OFFERING MEMORANDUM

Valvoline

Amarillo, TX

Fisher James Capital

VALVOLINE REFORMATTING STORES WITH NEW 20-YEAR CORPORATE GUARANTEED LEASES

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

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- New 20-Year Absolute NNN Lease Guaranteed by Valvoline Inc.
  - → 10% Rent Increases Throughout Primary Term & Options
  - → No Landlord Responsibilities
- Brand New 2025 Construction with Two Drive-Thru Lanes
- Valvoline (NYSE: VVV) is a Leader in Automotive Preventative Maintenance & 2nd Largest Quick-Lube Chain in the U.S.
  - → Completed Acquisition of Oil Changers in December 2025 for $625M
- Prominent Location within Booming South Soncy Retail Corridor in Car-Dependent Region
- Convenient Access along High-Traffic S Soncy Rd (16,500 ADT) with Prominent Signage
- Surrounded by Major Retailers and Retail Centers, Reinforcing Consistent Daily Demand)
  - → Starbucks, Hyundai, Wendy's, Sonic, Valero, Cinergy Theater, Natural Grocers, & More
- Adjacent to Town Center Mixed-Use Development
  - → Includes Dining, Retail, Offices, Residences, & Wellness Center
- Significant Ongoing Residential Development in Southwest Amarillo
  - → Notable New Developments include The Colonies, Heritage Hills, Town Square Village, Ridgewood Apartments, & More
- Favorable, Growing Demographics
  - → Population of 104,809 within 5 Miles
  - → Annual Population Growth Rate of 1.50% within 3 Miles
  - → Average Household Income of $127,443 within a 3-Mile Radius
- Amarillo is a Regional Economic Hub Supported by a Strong, Pro-Business Environment
- Eligible for 100% Bonus Depreciation via Cost Segregation

Brand New 2025 Construction
with Double Drive-Thru

Corporate Guaranty from Valvoline Inc. (NYSE: VVV)
2,400+ Locations

Strategic Location in Car-Dependent Region
Surrounded by New Development

Population of 104,809
within 5 Miles

Annual Population Growth Rate of 1.50%
within a 3-Mile Radius

No State Income Tax
in Texas

$3,164,000

5.50% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		**$174,000**	**5.50%**
Years 6–10		$191,400	6.05%
Years 11–15		$210,540	6.65%
Years 16–20		$231,594	7.32%
Years 21–25	(Option 1)	$254,753	8.05%
Years 26–30	(Option 2)	$280,229	8.86%
Years 31–35	(Option 3)	$308,252	9.74%
Years 36–40	(Option 4)	$339,077	10.72%

LOCATION	6029 S Soncy Rd, Amarillo, TX 79119
LOT SIZE	±0.57 acres or ±24,797 square feet
IMPROVEMENTS	±2,600 SF total with double drive-thru lane ±1,303 SF main level, ±1,297 SF basement pit area
YEAR BUILT	2025
PARKING	7 parking spaces
TENANT	Oil Changer Acquisition Corporation
GUARANTOR	Valvoline Inc.
LEASE TERM	20 years
RENT COMMENCEMENT	July 1, 2026
LEASE EXPIRATION	June 30, 2046
INITIAL ANNUAL RENT	$174,000
RENTAL INCREASES	10% every 5 years and at options
RENEWAL OPTIONS	Four (4) five-year options
REAL ESTATE TAXES	Tenant is responsible
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for all maintenance, including roof, structure, HVAC, and parking areas
LANDLORD RESPONSIBILITIES	None
FINANCING	Delivered free and clear of permanent financing

Valvoline

Valvolvine (NYSE: VVV) Completed its Acquisition of Oil Changers in Dec '25

2,400+ Locations Across the U.S. & Canada; 2025 Revenue of $1.7B

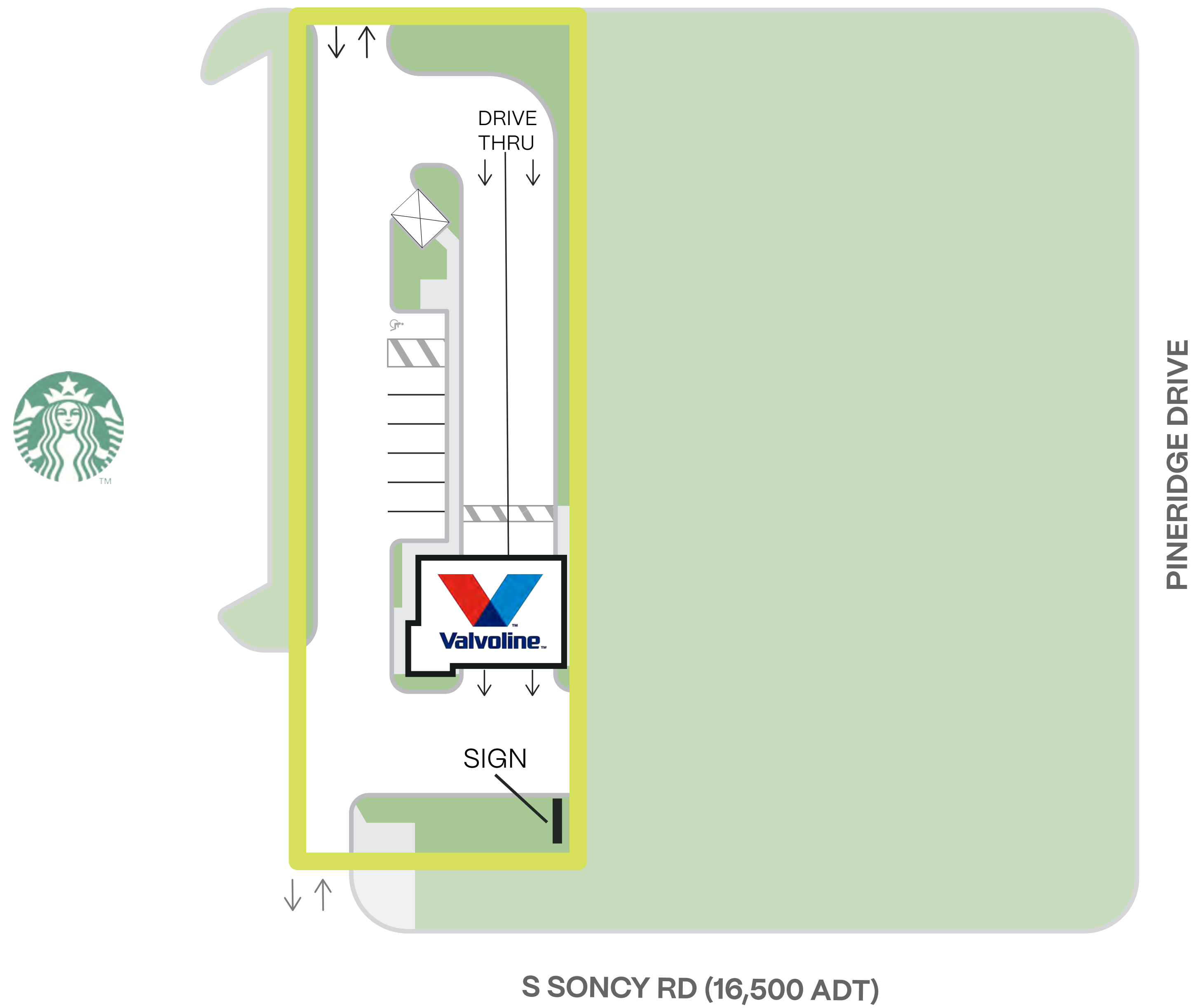
FILE PHOTO

Valvoline Inc. (NYSE: VVV) is a leading provider of preventive automotive maintenance services, operating a growing network of more than 2,400 locations across the United States and Canada through a combination of company-operated and franchised stores. Valvoline is recognized for its quick, convenient, and trusted service model focused on automotive preventive maintenance including oil changes, fluid services, and routine vehicle maintenance. The brand is ranked #32 on Entrepeneur's Franchise 500 (2026).

The company continues to execute a high-growth expansion strategy centered on increasing same-store sales, expanding its retail footprint, and strengthening its position within the fragmented quick-lube sector. In December 2025, Valvoline completed its acquisition of Breeze Autocare, parent company of Oil Changers, significantly expanding its service-center portfolio and reinforcing its national market presence.

For the fiscal year ended September 30, 2025, Valvoline reported approximately $1.7 billion in revenue, supported by strong system-wide sales growth and continued consumer demand for recurring automotive maintenance services.

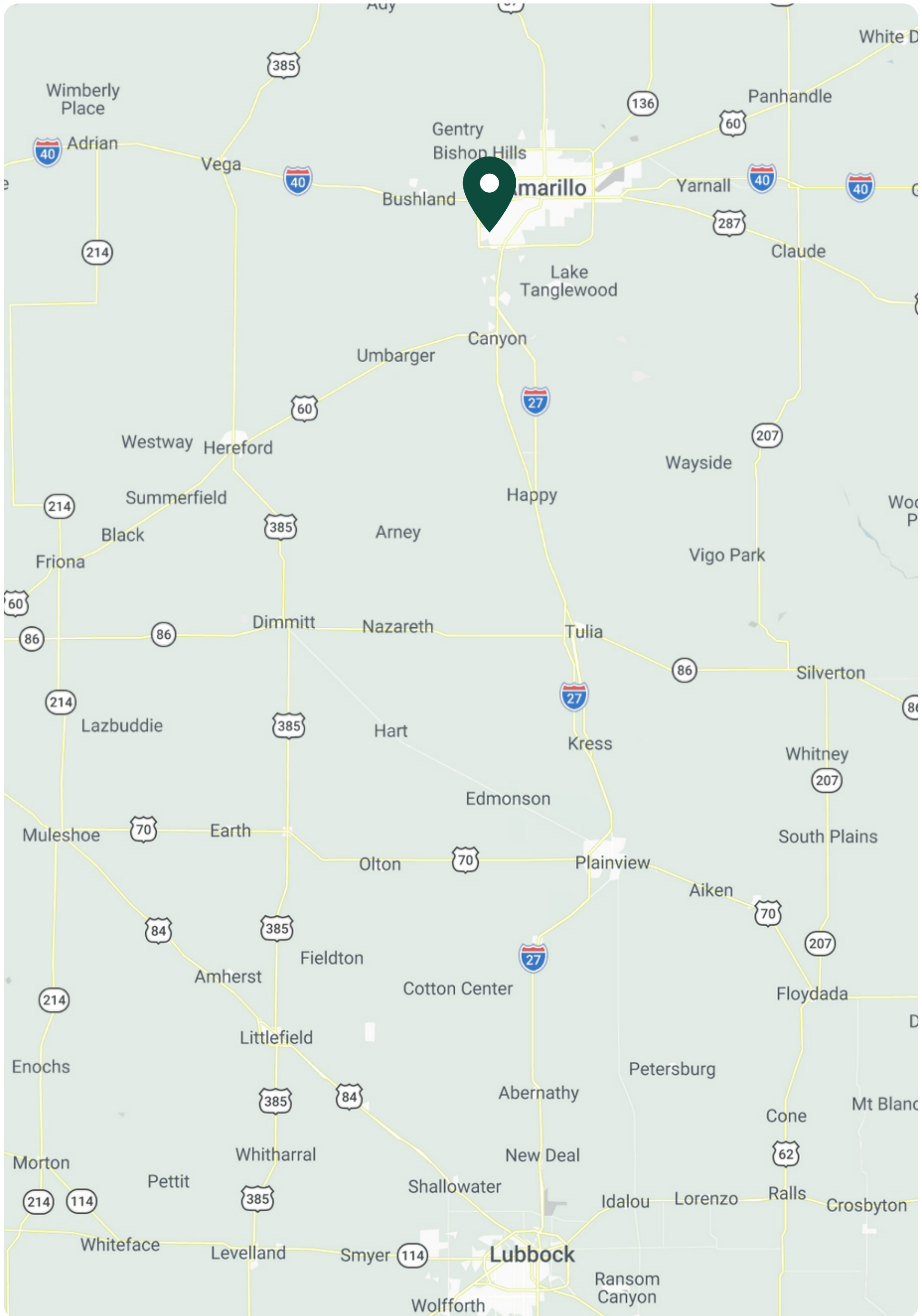
For more information, visit www.valvoline.com.


DRIVE
THRU
Valvoline
SIGN
PINERIDGE DRIVE
S SONCY RD (16,500 ADT)


WESTGATE PLAZA
WESTGATE MALL
sam's club
United supermarkets
THE HOME DEPOT
KOHL'S
Burlington
Office DEPOT
OfficeMax
TARGET
BEST BUY
BOOT BARN
NORTHERN TOOL + EQUIPMENT
Dillard's
JCPenney
urban Air
Walmart Supercenter
LOWE'S
Downtown Amarillo (~ 8 Miles)
LOOP 335
40
Ascension Academy
CINERGY ENTERTAINMENT
NISSAN
TOYOTA
CARMAX
BRAUM'S
BSA HEALTH SYSTEM
Northwest Texas Healthcare System
Valvoline
KIA
ANYTIME FITNESS
Walmart Supercenter
LOWE'S
Hillside Rd (12,700 ADT)
Academy SPORTS+OUTDOORS
VALERO
Northwest Texas Healthcare System
SONIC
Hillside Christian Church Amarillo West Campus
Future Development
Wendy's
Rosa's Café
BSA CareXpress URGENT CARE
Amarillo National Bank
Future Development
Pineridge Dr
S Soncy Rd (16,500 ADT)
HYUNDAI
Future Development


Valvoline
Rick Husband Amarillo International Airport
John Stiff Memorial Park
Amarillo High Baseball Field
Ashley
Hillside Rd (12,700 ADT)
Greenways Intermediate School
Windsor Elementary School
27
United supermarkets
Sherwin Williams
Batteries+Bulbs
Chili's
O'Reilly Auto Parts
Firestone
AutoZone
Buffalo Wild Wings
Chipotle Mexican Grill
Popeyes
Dutch Bros
Freddy's Steakburgers
Natural Grocers
Little Caesars
Golden Chick
CVS pharmacy
Pizza Hut
Walgreens
Domino's Pizza
Papa Murphy's
Dickey's Barbecue Pit
Aaron's
Dollar General
Sonic
Chicken Express
Amarillo National Bank
BSA CareXpress Urgent Care
Wendy's
Starbucks
Pineridge Dr
Future Development
Future Development
S Soncy Rd (16,500 ADT)


Valvoline
Hillside Self Storage
Children's Orchard Academy
Ziggi's Coffee
State Farm
Edward Jones
PJ's Coffee of New Orleans
WTGL West Texas Golf Lounge
VERDURE
West Plains High School - CISD
Hillside Elementary School
LOOP 335
Hillside Rd (12,700 ADT)
Hillside Christian Church Amarillo West Campus
Future Development
HYUNDAI
Northwest Texas Healthcare System
S Soncy Rd (16,500 ADT)
Wendy's
Future Development
Future Development
BSA CareXpress Urgent Care
Pineridge Dr
Amarillo National Bank

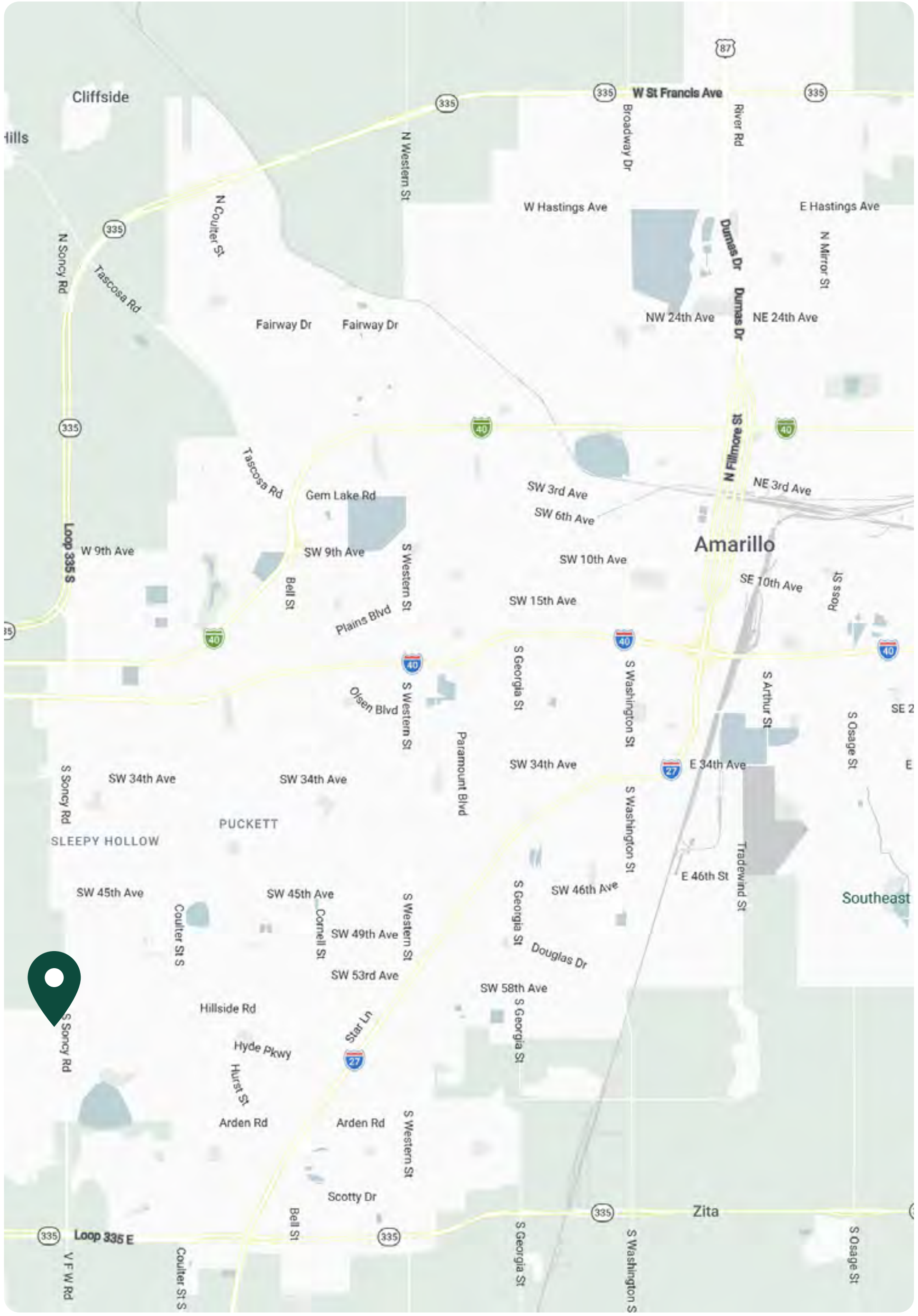


Amarillo is the principal city of the Texas Panhandle and a regional center for commerce, healthcare, and logistics. The city's population is estimated at just over 203,000 as of 2024, reflecting consistent growth since the 2020 Census. Household incomes reflect a broad middle-income base, while the cost of living remains meaningfully below larger Texas metros. The workforce skews younger than many peer markets and is supported by stable employment across healthcare, manufacturing, food processing, and distribution.

Geographically, Amarillo sits on the High Plains of the Panhandle, defined by open terrain, expansive visibility, and a straightforward development pattern. The city is largely suburban in character, with low-density neighborhoods, strong vehicle-oriented commercial corridors, and continued residential expansion on the periphery. Downtown functions primarily as a civic, cultural, and employment center rather than a dense urban core, reinforcing Amarillo's accessible, easy-to-navigate feel.

Tourism and quality-of-life amenities add to the city's appeal. Amarillo serves as the primary gateway to Palo Duro Canyon State Park, the second-largest canyon system in the United States, which draws significant regional and out-of-state visitation. Historic Route 66 attractions, including Cadillac Ranch, combined with a growing dining, arts, and events scene, contribute to steady tourism activity and reinforce the city's identity as both a destination and a regional gathering point.

Economically, Amarillo benefits from a diversified and resilient business base supported by a pro-growth climate. The Amarillo Economic Development Corporation (AEDC) plays a central role in business recruitment and expansion, helping attract investment in manufacturing, logistics, and emerging industries. Major employers include Pantex, Tyson Foods, regional healthcare systems, and Amarillo ISD. Connectivity is a key advantage, with the city located at the intersection of Interstate 40 and Interstate 27, supported by Rick Husband Amarillo International Airport and major freight rail lines, positioning Amarillo as a critical hub for the broader Panhandle and surrounding states.



The subject property is strategically located along the fast-growing South Soncy corridor, one of Amarillo's most active and highest-performing retail corridors. The site benefits from excellent visibility and convenient access in a highly trafficked, car-oriented trade area that draws from both west and south Amarillo. The property fronts South Soncy Road (16,500 ADT) near its intersection with Hillside Road (12,600 ADT) and is supported by strong, expanding demographics, including a population of 49,845 within 3 miles, with an annual growth rate of 1.50% and an average household income of $127,443.

The property sits adjacent to a new Starbucks, new location for Amarillo National Bank, and a new Hyundai dealership, with additional neighboring retailers including Wendy's, Sonic, Rosa's Cafe, BSA CareXpress Urgent Care, Valero, Braum's Ice Cream, Kumon, and more. The Hillside Christian Church – Amarillo West Campus is also directly across the road, generating consistent ancillary traffic. At the intersection of South Soncy and Hillside, the new Town Square mixed-use development features dining, boutiques, offices, residences, and lifestyle amenities, including a Cinergy movie theater and Verdure fitness and wellness center with a resort-style pool.

Additional major retailers in the corridor include Natural Grocers, Walmart Supercenter, Walmart Neighborhood Market, Lowe's, and Academy Sports & Outdoors. Nearby daily traffic drivers include Northwest Emergency at Town Square, Greenways Intermediate School, Children's Orchard Academy, a neighborhood center with State Farm, Hotworx, Alliance Credit Union, and Ziggi's Coffee, along with Ascension Academy, CarMax, Volkswagen, Kia, Toyota, Heritage Hills Elementary, and West Plains High School.

The surrounding area continues to experience significant residential growth, reinforcing long-term demand in this car-dependent market. Town Square includes multiple single- and multi-family developments, alongside The Colonies master-planned community, Heritage Hills, a premier new community, Ridgewood Apartments, and The Greenways subdivision. This ongoing development is expanding the daytime population, deepening the housing base, and sustaining strong consumer demand along the South Soncy corridor.

211,384	$324,959	$127,443
2025 Total Population	Average Home Value	Average Household Income

6029 S Soncy Road, Amarillo, TX 79119

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	48,327	101,843	208,961
2025 Total Population	49,845	104,809	211,384
2030 Total Population	53,691	111,321	219,201
2025 – 2030 Annual Growth Rate	***1.50%***	***1.21%***	***0.73%***
Average Household Income			
2025	$127,443	$107,172	$97,979
2030	$138,283	$117,471	$108,297
Average Home Value			
2025	$324,959	$302,987	$291,642
2030	$405,134	$388,385	$376,101

Major Employers in Amarillo, TX	# of Employees
CNS Pantex	4,626
Amarillo Independent School District	4,000
Tyson Foods Inc.	4,000
BSA Health Systems	3,000
Northwest Texas Healthcare System	2,304
City of Amarillo	2,341
Texas Tech University Health Sciences Center	1,901
Canyon ISD	1,700
Xcel Energy/Southwestern Public Service Co.	1,431
Affiliated Foods	1,250
Walmart Supercenters	975
Toot 'n Totum	743
Bell Helicopter	600

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date

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