OFFERING MEMORANDUM

GOMEZGROUP

McDonald’s

Brand New Construction
Opened December 2025

19706 Morris Ave
Manvel, TX 77578

CUSHMAN & WAKEFIELD

THE BROKER

RYAN GOMEZ

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Capital Markets | Net Lease Group
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CA Lic 01753933

Listed in Conjunction with
Texas Broker of Record:
Kristopher Von Hohn
TX Lic 612661

CUSHMAN & WAKEFIELD

McDonald’s

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 19706 Morris Ave, Manvel, TX 77578 (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

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INVESTMENT HIGHLIGHTS

McDonald's

19706 Morris Ave
Manvel, TX 77578

Year Built:

2025

Land:

1.21 Acres
(52,830 SqFt)

Bldg:

3,686 SqFt

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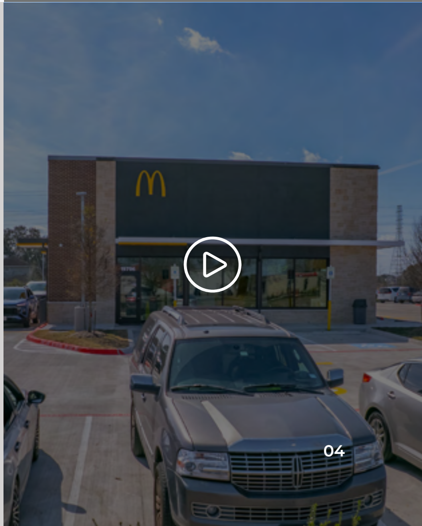
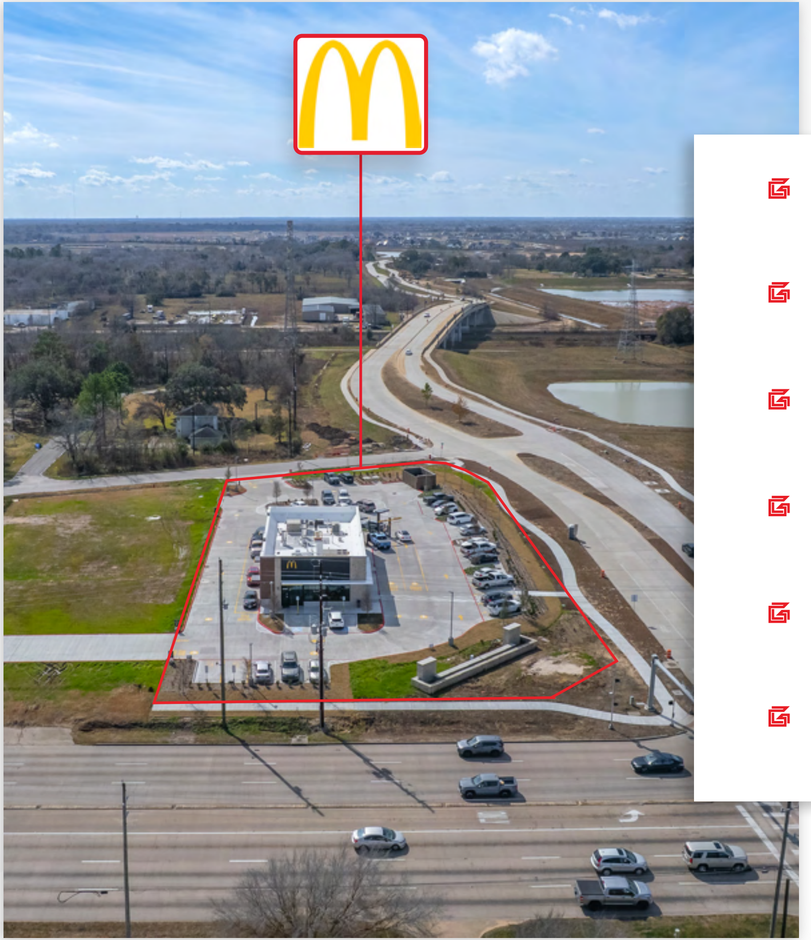
Parking:

32 Surface Spaces



INVESTMENT HIGHLIGHTS



- Absolute NNN Ground Lease with Corporate Guaranty
- Brand New Construction with Double Drive-Thru, Opened December 2025
- 20-Year Lease with Eight 5-Year Renewal Options
- Strong Brand Recognition: +13,600 Locations in U.S. as of July 2025
- Affluent Trade Area with +$125,400 Average HHI in 1 Mile Radius
- Projected 3.1% Population Growth from 2024-2029

- Premier Frontage on McCoy Rd, a Dominant North/South Thoroughfare, at the Entrance to the 3,000-Acre Meridiana Master-Planned Community
- Located Along Hwy 6/Morris Ave (28,002 VPD) and Less than 2.5 Miles from Hwy 288 (81,750 VPD)
- Situated on a 1.21 Acre Lot Directly Adjacent to Newly Built Strip with Retailers Firehouse Subs, The UPS Store, Manvel Dental Care, and NextLevel Urgent Care
- Strategically Placed at a Hard Corner Signalized Intersection with Excellent Visibility

WATCH PROPERTY VIDEO

PROPERTY OVERVIEW

- Directly Across from Manvel Junior and High School with Over 3,600 Combined Students
- 3 Miles from Manvel Town Center, Anchored by H-E-B with 2.4MM Annual Visits per Placer.ai
- Within 6 Mile Radius of at Least 7 Master Planned Communities Totaling Over 5,000 Acres
- Less than 30 Minute Drive from Houston Zoo, University of Houston and William P. Hobby Houston International Airport


McDonald's


H-E-B
verizon
Smoothie King
Jersey Mike's Subs
Whataburger
MANVEL TOWN CENTER
The Burger Barn
50 ROOMS
Best Western PLUS
HIGHLAND HOMES POMONA
5.2 Miles
A 1,000-Acre Master Planned Community
VALENCIA BY HILLWOOD COMMUNITIES
1.5 Miles
A 440-Acre Master Planned Community
MANVEL JUNIOR HIGH SCHOOL
±1,100 Students
Brisa
DOLLAR GENERAL
tropical SMOOTHIE CAFE
MANVEL HIGH SCHOOL
±2,523 Students
Honore's
O'Reilly AUTO PARTS
State Farm
MCDONALD'S
Morris Ave & McCoy Rd
Manvel, TX 77578
MORRIS AVE
28,002 VPD
FIREHOUSE SUBS
ups
Essential VISION CENTER
MANVEL DENTAL CARE
MCCOY RD
N


MANVEL TOWN CENTER
H-E-B
verizon
Smoothie King
Jersey Mike's
WHATABURGER
Exxon
BURGER KING
DQ
HIGHLAND HOMES POMONA
5.2 Miles
A 1,000-Acre Master Planned Community
50 ROOMS
Best Western PLUS
VALENCIA BY HILLWOOD COMMUNITIES
1.5 Miles
A 440-Acre Master Planned Community
Jack in the box
TACO BELL
CHURCH'S
SONIC
Public Storage
MERIDIANA
2.7 Miles
A 3,000-Acre Master Planned Community
Brisa
DOLLAR GENERAL
O'Reilly AUTO PARTS
MANVEL HIGH SCHOOL
±2,523 Students
Honore's
tropical SMOOTHIE CAFE
MCDONALD'S
Morris Ave & McCoy Rd
Manvel, TX 77578
StateFarm
MCCOY RD
MORRIS AVE
28,002 VPD
FIREHOUSE SUBS
ups
Essential VISION CENTER
MANVEL DENTAL CARE

HIGHLAND HOMES POMONA
5.2 Miles; A 1,000-Acre Master Planned Community
288 TEXAS
PRESIDIO AT MANVEL
2 Miles
A 392-Acre Master Planned Community
VALENCIA BY HILLWOOD COMMUNITIES
1.5 Miles
A 440-Acre Master Planned Community
6 TEXAS
H-E-B
verizon
Smoothie King
Jersey Mike's Subs
Whataburger
MANVEL TOWN CENTER
Burger King
EXXON
DQ
Jack in the box
Church's
Taco Bell
Sonic
Public Storage
28,002 VPD
6 TEXAS
Manvel Seafood
50 ROOMS
Best Western PLUS
The Burger Barn
Briso
MANVEL JUNIOR HIGH SCHOOL
±1,100 Students
MANVEL HIGH SCHOOL
±2,523 Students
Dollar General
Wing Stop
tropical Smoothie CAFE
Honore's Cajun Cafe
stripes
Chevron
BigHorn Barbeque & Burgers
Old Bucs Barbecue
81,750 VPD
288 TEXAS
Firehouse Subs
ups
Essential Vision Center
Manvel Dental Care
Wendy's
Pizza Hut
First Liberty Bank
MERIDIANA
2.7 Miles
A 3,000-Acre Master Planned Community
MCDONALD'S
Morris Ave & McCoy Rd
Manvel, TX 77578
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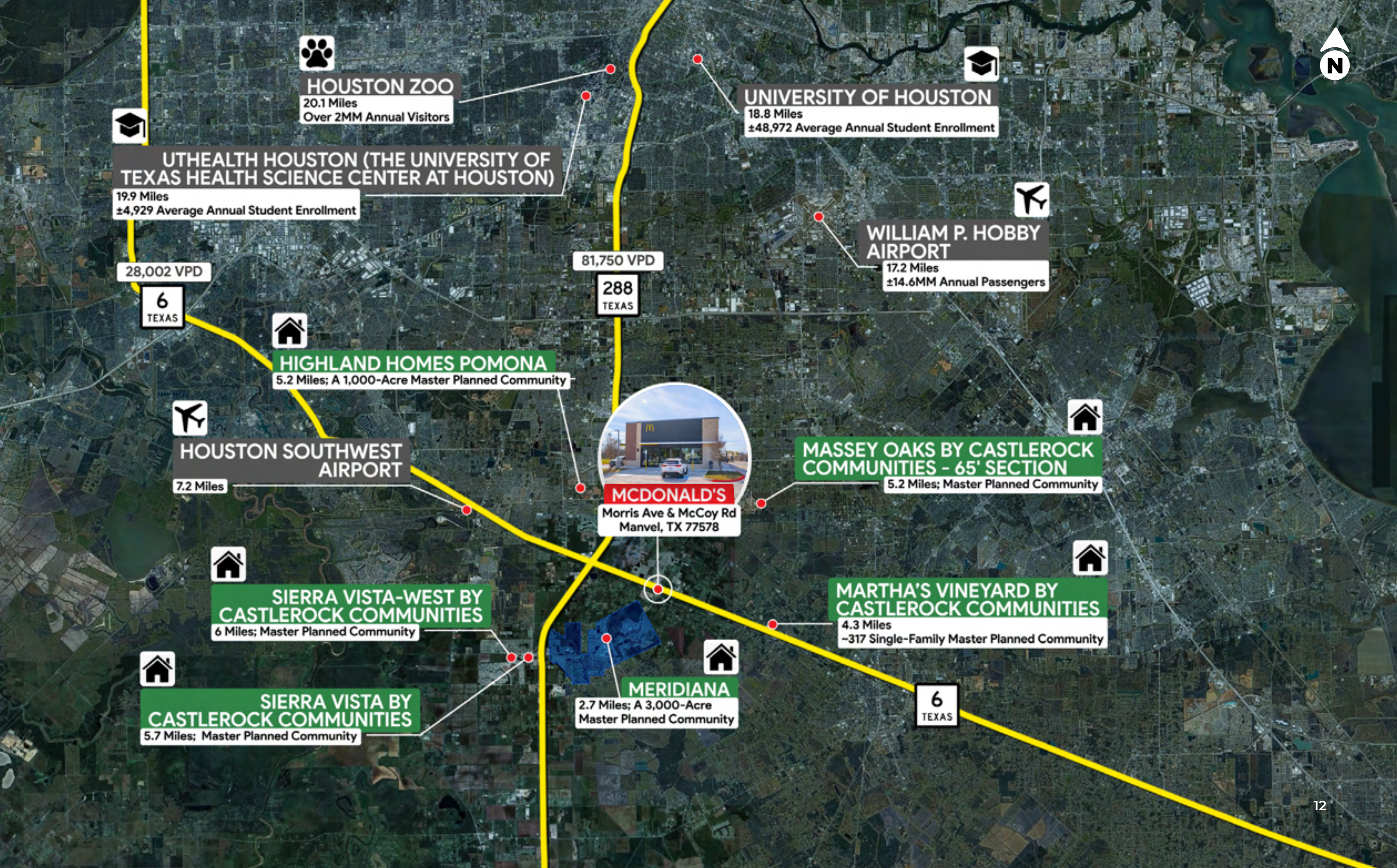


HOUSTON ZOO
20.1 Miles
Over 2MM Annual Visitors
UNIVERSITY OF HOUSTON
18.8 Miles
±48,972 Average Annual Student Enrollment
UTHEALTH HOUSTON (THE UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER AT HOUSTON)
19.9 Miles
±4,929 Average Annual Student Enrollment
WILLIAM P. HOBBY AIRPORT
17.2 Miles
±14.6MM Annual Passengers
28,002 VPD
6 TEXAS
81,750 VPD
288 TEXAS
HIGHLAND HOMES POMONA
5.2 Miles; A 1,000-Acre Master Planned Community
HOUSTON SOUTHWEST AIRPORT
7.2 Miles
MCDONALD'S
Morris Ave & McCoy Rd
Manvel, TX 77578
MASSEY OAKS BY CASTLEROCK COMMUNITIES - 65' SECTION
5.2 Miles; Master Planned Community
MARTHA'S VINEYARD BY CASTLEROCK COMMUNITIES
4.3 Miles
~317 Single-Family Master Planned Community
SIERRA VISTA-WEST BY CASTLEROCK COMMUNITIES
6 Miles; Master Planned Community
SIERRA VISTA BY CASTLEROCK COMMUNITIES
5.7 Miles; Master Planned Community
MERIDIANA
2.7 Miles; A 3,000-Acre Master Planned Community
6 TEXAS
N

LEASE SUMMARY

Lease Type
Absolute NNN Ground Lease

Lease Guarantor
McDonald's USA, LLC, a Delaware Limited Liability Company

Lease Commencement Date
November 26, 2024

Rent Commencement Date
December 03, 2025

Lease Expiration Date
December 31, 2045

Term Remaining on Lease
±20 Years

Options
Eight 5-Year

Increases
10% Increase Every 5 Years and in Option Periods

LEASE SUMMARY

TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
McDonald's	ABSOLUTE NNN GROUND LEASE	3,686	11/26/2024	12/31/2045	$95,000	$25.77	$104,500	01/01/2031	EIGHT 5-YEAR WITH 10% INCREASE EVERY 5 YEARS

RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	12/03/2025 – 12/31/2030	$7,916	$95,000
	01/01/2031 – 12/31/2035	$8,708	$104,499
	01/01/2036 – 12/31/2040	$9,579	$114,950
	01/01/2041 – 12/31/2045	$10,537	$126,444
	01/01/2046 – 12/31/2050 (OPTION 1)	$11,590	$139,089
	01/01/2051 – 12/31/2055 (OPTION 2)	$12,749	$152,998
	01/01/2056 – 12/31/2060 (OPTION 3)	$14,024	$168,298
	01/01/2061 – 12/31/2065 (OPTION 4)	$15,427	$185,128
	01/01/2066 – 12/31/2070 (OPTION 5)	$16,970	$203,640
	01/01/2071 – 12/31/2075 (OPTION 6)	$18,667	$224,005
	01/01/2076 – 12/31/2080 (OPTION 7)	$20,533	$246,405
	01/01/2081 – 12/31/2085 (OPTION 8)	$22,587	$271,046

NOI
$95,000

Cap Rate
4.00%

Price
$2,375,000

Price/ft Land
$44.96

McDonald's was founded in 1940 by Richard and Maurice McDonald in San Bernardino, California. McDonald's was later purchased by Ray Kroc in 1955 who transformed it into a global economic success. It now operates over 43,000 restaurants across 115 markets worldwide and approximately 13,600 in the U.S. McDonald's serves more than 69MM customers daily in over 100 countries and has generated systemwide sales of $131B in 2024. The corporation reported revenue of $25.9B for fiscal year 2024 and $26.06B as of October 2025, deriving most of its income from franchise fees, royalties, and lease payments alongside company-operated outlets. Through its franchised business model and global footprint, McDonald's remains the world's largest and most recognizable fast-food chain, offering burgers, beverages, bakery items, and more.

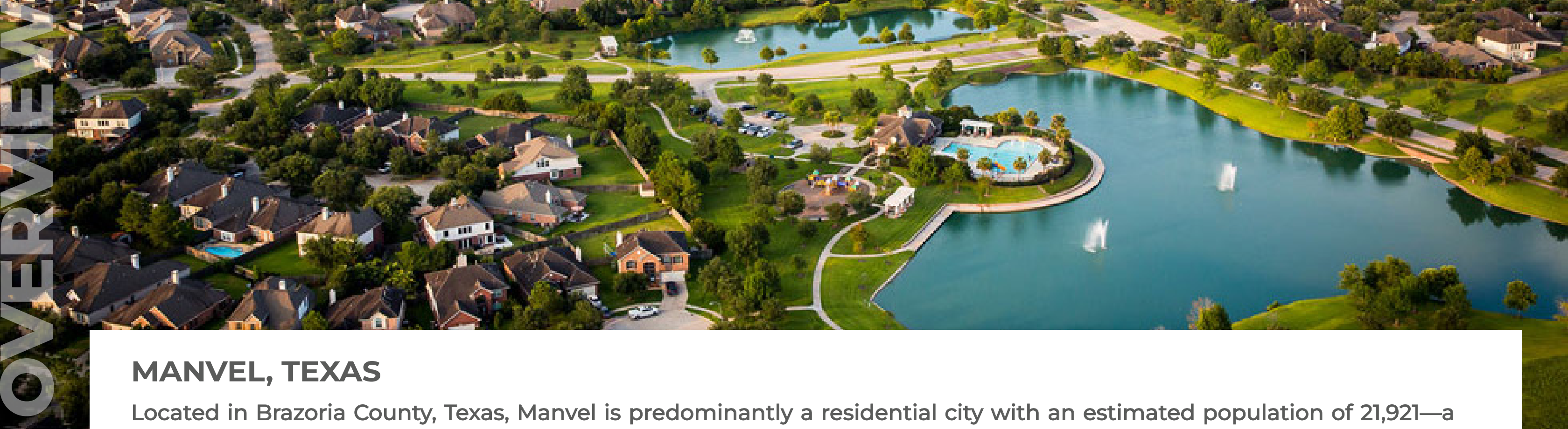
LOCATIONS
+43,000 Globally

2025 TOTAL REVENUE
$26.06B (as of 10/2025)

TICKER SYMBOL
NYSE: MCD

WEBSITE
www.mcdonalds.com

HEADQUARTERS
Chicago, IL



MANVEL, TEXAS

Located in Brazoria County, Texas, Manvel is predominantly a residential city with an estimated population of 21,921—a remarkable 114.71% increase from the 2020 census count of 10,224. The city of Manvel has evolved from its agricultural roots into a thriving residential community known for its inviting neighborhoods and unique local shops and eateries. The city benefits from proximity to major transportation corridors, including Texas State Highways 6 and 88, which connect it to surrounding cities like Galveston and Sugar Land. This town is part of the Houston–The Woodlands–Sugar Land Metropolitan Statistical Area (MSA), which boasts a population of approximately 7.8MM and ranks as the fifth-largest in the United States, with Houston being the second most populous metro area in Texas. Key economic drivers in Manvel include ongoing residential and commercial development, highlighted by projects like the Manvel Town Center—anchored by an H-E-B grocery store—along with new housing subdivisions and plans for a future municipal center. Its primary local employers are the homebuilders and developers responsible for its major master-planned communities such as Hillwood Communities (Valencia), CastleRock Communities, Perry Homes, and Highland Homes.

Additional employment opportunities stem from retail, dining, and personal service businesses concentrated around Manvel Town Center, as well as nearby healthcare facilities like Houston Methodist Pearland Medical Center. Most of Manvel's workforce commutes to larger employment hubs in Pearland and Houston, where major corporate and institutional employers are located. While Manvel itself is largely residential, nearby areas support major employers in healthcare, energy, and manufacturing—such as Memorial Hermann, ExxonMobil, and the University of Texas Medical Branch at Galveston (UTMB Health).

WATCH PROPERTY VIDEO

LOCATION OVERVIEW

HOUSTON, TEXAS

Houston is not only the largest city in Texas but also the fourth largest in the United States with approximately 2.5MM residents as of June 2025. It anchors the Houston–The Woodlands–Sugar Land Metropolitan Statistical Area with roughly 7.8MM residents as of 2025 and is commonly called “Greater Houston” in Southeast Texas. The region also ranks as the fifth-largest metro area nationwide and the second largest in Texas. Houston, often referred to as the “Energy Capital of the World” and “Space City” due to its pivotal role in the space industry, stands out as one of the most diverse cities in the United States. With a vibrant blend of talent and top-tier attractions, it has earned its reputation as a world-class destination. The city boasts over 10,000 restaurants and is home to the 2nd most visited zoo in North America. The city of Houston is home to the Texas Medical Center, the world’s largest medical complex and 26 Fortune 500 headquarters. From 2021 to 2023, its Gross Domestic Product (GDP) surged 25.1% to a record of $697B, outpacing the U.S. overall where GDP grew 16%. Major industries in the area include advanced manufacturing, aerospace, energy, healthcare, and digital technology. According to Niche.com, Houston was named #2 *Best U.S. City to Live in* and #40 in the *2025 World’s Best Cities* per Renaissance Consultancy.

WATCH PROPERTY VIDEO

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Population	2,281	10,483	52,071
2029 Population Projection	2,632	12,041	59,020
Annual Growth 2023-2028	3.1%	3.0%	2.7%
Median Age	39.4	38.4	36.3
Bachelor's Degree or Higher	24%	23%	34%
U.S. Armed Forces	0	14	119

DEMOGRAPHICS

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2024 Households	802	3,567	16,900
2029 Household Projection	927	4,102	19,176
Annual Growth 2024-2029	3.1%	3.0%	2.7%
Owner Occupied Households	848	3,674	16,206
Renter Occupied Households	79	428	2,970
Avg Household Size	2.8	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$32.5MM	$138.5MM	$657MM

DEMOGRAPHICS

INCOME

	1 MILE	3 MILE	5 MILE
Average Household Income	$125,462	$120,102	$125,318
Median Household Income	$109,505	$98,273	$105,104

HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	$297,173	$310,021	$321,830
Median Year Built	2010	2010	2009

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CUSHMAN & WAKEFIELD

2-10-2025

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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