SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

6.5+ Years Remaining | Corporate Signature | Strong Store Performance (#3 In Texas)

7819 Slide Road

LUBBOCK TEXAS

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

BRITT RAYMOND
EVP & Managing Principal
National Net Lease
britt.raymond@srsre.com
D: 929.229.2614 | M: 704.517.4712
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10491212709

KYLE FANT
EVP & Managing Principal
National Net Lease
kyle.fant@srsre.com
M: 973.632.1386
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10401281546

SRS CAPITAL MARKETS

NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

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SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased Mavis Tires & Brakes investment property located in Lubbock, Texas. The property has more than 6.5 years of lease term remaining with four (4) additional 5-year renewal options, providing stable in-place income with significant long-term extension potential. The lease features a 9.73% rental increase on April 1, 2028, followed by 10% rental increases at the beginning of each renewal option thereafter, providing contractual rent growth. The lease features a corporate signature through T.E., LLC, part of the Mavis platform formed by the 2018 merger of Mavis and Express Oil Change & Tire Engineers under Golden Gate Capital, now 3,500+ locations. The lease is absolute NNN with zero landlord responsibilities, providing an ideal, management-free investment opportunity for a passive or out-of-state investor. The location also demonstrates strong store performance, ranking as the #3 most-visited Mavis Tires & Brakes location in Texas according to Placer.ai.

The property features strong frontage along Slide Road (36,600 VPD), providing excellent visibility and convenient customer access. The site is positioned within an established commercial node near national brands including Dairy Queen, KFC, and Bank of America, as well as Rockridge Plaza, a Food King-anchored shopping center attracting approximately 1.4 million annual visits according to Placer.ai. Lubbock is the 10th-largest city in Texas and experienced approximately 6.2% population growth between 2020 and 2025. The 5-mile trade area is supported by more than 212,000 residents and 91,900 employees, while the 1-mile trade area features an average household income of $120,065.

PROPERTY PHOTOS

PROPERTY PHOTOS

OFFERING SUMMARY

OFFERING

Price	$2,533,000
Net Operating Income	$152,004
Cap Rate (In-Place)	6.00%
Cap Rate (Effective April 2028)	6.59%
Lease Signature	Corporate
Tenant	T.E., LLC (dba Mavis Tires & Brakes)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	10,488 SF
Land Area	0.98 Acres
Property Address	7819 Slide Road Lubbock, Texas 79424
Year Built	1996
Parcel Number	R58546
Ownership	Fee Simple (Land & Building Ownership)

ACTUAL SITE

6.5+ Years Remaining | Options To Extend | Rental Increases | Corporate Signature | Strong Store Performance (#3 In Texas)

- More than 6.5 years of lease term remaining with four (4) additional 5-year renewal options, providing stable in-place income with significant long-term extension potential
- A 9.73% rental increase on April 1, 2028, followed by 10% rental increases at the beginning of each renewal option thereafter, provides contractual rent growth
- The lease features a corporate signature through T.E., LLC, an entity of the Mavis platform formed by the 2018 merger of Mavis and Express Oil Change & Tire Engineers under Golden Gate Capital, which today operates 3,500+ locations
- This location demonstrates strong store performance, ranking as the #3 most-visited Mavis Tires & Brakes location in Texas according to Placer.ai

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant is responsible for taxes, insurance, and maintaining all aspects of the premises, resulting in zero landlord responsibilities
- Ideal, management-free investment opportunity for a passive or out-of-state investor

Slide Road Frontage (36,600 VPD) | Excellent Visibility & Access

- Strong frontage on Slide Road, a key local corridor that sees more than 36,600 VPD
- Excellent visibility and multiple points of ingress and egress provide convenient customer access and support tenant performance

Established Commercial Node | Proximity To Retail Destinations

- Situated along a dense commercial corridor within walking distance of national brands including Dairy Queen, KFC, and Bank of America
- Located in close proximity to additional retail destinations including Rockridge Plaza, a Food King-anchored shopping center attracting approximately 1.4 million annual visits, per Placer.ai
- The concentration of national brands and retail destinations throughout the area drives consumer traffic and promotes cross-shopping at the subject property

Growth Market | Strong Trade Area Demographics | $120K+ Average Household Income

- Lubbock is the 10th-largest city in Texas and experienced approximately 6.2% population growth between 2020 and 2025
- The 5-mile trade area is supported by more than 212,000 residents and 91,900 employees
- The 1-mile trade area features an average household income of $120,065

PROPERTY OVERVIEW

LOCATION

Lubbock, Texas
Lubbock County

PARKING

There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 3.9 stalls per 1,000 SF of leasable area.

ACCESS

Slide Road: 2 Access Points

PARCEL

Parcel Number: R58546
Acres: 0.98
Square Feet: 42,750

TRAFFIC COUNTS

Slide Road: 36,600 VPD
82nd Street: 27,600 VPD
Loop 289: 80,900 VPD

CONSTRUCTION

Year Built: 1996

IMPROVEMENTS

There is approximately 10,488 SF of existing building area

ZONING

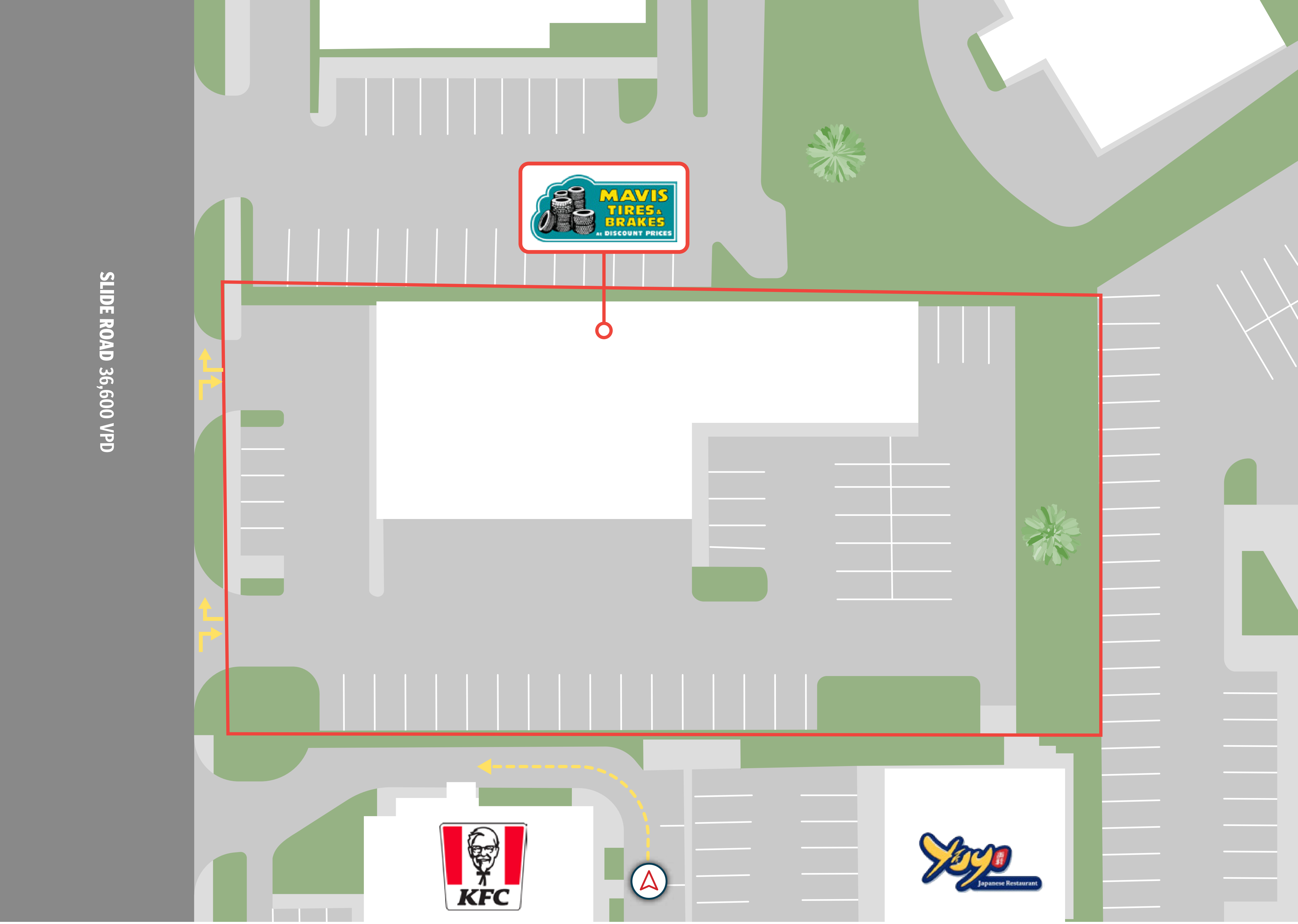
Auto-Urban Commercial (AC)


Vintage Retail Plaza
LESLIE'S
FITNESS
ups
Walmart
Supercenter
Academy
SPORTS+OUTDOORS
H-E-B
ROSS
DRESS FOR LESS
VINTAGE
TOWNSHIP
SHERWIN-WILLIAMS
SONIC
UMC
HEALTH
SYSTEM
United
supermarkets
orangetheory
FITNESS
DOLLAR GENERAL
CVS pharmacy
SUBWAY
FIREHOUSE
SUBS
PRESTON SMITH
Lakeridge Plaza
HARBOR FREIGHT
AT&T
ups
LakeRidge
Country Club
Rockridge Plaza
ACE
The helpful place.
Food King
Little Caesars
Calvary Baptist
Church
TRU FIT
ATHLETIC CLUBS
the owen group
CAPITAL
THE CATCH
MURPHY
USA
CUTS
KIDS
TAKE 5
82ND ST 27,600 VPD
FARMERS
INSURANCE
BANK OF AMERICA
CovenantHealth
Edward Jones
COX
West Texas Eye
Associates
WEST TEXAS
tropical CAFE
Bolton
OIL CO. LTD.
80TH ST
KFC
optimum.
SLIDE RD 36,600 VPD
Providence
ST.CLAIR
ORTHO
DQ
MAVIS
TIRES &
BRAKES
AT DISCOUNT PRICES
Lubbock

South Plains Mall
The Home Depot
Dillard's
Victoria's Secret
Barnes & Noble
Journeys
H&M
Hot Topic
Shoe Dept. Encore
Tillys
Lids
claire's
Hollister
Vans
Champs Sports
Shoe Palace
Lowe's
at home
The Home & Holiday Superstore
Ashley
Furniture Row
80,900 VPD
289
Homewood Suites by Hilton
Best Western Plus
Hampton by Hilton
TownePlace Suites Marriott
Embassy Suites by Hilton
Natural Grocers
WNM Weight No More
Central Plaza
Ross Dress for Less
Crunch
Old Navy
carter's
Leslie's
Shoe Carnival
Plato's Closet
Caliber
Whataburger
Taco Bell
Aaron's
Easy. Beautiful. Affordable.
Quality Inn & Suites
Midas
USPS.COM
extended Stay America
Staybridge Suites
Covenant Children's Hospital
Texas Tech University
South Plains Plaza
Office Depot OfficeMax
Michaels
PetSmart
LongHorn Steakhouse
BJ's Restaurant Brewhouse
Crash Champions
South Plains Crossing
Hobby Lobby
Spec's
Irons Middle School
Slide Rd 36,600 VPD
Lubbock Dental Care & Orthodontics
Mavis Tires & Brakes at Discount Prices
DQ
St. Clair Ortho
Providence
optimum.
KFC
Yoyo
Bolton Oil Co. Ltd.
LBK
80th St

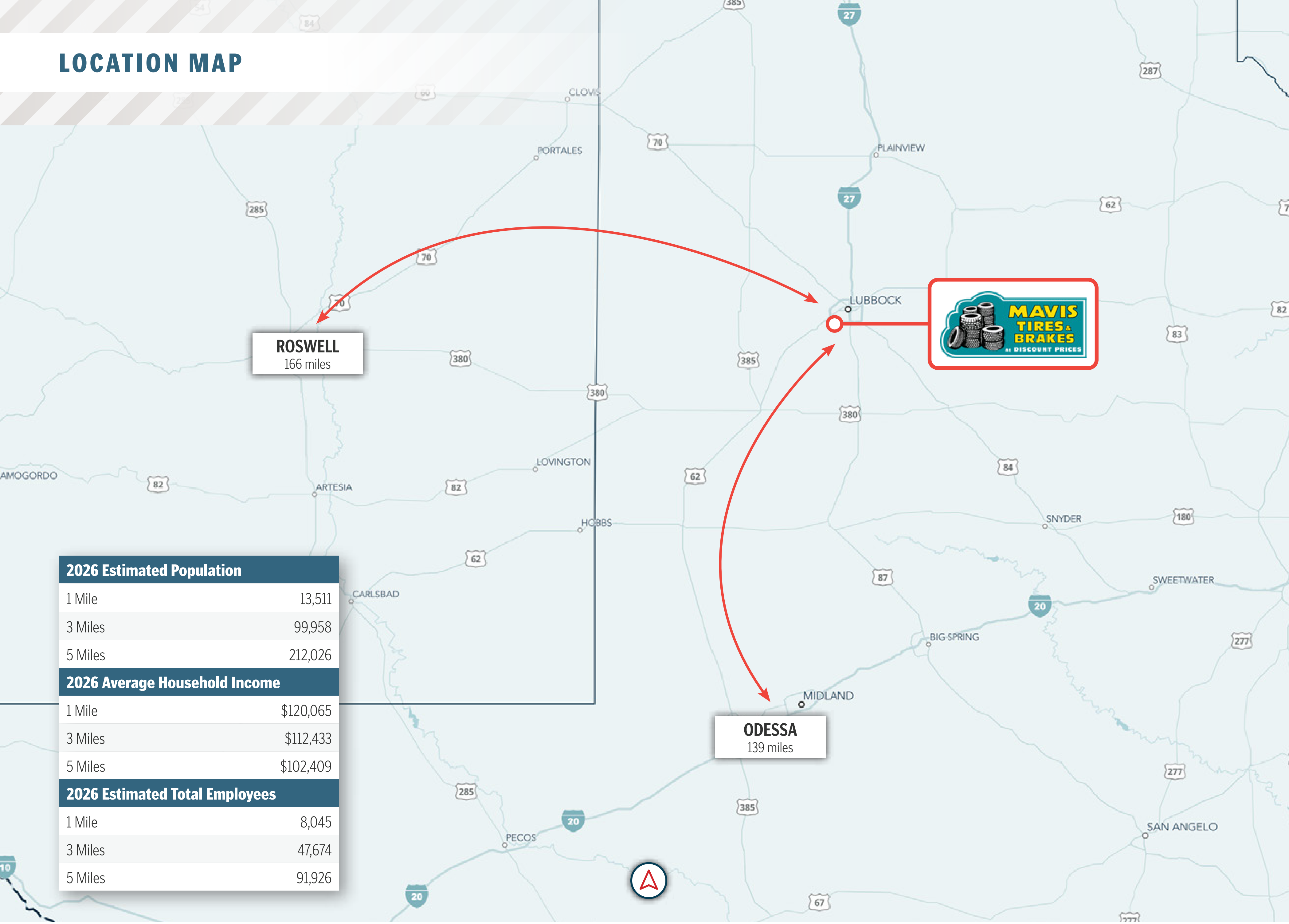

Whiteside Elementary School
Irons Middle School
DQ
MAVIS TIRES & BRAKES AT DISCOUNT PRICES
KFC
tropical SMOOTHIE CAFE
BANK OF AMERICA
82ND ST
27,600 VPD
TAKE 5 OIL CHANGE
MURPHY USA
WELLS FARGO
SLIDE RD
36,600 VPD
Lakeridge Plaza
HARBOR FREIGHT
CAPITAL
AT&T
ups
Rockridge Plaza
Food King Cost Plus Food
ACE The helpful place.
Little Caesars


South Plains Mall
The Home Depot
Dillard's
Victoria's Secret
Barnes & Noble
Journeys
H&M
Hot Topic
Shoe Dept. Encore
Tillys
Lids
claire's
Hollister
Vans
Champs Sports
Shoe Palace
327
41,300 VPD
SLIDE RD - 36,600 VPD
Central Plaza
Ross Dress for Less
Crunch
Texas Roadhouse
T
Old Navy
carter's
Hallmark
Leslie's
Shoe Carnival
Aaron's
Quality Inn & Suites
Longhorn Steakhouse
BJ's Restaurant Brewhouse
USPS.COM
Midas
Crash Champions
80,900 VPD
289
South Plains Crossing
Hobby Lobby
Spec's
South Plains Plaza
Office Depot OfficeMax
Michaels
PetSmart
T.J.Maxx
Mister Car Wash
AutoZone
Walmart Supercenter
The Hub
HOTWORX
verizon
Popeyes
AT&T
Dunkin'
Chipotle
Sonic
UPS
7 Brew
Dutch Bros Coffee
Chick-fil-A
Discount Tire
O'Reilly Auto Parts
Walgreens
Whataburger
Mavis Tires & Brakes at Discount Prices
82ND ST 27,600 VPD
Tesla
Taco Bell
Freddy's Steakburgers
Mighty Wash
Take 5
Walmart Supercenter
Dollar Tree
Panda Express
Dave's Hot Chicken
GameStop
Jersey Mike's Subs
Great Clips
Murphy USA
Rockridge Plaza
Ace The helpful place.
Food King
Little Caesars
Lakeridge Plaza
Harbor Freight
AT&T
UPS
Kingsgate Center South
Sprouts Farmers Market
LoveSac
lululemon
Chico's
Sephora
Talbots
Bath & Body Works
Great Clips

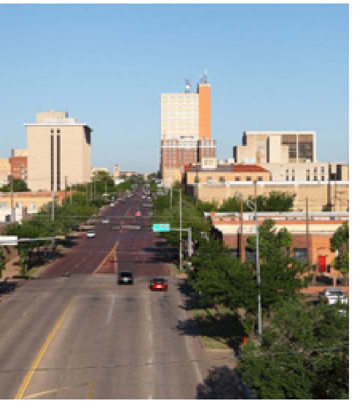


SLIDE ROAD 36,600 VPD
MAVIS TIRES & BRAKES
AT DISCOUNT PRICES
KFC
Japanese Restaurant

LOCATION MAP



2026 Estimated Population	
1 Mile	13,511
3 Miles	99,958
5 Miles	212,026
2026 Average Household Income	
1 Mile	$120,065
3 Miles	$112,433
5 Miles	$102,409
2026 Estimated Total Employees	
1 Mile	8,045
3 Miles	47,674
5 Miles	91,926



LUBBOCK, TEXAS

Lubbock is located in northwest Texas at the center of the South Plains, between the Permian Basin to the south and the Texas Panhandle to the north. With a 2025 population of 273,071, Lubbock is the 10th-largest city in Texas.

Since the arrival of the Santa Fe Railroad, Lubbock has developed into one of the country's leading inland cotton markets and the center of a highly diversified agricultural-industrial economy. The Lubbock area is the largest contiguous cotton-growing region in the world, with major industries and commodities including petroleum, agricultural and earth-moving equipment, cottonseed oil, and engineering products. The region has also been a center for advancements in agricultural technology, including the development of low-energy precision application irrigation.

Lubbock is home to Texas Tech University, the leading institution of the Texas Tech University System and the seventh-largest university in Texas by enrollment. The city is also home to Lubbock Christian University, South Plains College, Wayland Baptist University, and several other higher education institutions, providing a significant educational presence within the region.

Lubbock benefits from strong regional transportation infrastructure. Lubbock Preston Smith International Airport provides commercial air service and is the eighth-busiest airport in Texas. Interstate 27 connects the city to Amarillo and Interstate 40, while U.S. Routes 62 and 82 provide additional regional connectivity.

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	13,511	99,958	212,026
2031 Projected Population	14,038	103,857	220,770
2020 Census Population	12,995	97,284	200,007
Projected Annual Growth 2026 to 2031	0.77%	0.77%	0.81%
Historical Annual Growth 2010 to 2020	-0.22%	1.48%	1.53%
Households & Growth			
2026 Estimated Households	5,907	42,585	86,031
2031 Projected Households	6,237	45,123	91,461
2020 Census Households	5,644	40,133	78,387
Projected Annual Growth 2026 to 2031	1.09%	1.16%	1.23%
Historical Annual Growth 2010 to 2020	-0.21%	1.37%	1.45%
Income			
2026 Estimated Average Household Income	$120,065	$112,433	$102,409
2026 Estimated Median Household Income	$87,257	$82,312	$74,951
2026 Estimated Per Capita Income	$52,338	$47,935	$41,792
Businesses & Employees			
2026 Estimated Total Businesses	810	4,728	8,292
2026 Estimated Total Employees	8,045	47,674	91,926

RENT ROLL

	LEASE TERM					RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
T.E., LLC (dba Mavis Tires & Brakes)	10,488	5/15/2017	3/31/2033	Current	-	$12,667	$152,004	4 (5-Year)
				4/1/2028	9.73%	$13,900	$166,800	

10% Rental Increases at the Beginning of Each Renewal Option Thereafter

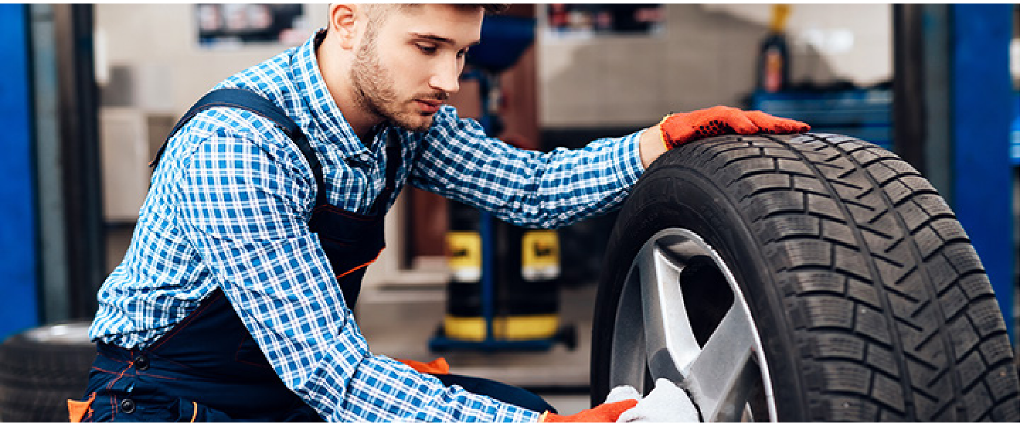
FINANCIAL INFORMATION

Price	$2,533,000
Net Operating Income	$152,004
Cap Rate (In-Place)	6.00%
Cap Rate (Effective April 2028)	6.59%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1996
Rentable Area	10,488 SF
Land Area	0.98 Acres
Address	7819 Slide Road Lubbock, Texas 79424

FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com



MAVIS TIRES & BRAKES

mavis.com
Company Type: Subsidiary
Locations: 3,500+

Mavis Tire Express Services Corp. (“Mavis”) is one of North America’s largest independent tire and vehicle service providers, with more than 3,500 owned and franchised retail locations across the U.S. and Canada. Headquartered and based in White Plains, New York, Mavis delivers expert care across multiple segments of the automotive industry – including tires and brakes, oil changes, inspections, and auto repair – through a family of trusted brands.

Mavis owns and operates a portfolio of auto service center brands, including Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire and Tuffy. Together, these brands offer a wide range of distinguished services to millions of drivers each year, reflecting a commitment to dependability, safety, convenience, and value.

Source: mavis.com/about-us, mavis.com/news

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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