GOODYEAR

2515 N Main St, Belton, TX 76513

Retail
Investment Opportunity
Offering Memorandum

Austin TX MSA | HEB Grocery Pad Site | 5% Rent Increase on 12/1/2026

Exclusively Listed By

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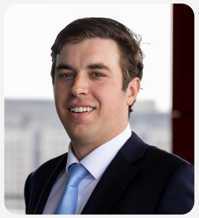

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Table of Contents

Property Overview

$3,828,744 List Price	**±5.25 Years** Lease Term Remaining	**Absolute NNN** Lease Type
±6,250 SF GLA	**±.88 AC** Lot Size	**2016** Year Built

Investment Highlights

Lease & Location Highlights

- 5% rent increase effective 12/1/26! (cap rate will increase to 6.30%, assuming a purchase at list price)
- 2016 Built-to-suit construction for Goodyear
- Subject property is an outparcel to a HEB grocery store, the #1 ranked grocery store in the state of Texas
- Affluent demographics with an average household income of approximately $134,296 annually
- Five-mile population in excess of 85,506 residents
- Booming population growth of over 17% in the past 5 years and projected 10% growth over the next 5 years
- The subject property is located within the Austin TX MSA and is just minutes from the city of Temple
- Nearby national tenants include HEB, Taco Bell, 7 Brew, McDonald's, Walmart Supercenter, Starbucks, Walgreens, Whataburger and many more
- Texas is an income tax-free state

Tenant Highlights

- Goodyear was founded in 1898 and remains one of the world's largest tire manufacturers 125+ years later
- Goodyear had a 2025 revenue of approximately $18.28 billion
- Goodyear has over 750 locations globally
- Goodyear is a publicly traded company (NASDAQ: GT)

Aerial Map

N
N Main Street ±22,672
Belton High School
±1,763 Students
Laurel Ridge
Average Household Income: $103K
Average Home Price: $278K
Homes on Market under $200K: 42%
Walgreens
STARBUCKS
SONIC
TACO BELL
GOODYEAR
Subject Property
Walmart Supercenter
TRU Homes
Mobile Home Dealer
H-E-B
Oak Village Shopping Center
AT&T
Little Caesars
Turtle Creek
±352 Units
University of Mary Hardin-Baylor
±3,321 Active Students
2,803 Undergraduates Students | 518 Graduate Students
35
±108,827 VPD
190
PNC
SUBWAY
TOYOTA
CHEVROLET
Ford
LINCOLN
Water Street WAFFLE CO.
Google Earth

Aerial Map

N
Belton Lake
N Main Street ±22,672 VPD
Walgreens
STARBUCKS
SONIC
H-E-B
Artcobell Warehouse
Warehouse
190
TARGET
MEN'S WEARHOUSE
THE HOME DEPOT
BEST BUY
BJ's
QT
± 24,000 VPD
BUC-EE'S
14
Temple Towne Ctr
STAPLES
Marshalls
five BELOW
HOBBY LOBBY
Bath&Body Works
ULTA BEAUTY
TEXAS ROADHOUSE
Temple
Residence Inn Marriott
CIRCLE K
GOODYEAR
Subject Property
Walmart Supercenter
NISSAN
±75,000 VPD
Olive Garden
Cracker Barrel
Jack in the box
NATURAL GROCERS
BaylorScott&White
±640 Beds | ±2,600 Employees
DOLLAR GENERAL
AT&T
Hertz
SMOOTHIE KING
enterprise
SHERWIN WILLIAMS
±17,000 VPD
BUICK
Holiday Inn
Ashley HOMESTORE
LONGHORN STEAKHOUSE
TOWNEPLACE SUITES MARRIOTT
53
Walmart Supercenter
WELLS FARGO
DISCOUNT TIRE
Chick-fil-A
McDonald's
35
WHATABURGER
H-E-B
SUBWAY
TACO BELL
EUROPEAN WAX CENTER
bealls OUTLET
WING STOP
DOLLAR TREE
Central Texas Christian School
±500 Students
University of Mary Hardin-Baylor
±3,321 Active Students
2,803 Undergraduates Students | 518 Graduate Students

Aerial Map

N
Temple
Killeen
Belton
GOODYEAR
Subject Property
35
Walmart
Supercenter
Georgetown
Leander
COSTCO
WHOLESALE
LOWE'S
Cedar Park
TARGET
IKEA
Austin
Austin Bergstrom International Airport
San Marcos
Google Earth

Site Plan

Property Photos

Financial Overview

2515 N Main St, Belton, TX 76513

Financial Summary

$3,828,744
List Price

6.00%
Cap Rate

2016
Year Built

±22,672 VPD
N Main St

±0.88 AC
Lot Size

Tenant Summary

Tenant Trade Name	Goodyear
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	2016
Lease Expiration Date	11/30/2031
Term Remaining on Lease	±5.25 Years
Increases	5% Every 5 years
Options	Four, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 11/30/2026	**$19,143.72**	**$229,724.64**	**-**	**6.00%**
12/1/26 - 11/30/31	$20,100.91	$241,210.87	5.00%	6.30%
Option 1	$21,105.95	$253,271.42	5.00%	6.62%
Option 2	$22,161.25	$265,934.99	5.00%	6.95%
Option 3	$23,269.31	$279,231.74	5.00%	7.29%
Option 4	$24,432.78	$293,193.32	5.00%	7.66%

Tenant Overview

Year Founded
1898

Headquarters
Akron, OH

Ownership Status
Public | NASDAQ: GT

Employees
63,000+

Store Locations
±750

Credit Rating
B1 (Moody's), B+ (S&P)

Annual Revenue
$18.3 Billion

Tenant Overview

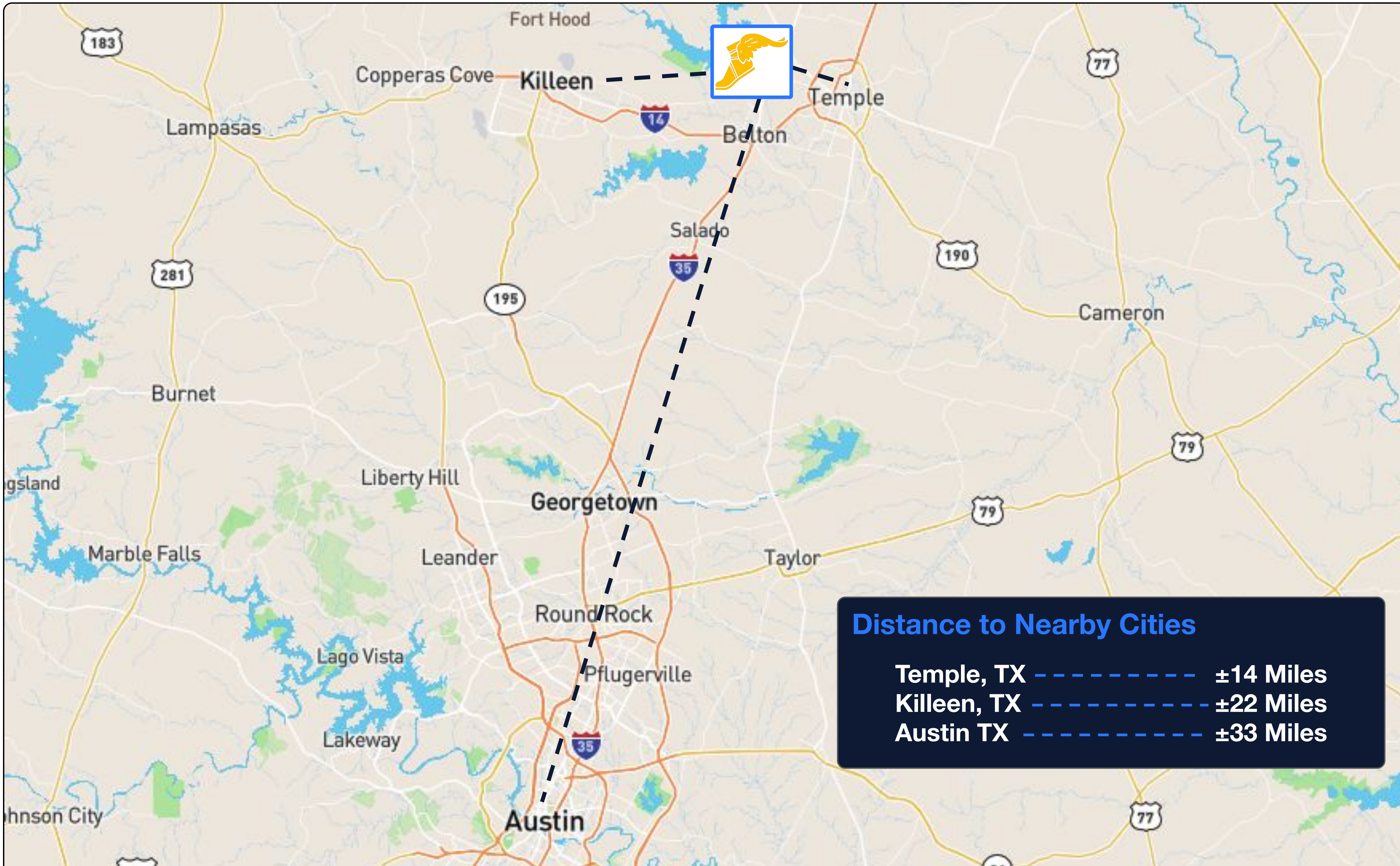
The Goodyear Tire & Rubber Company is one of the world's largest and most recognized tire manufacturers, supported by more than a century of operating history, global manufacturing scale, strong consumer awareness, and an established position across replacement and original-equipment tire markets. Founded in 1898 and headquartered in Akron, Ohio, Goodyear is a publicly traded company listed on the NASDAQ under the ticker GT. Its portfolio includes the flagship Goodyear brand as well as Cooper Tires, giving the company broad exposure across consumer, commercial, fleet, and performance-oriented tire categories.

Why Invest in Goodyear Tire & Rubber Company?

- **Iconic Brand & Established Industry Position:** Founded in 1898, Goodyear benefits from more than 125 years of operating history and is one of the most recognized tire brands globally. Its longevity, extensive distribution network, and established customer relationships provide investors with a tenant backed by significant brand equity.
- **Large-Scale Global Operations:** Goodyear generates approximately $18.3 billion in annual net sales, employs approximately 63,000 people, and operates approximately 750 retail outlets worldwide. This substantial operating platform demonstrates the scale and infrastructure supporting its locations.
- **Essential, Recurring Automotive Demand:** Goodyear Commercial Tire & Service Centers serve commercial fleets and vehicle operators with replacement tires, maintenance, retreading, and related services. Tire replacement and vehicle maintenance are recurring operational necessities, helping support durable demand across economic cycles.
- **Strategic Transformation & Financial Focus:** Through its Goodyear Forward transformation plan, the company has been streamlining its portfolio, improving operating efficiency, reducing leverage, and focusing resources on its core tire businesses. These initiatives are designed to strengthen profitability and Goodyear's long-term financial position.

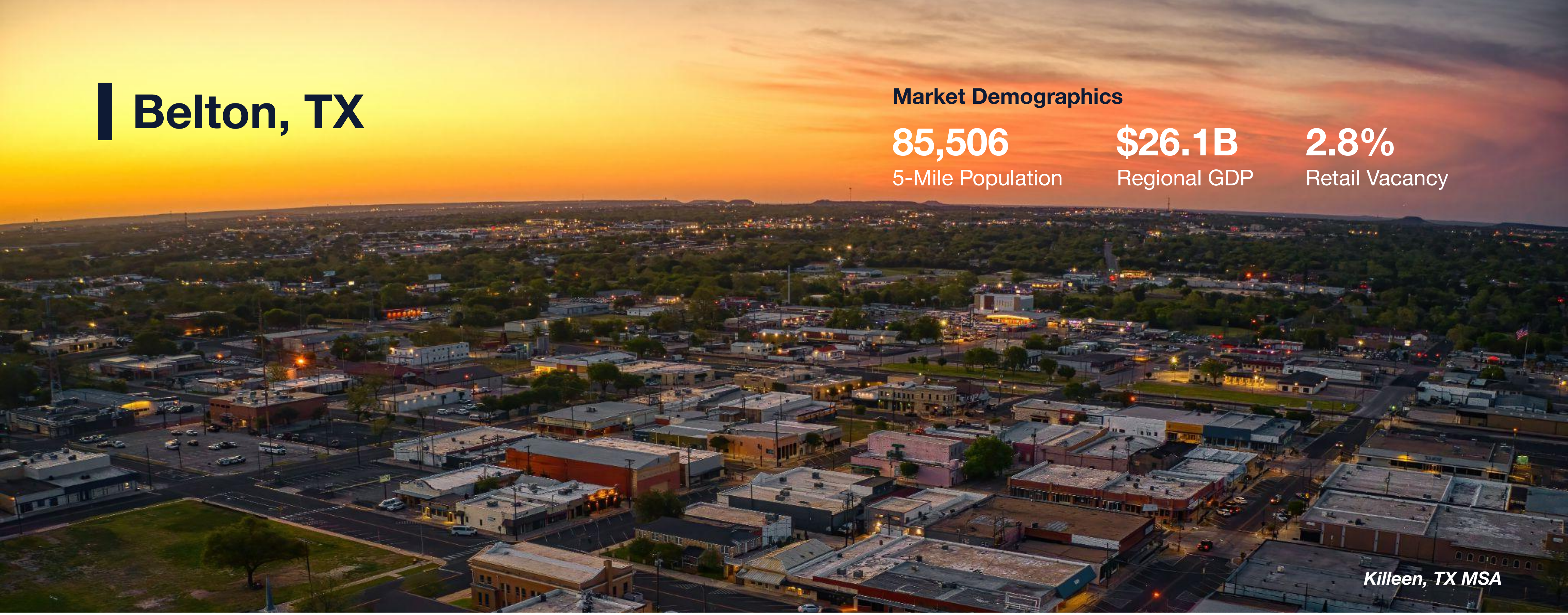
Market Overview

2515 N Main St, Belton, TX 76513



Distance to Nearby Cities

Temple, TX	±14 Miles
Killeen, TX	±22 Miles
Austin TX	±33 Miles



Belton, TX

Market Demographics

85,506
5-Mile Population

$26.1B
Regional GDP

2.8%
Retail Vacancy

Killeen, TX MSA

Local Market Overview

Belton is strategically positioned along two of Central Texas' most important transportation corridors, providing convenient access to Austin, Temple, and Killeen. The city continues to benefit from steady residential growth, expanding household formation, and strong connectivity to major employment centers throughout Bell County and the broader Central Texas region. Its location supports a wide range of retail formats, including neighborhood centers, convenience-oriented concepts, restaurants, service retail, and highway-focused commercial uses. Continued investment in residential development and transportation infrastructure is helping expand the local consumer base while strengthening Belton's role as a regional shopping and service destination.

Belton combines a historic downtown district with growing commercial corridors along North Main Street, Loop 121, Interstate 35, and Interstate 14. Retail demand is supported by new housing, nearby institutional employers, regional traffic, and continued commercial development. Ongoing investment in restaurants, neighborhood retail, grocery, and highway-oriented projects reflects sustained interest from both tenants and developers. These fundamentals position Belton as an increasingly competitive retail market within Bell County, particularly for properties offering strong visibility, access, parking, and proximity to expanding residential areas.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	31,977	93,888	183,821
Current Year Estimate	30,595	85,506	167,010
2020 Census	29,112	72,966	143,125
Growth Current Year-Five-Year	4.52%	9.80%	10.07%
Growth 2020-Current Year	5.09%	17.19%	16.69%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	11,269	35,669	71,921
Current Year Estimate	10,738	32,423	65,211
2020 Census	9,931	27,504	54,401
Growth Current Year-Five-Year	4.94%	10.01%	10.29%
Growth 2020-Current Year	8.13%	17.89%	19.87%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$134,296	$126,563	$118,010

Temple, TX

Temple is experiencing strong economic expansion, supported by healthcare, manufacturing, distribution/logistics, and continued corporate investment. The broader Killeen–Temple metropolitan economy generated approximately $26.7 billion in GDP in 2023, up from $24.7 billion in 2022 and $19.8 billion in 2019. That represents roughly 34% nominal GDP growth from 2019–2023. After adjusting for inflation, real GDP increased from approximately $18.9 billion in 2019 to $21.4 billion in 2023, an increase of about 12.8%.

Temple itself has attracted substantial private investment. The Temple Economic Development Corporation reports more than $3.5 billion in private investment from 2008–2024, while employment increased 16.5% between 2014 and 2024. Temple had approximately 53,675 jobs in 2024, with employment projected to reach 57,055 by 2029, representing another 6.3% increase.

Growth is supported by major employers including Baylor Scott & White Health (8,884 employees), Central Texas Veterans Health Care System (3,500), McLane Company (1,700), H-E-B's distribution operations (1,700), BNSF Railway (1,500), and Wilsonart International (1,000). Temple's location along I-35 has also helped establish the city as a significant manufacturing and distribution hub.

Recent industrial investment reinforces that trajectory. SeAH Superalloy Technologies committed $110 million to a 126,025-square-foot manufacturing facility in Temple, expected to support 100 direct jobs and produce specialty alloys serving aerospace, power generation, automotive, and energy industries.

Austin, TX

Austin continues to rank among the nation's premier retail growth markets, supported by rapid population expansion, strong domestic migration, and one of the country's most dynamic technology-driven economies. Major employers including Apple, Tesla, Oracle, and Dell Technologies continue driving consumer spending growth across the metro, while Austin's thriving tourism, entertainment, and university presence support elevated retail and restaurant demand throughout the region. Continued mixed use development, strong household formation, and demand for experiential retail concepts continue reinforcing Austin's position as one of the leading retail investment and development markets in the United States.

2.63M
Total Population

#2 Fastest Growing
Major U.S. Metro

37% Growth
in Population from Migration

30M+
Annual Visitors

Source: CoStar Group, U.S. Census Bureau, Visit Austin | **2025 Dataset**




Employment

Austin ranks among the nation's leading technology and innovation employment markets, supported by rapid corporate expansion, a highly educated workforce, and continued migration of skilled labor. The metro's diversified economy spans technology, semiconductor manufacturing, healthcare, education, professional services, and advanced manufacturing, while continued corporate relocations and startup activity reinforce long-term employment growth across the region.

1.4M+	25K+
Total Workforce Base	Jobs Added YoY

16% of Employment in Technology

Job Expansion in Austin

North Austin Apple Campus
$1B+ expansion · Plans to grow to 15,000 employees

Samsung Semiconductor
$40B+ across Austin MSA manufacturing facilities

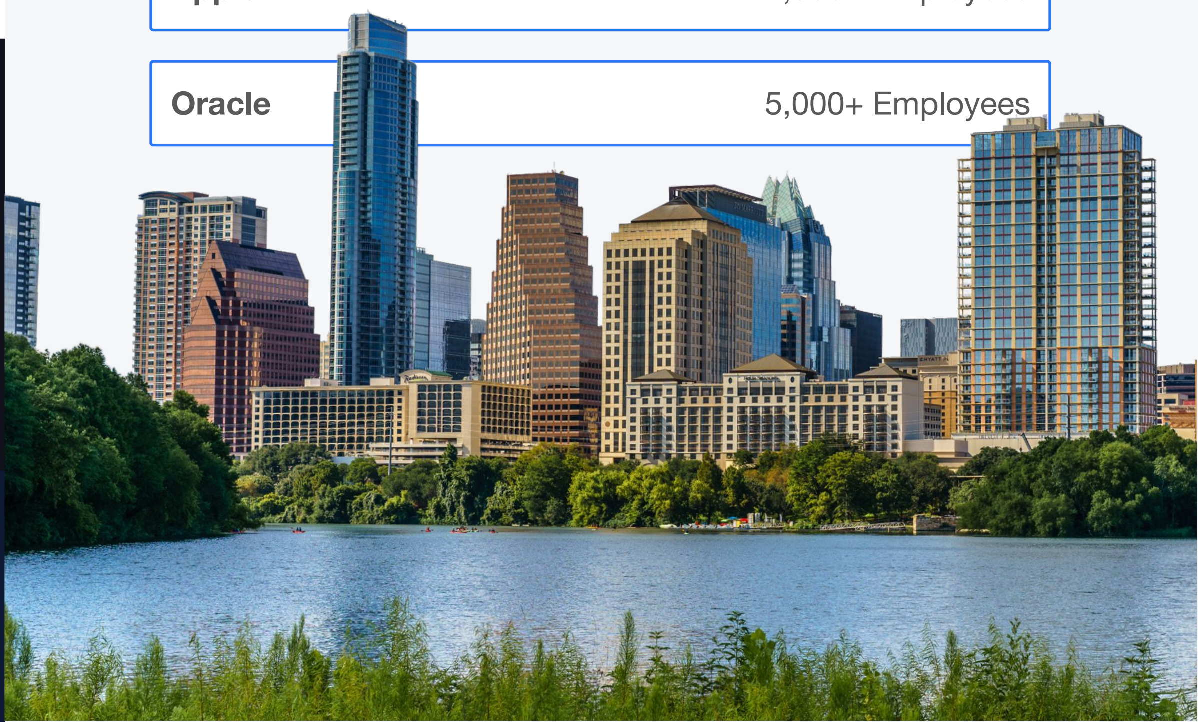
Tesla Gigafactory Texas
Continued expansion, engineering & battery manufacturing

Source: CoStar Group, Bureau of Labor Statistics, Opportunity Austin, Austin Chamber, Texas Economic Development Corporation, Company Reports | **2025 Dataset**

Top Employers

LARGEST EMPLOYER
TEXAS
The University of Texas at Austin — 24,000+ Employees

Tesla	22,000+ Employees
Ascension Seton	14,000+ Employees
Dell Technologies	13,000+ Employees
Amazon	11,000+ Employees
Samsung Electronics	10,000+ Employees
Apple	7,000+ Employees
Oracle	5,000+ Employees



Austin Retail Performance

$195,000,000+
Sales Volume

3.3% Vacancy Rate

$342
Sale Price Per SF

126M+
Retail Inventory SF

6.3% Market Cap Rate

$31.40
Asking Rent Per SF

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Source: CoStar Group | **2025 Dataset**

Submarket Strength

Tech & Mixed-Use

North Austin & The Domain

Austin · North Burnet · Parmer Lane

3M+ SF Apple Campus (Planned)

300+ AC Domain District

20K+ Q2 Stadium Attendance

Innovation & Expansion

East Austin

Mueller · Airport Corridor · Tesla Corridor

700+ AC Mueller Master-Plan

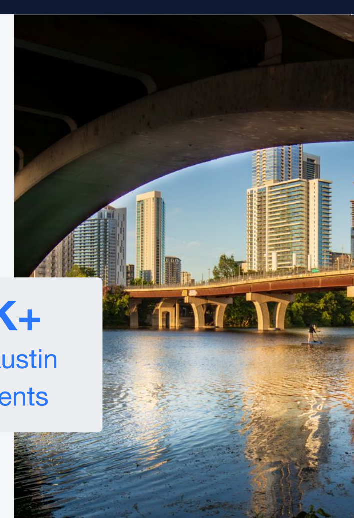
21M+ AUS Airport Passengers

20K+ Jobs at Tesla Gigafactory

Tourism & Entertainment

Downtown Austin

Downtown · Rainey · South Congress



89 Walk Score

SXSW · ACL Top Demand Driving Events

53K+ UT Austin Students

Suburban Growth

Northwest Austin & Round Rock

Round Rock · Cedar Park · Georgetown

40% Growth in Georgetown Since 2010

13,000+ Dell Regional Workforce

975 Kalahari Resort Keys

Source: CoStar Group, U.S. Census Bureau, Austin Chamber, Opportunity Austin, University of Texas at Austin, Texas Economic Development Corporation | **2025 Dataset**

MATTHEWS™

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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 2515 N MAIN ST BELTON, Belton, TX, 76513 ("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:

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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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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.

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11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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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.

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Buyer/Tenant/Seller/Landlord Initials _______ _______ Date _______