OFFERING MEMORANDUM

NET-LEASE INVESTMENT OPPORTUNITY

O’Reilly Auto Parts

Single Tenant Freestanding Corporate NN+ Lease

1942 East Austin Street, Giddings, TX 78942 · Lee County · Store #1795

PRICE

$1,100,000 | 6.50% CAP

BROKER AND ATTORNEY

Christopher L. Fenolio

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TEXAS BROKER

Brian Brockman

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Confidentiality Agreement

Bang Realty-Texas Inc (“Broker”), together with Fenolio Real Estate, have been engaged to market the property described in this Offering Memorandum (“Property”) on behalf of the owner (“Seller”). This Offering Memorandum contains select information about the Property and has been prepared to assist prospective purchasers in evaluating the Property. It does not purport to be all-inclusive or contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from sources believed to be reliable, but has not been independently verified by Broker. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained in this Offering Memorandum, including but not limited to projected income, expenses, lease terms, or physical condition of the Property. Prospective purchasers should conduct their own independent investigation and rely solely on that investigation and the advice of their own legal, tax, and financial advisors.

This Offering Memorandum is intended solely for the use of qualified prospective purchasers and is submitted subject to errors, omissions, prior sale, price change, or withdrawal without notice. It does not constitute an offer to sell or a solicitation of an offer to buy any securities. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential, to use it solely to evaluate a possible acquisition of the Property, and not to reproduce or distribute it, in whole or in part, without the prior written consent of Broker.

Investment Highlights

PRICE	NOI / CAP RATE	LEASE TYPE	TERM REMAINING
$1,100,000	**$72,000 | 6.50%**	**NN+**	**±5.6 Years**

HIGHLIGHTS

- Corporate lease with O’Reilly Auto Enterprises, LLC, part of O’Reilly Automotive, Inc. (NASDAQ: ORLY) — an investment-grade retail credit (BBB+ / Baa1) operating 6,585 stores as of December 31, 2025.
- Term extended in December 2024 to March 31, 2032, with three (3), five (5) year renewal options and scheduled rent increases in every option period.
- Freestanding, purpose-built build-to-suit store on East Austin Street — the route US-290 takes through Giddings, the seat of Lee County, and the town’s primary retail corridor.
- NN+ structure — tenant is responsible for taxes, insurance and day-to-day maintenance; landlord retains roof and structure only.
- Positioned near the junction of US-290 and US-77 on the Austin–Houston corridor, approximately 55 miles east of Austin and 100 miles west of Houston.

PROPERTY SNAPSHOT

Building Area	**±6,400 SF**
Land Area	**±0.67 AC**
Year Built	**2007 (Build-to-Suit)**
Ownership	**Fee Simple**
Tenant	**O’Reilly Auto Enterprises, LLC**
Parcel	**Lee County, TX**

Lease Abstract

Tenant	**O’Reilly Auto Enterprises, LLC**	Commencement	**April 1, 2007**	Premises Size	**±6,400 SF GLA**
Lease Type	**NN+**	Second Amendment	**December 16, 2024**	Taxes & Insurance	**Tenant**
Extended Term	**Through 3/31/2032**	Extension Options	**Three (3), 5-Yr Options**	Roof & Structure	**Landlord**

RENT SCHEDULE

Lease Period	$ / SF / Year	Monthly Rent	Annual Rent
Mar 2025 – Mar 2032 (Extended Term)	$11.25	$6,000.00	**$72,000.00**
Apr 2032 – Mar 2037 (Option 1)	$12.56	$6,700.00	**$80,400.00**
Apr 2037 – Mar 2042 (Option 2)	$13.22	$7,050.00	**$84,600.00**
Apr 2042 – Mar 2047 (Option 3)	$13.88	$7,400.00	**$88,800.00**

Source: Second Amendment to Build-to-Suit Lease, Giddings, TX — Store #1795, dated December 16, 2024. A rent abatement ran January 1 – February 28, 2025 and has expired. Figures shown are per the executed lease; buyer should independently verify the fully executed lease and all amendments prior to close.

Tenant Overview

O’Reilly Automotive, Inc.

O’Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. Founded in 1957 and headquartered in Springfield, Missouri, the company serves both do-it-yourself customers and professional service-provider installers through 6,585 stores across the United States, Puerto Rico, Mexico and Canada as of December 31, 2025, on full-year 2025 sales of $17.8 billion and net income of $2.54 billion.

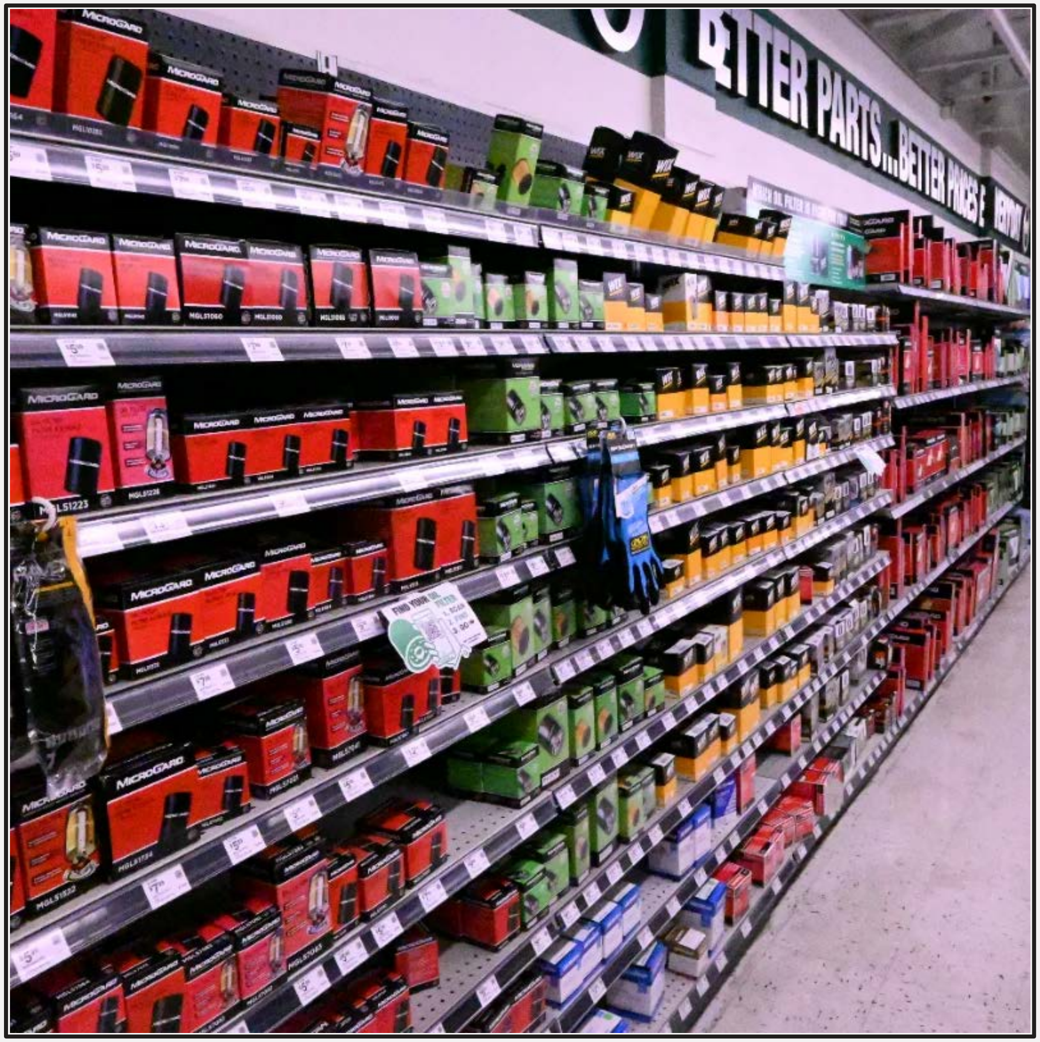
O’Reilly is publicly traded and carries investment-grade senior unsecured ratings of BBB+ (S&P) and Baa1 (Moody’s) — among the strongest in the automotive aftermarket net-lease sector. 2025 marked its 33rd consecutive year of comparable store sales growth and record revenue since its 1993 public listing. The company self-distributes through a national network of distribution centers and hub stores.

The Giddings store has operated since 2007 in a building constructed to O’Reilly’s own build-to-suit specification. Its December 2024 extension — seven additional years of firm term plus fifteen years of options — is a direct statement of the tenant’s commitment to this location.

STOCK PHOTO

Ticker	**NASDAQ: ORLY**
Headquarters	**Springfield, MO**
Founded	**1957**
Lease Guarantor	**O’Reilly Auto Enterprises, LLC**

Representative Property Photos



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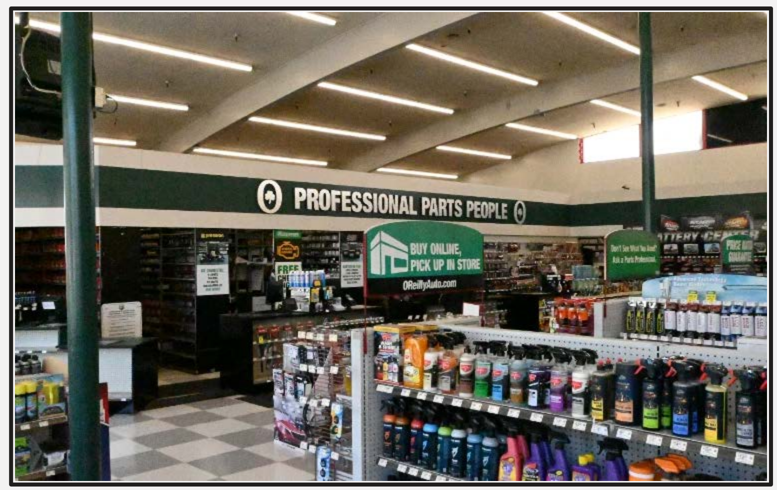

STOCK PHOTO

Location Overview

STOCK PHOTO

Giddings, TX

THE MARKET

Giddings is the seat of Lee County, positioned at the junction of US Highway 290 — the primary Austin–Houston corridor — and US Highway 77. The site fronts East Austin Street — the route US-290 takes through town and the primary retail spine — roughly 55 miles east of Austin and 100 miles west of Houston.

As the county seat and the principal service and retail center for the surrounding rural area, Giddings draws a trade area substantially larger than the city’s own population. Retail, county government, agriculture and energy-services activity all funnel through the US-290 corridor the store fronts.

Continued growth pushing east from the Austin metro along US-290 keeps adding rooftops and daily traffic within the store’s trade area, while the property’s position on the town’s dominant retail street supports both do-it-yourself and professional installer demand.

For More Information Please Contact:

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Name	License No.	Email	Phone
Bang Realty-Texas, Inc Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9007017	bor@bangrealty.com	513-898-1551
Brian Brockman Designated Broker of Firm	701472	brian@bangrealty.com	513-898-1551
------------N/A----------- Licensed Supervisor of Sales Agent/ Associate			
------------N/A----------- Sales Agent/Associate's Name			

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