MATTHEWS™

GOODYEAR

9007 N US Hwy 59, Victoria, TX 77905

Offering Memorandum

Exclusively Listed By:

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Alexander Harrold & Megan Porter (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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Executive Summary

FORTUNE 500 CREDIT TENANT — The Goodyear Tire & Rubber Company (NASDAQ: GT) is a Fortune 500 industry leader with over **120 years of operating history** and approximately **$20 billion** in annual revenue. **As the largest tire manufacturer in North America,** Goodyear serves both consumer and commercial markets across more than 180 countries with a global network of manufacturing and distribution facilities.

RARE GOODYEAR COMMERCIAL / INDUSTRIAL FACILITY — Unlike typical Goodyear retail tire shops, this property operates as a Goodyear Commercial Tire & Service Center, serving a B2B customer base of trucking fleets, logistics operators, construction firms, municipalities, and other heavy equipment users. Supported by fleet service contracts and high-value recurring business, this model provides stronger tenant commitment and greater income stability than traditional walk-in retail locations.

ATTRACTIVE INFLATION-HEDGED GROWTH — Goodyear's lease features highly desirable **"The Greater of CPI (Consumer Price Index) or 3.00%" annual rent escalations,** delivering consistently high income growth and a built-in hedge against inflation rarely found in today's net lease market.

STRATEGIC "CROSSROADS OF SOUTH TEXAS" LOCATION — Nicknamed the "Crossroads of South Texas," Victoria sits at the convergence of U.S. Highways 59, 77 and 87, providing convenient connectivity to Houston, San Antonio, Austin and Corpus Christi. **Positioned directly along U.S. Highway 59, part of the future Interstate 69 corridor**, and near the **Port of Victoria**, the property benefits from exceptional access to major highway, freight, industrial and Gulf Coast trade corridors.

FUNCTIONAL IOS FACILITY — This ±20,258 sq. ft. facility features ten (10) grade level doors and is situated on a ± 4.16-acre lot (11% Building/Lot Coverage) allowing for abundant yard space for outdoor storage, maneuvering heavy equipment, and providing flexibility for future expansion.

INCOME TAX FREE STATE - Texas benefits from no state income tax offering significant financial advantages for businesses and investors, enhancing profitability and making it an attractive location for long-term growth and investment.

Property Overview

PROPERTY SUMMARY	
Year Built/Renovated	2006/2022
Construction	Metal / Steel
Total Building Square Feet	±20,258 SF
Acres	±4.16 AC
Lot Square Feet	±181,236 SF
Building/Lot Coverage	11%
Grade Level Doors	Ten (10)

Financial Overview

Price **$2,900,000**	Cap Rate **7.11%**	Rent Increases **Greater of 3% or CPI Annually**	Lease Term Remaining **±5 Years**

LEASE SUMMARY	
Lease Commencement	1/1/2022
Lease Expiration	12/31/2031
Lease Term Remaining	±5 Years
Options	Three (3) 5-Year Options @ Previous Rent+ CPI+ 1% At the Beginning of Each Option followed by 3% Annually
Monthly Rent (1/1/2027)	$17,184.84
Annual Rent (1/1/2027)	$206,218.07
Rent/SF	$10.18
Rent/AC	$4,129.98
Rental Increases	Greater of 3.00% or CPI Annually
Lease Type	Industrial NNN
Tenant Responsibilities	Operating Expenses - RE Taxes, Insurance, Utilities, Etc. + Capital Repairs/ Replacements up to $30k per Occurrence
Landlord Responsibilities	Capital Repairs/Replacements greater than $30k

Price	$2,900,000
Cap Rate	7.11%
Price/SF	$143.15
Price/SF Land	$16.00
Price/Acre	$696,948

FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

Corey Russell
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+1 (817) 932-4333

Financial Overview

ANNUALIZED OPERATING DATA

Year	Monthly Rent	Annual Rent	Rent/SF	Rent/AC	Cap Rate	% Rent Increases**
1/1/2026 - 12/31/2026	$16,684.31	$200,211.47	$9.88	$4,009.69	6.90%	3.00%
1/1/2027 - 12/31/2027	**$17,184.84**	**$206,218.07**	**$10.18**	**$4,129.98**	**7.11%**	**3.00%**
1/1/2028 - 12/31/2028	$17,700.38	$212,404.61	$10.48	$4,253.88	7.32%	3.00%
1/1/2029 - 12/31/2029	$18,231.40	$218,776.75	$10.80	$4,381.49	7.54%	3.00%
1/1/2030 - 12/31/2030	$18,778.34	$225,340.05	$11.12	$4,512.94	7.77%	3.00%
1/1/2031 - 12/31/2031	$19,341.69	$232,100.25	$11.46	$4,648.33	8.00%	3.00%

***Rent increases are the greater of 3.00% or CPI; table only assumes 3.00%*

3, 5-Year Options @ CPI+1% In Yr. 1 | 3% Annually Thereafter


N
463
± 18,000 VPD
Victoria Regional Airport
Foster Air Force Base
Downtown Houston
±2 Hours Away
59
Future
INTERSTATE
69
CATERPILLAR
1 Million Sq. Ft. - Caterpillar's North American Hydraulic Excavator (NAHEX) manufacturing facility
VICTORIA COLLEGE
Est. 1925
Victoria College
±3,276 Students | ±1,000 Employees
Subject Property
± 22,100 VPD
New Development - 100K SF
amazon
Houston Hwy ± 13,200 VPD
Walmart
Supercenter
New Development - 225K SF
FedEx
Citizens MEDICAL CENTER
Citizens Medical Center
±317 Beds | ±1,200 Employees
Downtown Corpus Christi
±1.5 Hours Away
Port of Victoria - ±8 Miles Away
A 2,000+ acre multimodal logistics hub handling 3.5M tons of cargo annually, with direct Gulf Intracoastal Waterway access and strong barge, rail, and truck connectivity to regional and global markets.

The Port of Victoria

Strategic Multimodal Infrastructure Supporting the Victoria Industrial Market

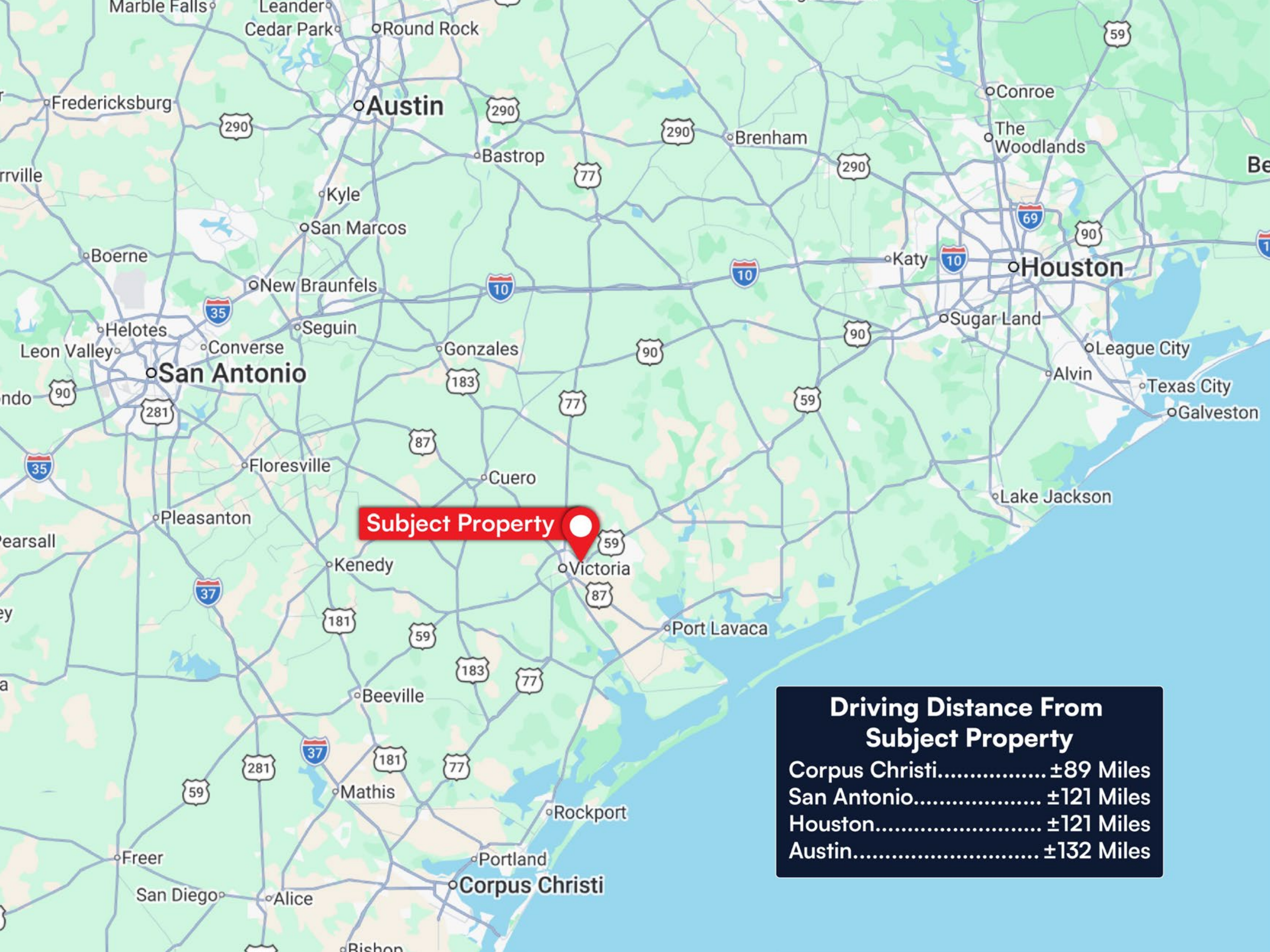
The Port's transportation infrastructure provides industrial operators with several alternatives for moving raw materials and finished products. Waterborne infrastructure includes cargo and liquid docks, a turning area and barge fleeting capacity. Rail service is provided by Union Pacific and BNSF, creating additional connectivity to regional and national freight networks. Recent infrastructure investments have also expanded the Port's rail capabilities, including improvements serving its North Industrial Park and Texas Logistics Center.

Highway infrastructure further strengthens the Port's regional accessibility. Victoria is served by U.S. 59, U.S. 77 and U.S. 87, with connections to major interstate corridors including I-10, I-35 and I-37. These routes facilitate freight movement between Victoria and the major population and industrial centers of Texas while providing connections toward Mexico and markets throughout the United States.

±2,000 AC
Port Propert and Development

35 Mile Barge Canal
2025 GDP

3.5 Million Tons
Cargo moved in 2023


Subject Property
Driving Distance From Subject Property
Corpus Christi................. ±89 Miles
San Antonio.................... ±121 Miles
Houston.......................... ±121 Miles
Austin............................. ±132 Miles
Marble Falls
Leander
Cedar Park
Round Rock
Austin
Fredericksburg
Bastrop
Brenham
Conroe
The Woodlands
Kyle
San Marcos
Boerne
New Braunfels
Katy
Houston
Helotes
Seguin
Sugar Land
Leon Valley
Converse
Gonzales
League City
San Antonio
Alvin
Texas City
Galveston
Floresville
Cuero
Lake Jackson
Pleasanton
Victoria
Kenedy
Port Lavaca
Beeville
Mathis
Rockport
Freer
Portland
Corpus Christi
San Diego
Alice
Bishop


463
463
± 18,000 VPD
Grade Level Doors (10)
Canopy/Covered Storage
Office
Shop/Warehouse
Tire Staging Area
Tire Storage Area
Night Cage
59
Future
INTERSTATE
69
± 22,100 VPD
59
Future
INTERSTATE
69

Tenant Overview

FOUNDED
1898

ANNUAL REVENUE
$20 BILLION

EMPLOYEES
68,000+

FOOTPRINT
1,200+ LOCATIONS

COMPANY
FORTUNE 500

Goodyear

The Goodyear Tire & Rubber Company is one of the world's most recognized manufacturers of tires and mobility solutions, with a brand heritage spanning more than 125 years. Serving consumers, commercial fleets, automotive manufacturers, aviation operators, mining companies, and industrial enterprises, Goodyear has evolved beyond traditional tire manufacturing into a technology-enabled provider of connected mobility, intelligent tire monitoring, fleet management, and advanced transportation solutions. Its extensive global manufacturing network, long-standing customer relationships, and continued investment in premium products, digital technologies, and sustainable innovation position the company as a leading infrastructure partner within the global automotive, commercial transportation, and mobility industries.

Founded in 1898, The Goodyear Tire & Rubber Company is headquartered in Akron, Ohio, and is a publicly traded company listed on the Nasdaq Stock Market (NASDAQ: GT). The company operates manufacturing facilities in 20 countries, serves customers throughout nearly every major global market, and employs approximately 68,000 people worldwide. The company has continued to execute a strategy centered on expanding premium tire offerings, connected mobility technologies, fleet management solutions, and sustainable manufacturing initiatives, enhancing operational efficiency while strengthening its position as a critical supplier to automotive manufacturers, commercial fleets, retailers, and transportation providers worldwide.

Victoria, TX — Market Overview

$73,885
Median HH Income

$2.9B
2025 Consumer Spend

25,550
Number of Households

66,500
Population

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	15,051	55,093	80,576
2030 Population Projection	15,141	56,001	81,760
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2025 Households	5,572	20,782	30,524
2030 Household Projection	5,602	21,132	30,981
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$88,635	$78,300	$89,803

Victoria is one of the principal industrial and manufacturing hubs along the Texas Gulf Coast, benefiting from exceptional regional connectivity and a diverse employment base. The community offers direct access to U.S. Highway 59, U.S. Highway 77, U.S. Highway 87, and Loop 463, allowing businesses to efficiently distribute goods throughout South Texas and the broader Gulf Coast region. The Port of Victoria and Victoria Regional Airport further strengthen the area's role as a regional distribution center. Victoria has cultivated a strong manufacturing and energy presence while continuing to attract investment in petrochemicals, advanced manufacturing, logistics, and industrial development.

Industrial users benefit from a skilled labor pool drawn from across the Victoria region, competitive operating costs relative to many Texas industrial markets, and a business-friendly environment that supports continued commercial investment. The surrounding market features established industrial parks, modern manufacturing facilities, and proximity to major energy, petrochemical, and agricultural operations throughout South Texas. Continued public and private investment in transportation infrastructure and industrial expansion reinforces the area's long-term appeal for industrial occupiers and investors seeking stable fundamentals within one of the Gulf Coast's strongest industrial corridors.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9007 N US Hwy 59 Victoria, TX 77905** ("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.

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

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

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