myeyeDr. O.D.

Abilene, TX 79605

Healthcare Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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Maddy Gustin & Vincent Chapey 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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Table of Contents

PROPERTY OVERVIEW

myeyedr. O.D.

3225 S 27th St, Abilene, TX 79605

INVESTMENT HIGHLIGHTS

Reliable Tenancy

- MyEyeDr. operates 800+ locations nationwide and is backed by institutional capital, making it one of the largest optometry platforms in the U.S.

Recession Resilient

- Healthcare real estate remains a highly sought-after investment due to its stability, strong tenant retention, and insulation from economic downturns and e-commerce disruption.

Goldman Sachs Acquisition

- Goldman Sachs acquired Capital Vision Services, the management services parent of MyEyeDr., in 2019 with the goal of establishing the company as a premier, national, consumer-focused optometry platform. Since the acquisition, the company has benefited from significant investment and continued expansion, strengthening MyEyeDr.'s national footprint through the growth of its locations and strategic partnerships.

Below-Average Cost of Living

- Abilene's cost of living is approximately 9% below the national average, supporting the market's affordability and appeal to residents and businesses.

Significant Data Center Development

- Abilene is becoming a major hub for AI and hyperscale data-center development, with billions of dollars of capital investment planned across multiple projects.

Dense Demographics

- The property is supported by a strong surrounding demographic profile with approximately ± 117,387 residents within a 5-mile radius and an average household income of approximately ± $92,017 within the same radius.

Shops at Abilene
Natural Grocers
TJ·maxx
OLD NAVY
Boot Barn
Raising Cane's
Olive Garden
Jimmy John's
Torchy's Tacos
Cold Stone Creamery
BARNES&NOBLE
Red Robin
McAlister's Deli
Cheddar's Scratch Kitchen
Market Street
Seven Brew
Hilton Garden Inn
Popeyes
CVS pharmacy
Valvoline.
COURTYARD BY MARRIOTT
HENDRICK CLINIC
URGENT CARE
ALDI
Mall of Abilene
Dillard's
JCPenney
BEST BUY
BAM! BOOKS-A-MILLION
Chili's
ULTA BEAUTY
tropical SMOOTHIE CAFE
Wingstop
ANYTIME FITNESS
Madison Middle School
±770 Students
the YMCA
SummitMD
Dermatology
MEDICAL | SURGICAL | COSMETIC
target
Lowe's
FIREHOUSE SUBS
SONIC
CHIPOTLE MEXICAN GRILL
Arby's
CiCi's Pizza
OUTBACK STEAKHOUSE
FUZZY'S TACO SHOP
AspenDental
Goodwill
CANDLEWOOD SUITES
Walmart
Supercenter
Holiday Inn
Chick-fil-A
TSC TRACTOR SUPPLY CO
Denny's
Wendy's
THE HOME DEPOT
ASHLEY
Jason's deli
Teri Brooks Lovelace, DDS, MS, PA
myeyedr.
Subject Property
Willis St ± 5,125 VPD
S 27th St ± 14,610 VPD
LANCIUM
BALANCING ENERGY
Lancium Clean Campus | ±10 Miles Away
This flagship ±1,100-acre mega-campus site anchors the major AI infrastructure deployment in North Abilene.
Donut Time
VANTAGE
DATA CENTERS
Vantage Frontier Mega-Campus | ±10 Miles Away
Developed across ±1,200 acres, it is designed to deliver 1.4 Gigawatts (1,400 MW) of IT power.

3225 S 27th St
Abilene, TX 79605

±2,769 SF
GLA

2000
Year Built

±13,100
Vehicles Per Day

NN
Lease Type

$40,800
Net Operating Income

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$510,000	**8.00%**	**$40,800**	**±0.22 AC**
List Price	Cap Rate	NOI	Lot Size

Property Details

Tenant Trade Name	MyEyeDr.
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Replacement of HVAC
Tenant Responsibilities	Taxes and Insurance
Rent Commencement	5/1/26
Lease Expiration Date	4/30/28
Lease Term Remaining	±1.6 Years
Rental Increases	2% in Options
Renewal Options	Two, 2-Year Options

Annualized Operating Data

Lease Term	Annual Rent	Cap Rate
Current - April 30, 2028	**$40,800**	**8.00%**
Option 1		
May 1, 2028 - April 30, 2030	$41,616	8.16%
Option 2		
May 1, 2030 - April 30, 2032	$42,448	8.32%

TENANT OVERVIEW

myeyeDR. O.D.

3225 S 27th St, Abilene, TX 79605

TENANT OVERVIEW

Tenant Overview

MyEyeDr. is a leading U.S. optometry and vision-care platform offering comprehensive eye exams, prescription eyewear, contact lenses, and related eye-health services through a large national network of affiliated practices. Founded in 2001, the company has grown from a single practice in Burke, Virginia, into a scaled healthcare and specialty-retail platform with approximately 800 offices across roughly 30 states. Its combination of needs-based healthcare services, eyewear retailing, broad insurance acceptance, and an established national footprint positions MyEyeDr. as a compelling service-oriented retail tenant.

Year Founded
2001

Headquarters
Vienna, VA

# of Locations
800+

# of States
30

Employees
5,000+

Website
myeyedr.com

MARKET OVERVIEW

myeyedr. O.D.

3225 S 27th St, Abilene, TX 79605

Abilene, TX

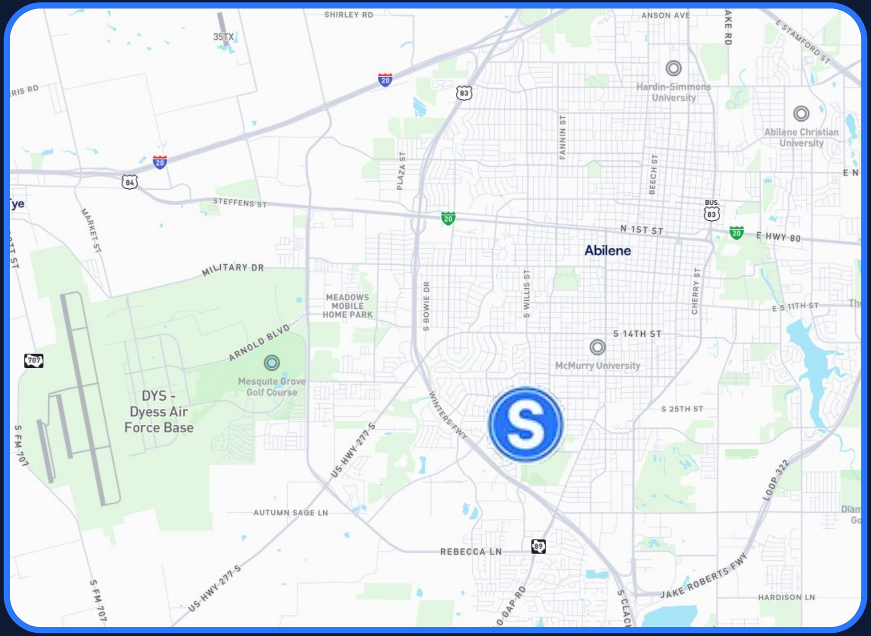
Market Demographics: 3-Mile Radius

62,069
Total Population

$91,735
Average HH Income

25,235
Total Households

35.5 Years
Median Age



Local Market Overview

Abilene serves as the primary economic, healthcare, education, and commercial hub for the Big Country region of West Texas. Positioned along Interstate 20 and supported by U.S. Highways 83, 84, and 277, the city provides strong regional connectivity and access to the Dallas–Fort Worth Metroplex approximately 180 miles east. Abilene benefits from a diversified employment base anchored by Dyess Air Force Base, Hendrick Health, higher education, government, and a growing technology sector. The city's three private universities—Abilene Christian University, Hardin-Simmons University, and McMurry University—along with additional technical and healthcare education institutions, reinforce a steady flow of students, skilled workers, and institutional investment.

Abilene continues to experience meaningful investment across housing, infrastructure, technology, retail, and downtown redevelopment. Large-scale data center development and expansion activity at Dyess Air Force Base are generating additional economic momentum, while new residential projects are responding to increased workforce and housing demand. The city is also investing in its urban core through projects such as the Cypress Street improvements and Abilene Heritage Square, complemented by new retail and entertainment development including the 35-acre Rainy Creek project.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	60,638	117,107	138,221
Current Year Estimate	62,069	117,387	137,487
2020 Census	61,650	114,669	132,476
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	25,009	45,272	53,360
Current Year Estimate	25,235	44,823	52,452
2020 Census	24,820	43,755	50,460
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$91,735	$92,017	$96,156

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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 3225 S 27th St, Abilene, TX, 79605 ("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.

11-2-2015

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______