital has developed expertise in acquiring and operating convenience store and fuel retail assets, creating efficiencies across its portfolio.
- **Essential Retail Business:** Fuel stations and convenience stores provide everyday necessities, generating consistent customer traffic regardless of economic conditions.
- **Multiple Revenue Streams:** Income is derived from fuel sales, convenience merchandise, beverages, tobacco products, lottery sales, and other ancillary services, helping diversify revenue sources.
- **Strategic Real Estate Locations:** Properties are typically positioned along major traffic corridors and densely populated areas, supporting long-term demand and property value.
- **Growth-Oriented Platform:** The company continues to seek acquisition and development opportunities, expanding its operating footprint and enhancing portfolio value.

# Market Overview

**Hungry Pig Sale-Leaseback**
1125 TX-243 Canton, TX 75103

Dallas, TX MSA

# Canton, TX

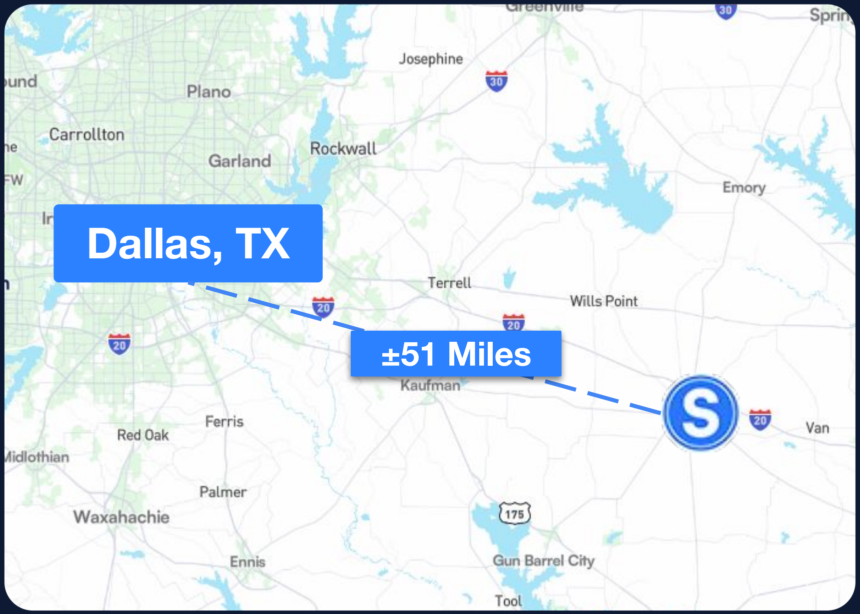
## Market Demographics

**5,070**
Total Population

**$51,027**
Median HH Income

**56.7%**
Employed Population

**19.3%**
Population Growth since 2020




## Local Market Overview

Canton is the county seat of Van Zandt County in East Texas, approximately 60 miles east of Downtown Dallas along Interstate 20. Its location provides convenient access to the Dallas–Fort Worth metroplex while positioning the community as a regional commercial and service center for surrounding East Texas communities. Major transportation routes serving the area include I-20, U.S. Highway 19, and State Highway 64, providing connections throughout the region.

Canton is also widely known for First Monday Trade Days, a large recurring marketplace that draws visitors from across Texas and neighboring states and contributes to the area's retail, restaurant, lodging, and service activity. Beyond its visitor traffic, Canton serves the surrounding county with government, healthcare, education, and everyday retail services. The combination of regional accessibility, continued residential growth, and a customer base extending beyond the city's resident population supports Canton's role as an established retail destination in East Texas.

## Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Five-Year Projection | 774 | 6,983 | 11,392 |
| Current Year Estimate | 719 | 6,500 | 10,568 |
| 2020 Census | 645 | 5,880 | 9,589 |
| Growth Current Year-Five-Year | 7.59% | 7.42% | 7.80% |
| Growth 2020-Current Year | 11.46% | 10.55% | 10.21% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Five-Year Projection | 296 | 2,626 | 4,358 |
| Current Year Estimate | 275 | 2,444 | 4,045 |
| 2020 Census | 249 | 2,264 | 3,720 |
| Growth Current Year-Five-Year | 7.43% | 7.44% | 7.73% |
| Growth 2020-Current Year | 10.42% | 7.99% | 8.74% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $92,963 | $97,493 | $96,380 |

# Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

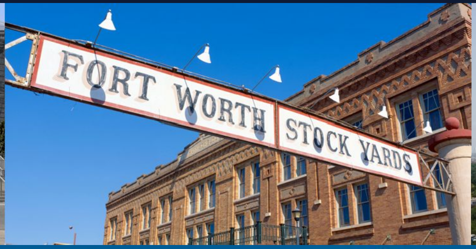
Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

**8.5M+**
Total Population

**Top 3 Metros**
in the U.S. for Annual Population Growth

**No State Income Tax**
Pro-Business Environment

**Tourism with $10.9B in Economic Impact**
with 27M+ Visitors Annually Supporting 60K+ Jobs (2024- 2025)


# Demographics & Demand Drivers

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

| #1 | 4M+ | 50K+ | >2% |
|---|---|---|---|
| U.S. Metro for Jobs Added | Total in Workforce | Jobs Added in 2025 | Employment Growth vs 1% U.S. Average |

24 **Fortune 500 Headquarters** Located in DFW

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

## Workforce & Household Formation

**22K+ New Households**
Formed Annually Since 2019

**180K+ Housing Units**
Delivered Since 2020

**Attainable Housing Supply**
Supports Sustained In-Migration

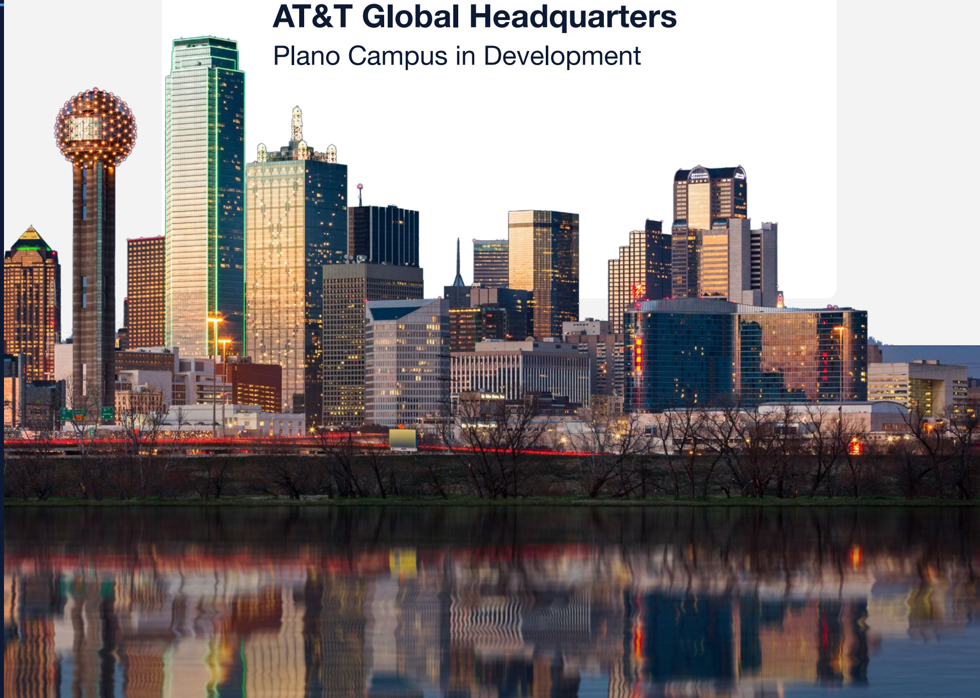
## Corporate Relocations & Expansions

**New York Stock Exchange**
Relocated Chicago Branch to Dallas

**Nasdaq Texas**
Dual-Listing Exchange Announced

**Coinbase Headquarters**
Relocated to Texas

**AT&T Global Headquarters**
Plano Campus in Development



# DFW Retail Performance

**$1.8B+**
Total 2025 Sales Volume

**$274**
Price Per Square Foot

**$250B**
2025 Consumer Spending

**5%+**
Growth in 2025 Local Sales Tax Collections

**5.1%**
Market Cap Rate

**6.9%**
Vacancy Rate

DFW retail investment exceeded $1.2B in 2025, marking the strongest year in two years, returning to pre-pandemic transaction levels. Private capital drove over 80% of activity, reinforcing strong investor confidence in the market. The $560M majority stake acquisition in NorthPark Center (one of the highest-performing malls in the U.S.) This level of investment is supported by DFW's expanding population base, strong income profile, and sustained in-migration, which drive consumer spending and reinforce above-average retail fundamentals.

Source: CoStar Group | **2025 Dataset**

**Retailers on the Rise**
Supported by Necessity & Discretionary Spending

Walmart
TARGET
H-E-B
TJ·maxx
COSTCO
Marshalls

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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 1125 TX-243, Canton, TX, 75103 ("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.*

**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.

| | | | |
|---|---|---|---|
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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