



4504 Texas Blvd, Texarkana, TX 75503

Healthcare Investment Opportunity

Offering Memorandum

15 Year Absolute NNN Lease | Sale Leaseback | Multi-Unit Regional Operator | Avg. Cap Rate 7.78%



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

The Eye Guys

4504 Texas Blvd, Texarkana, TX 75503



EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to present the opportunity to acquire a single-tenant optometry clinic leased to The Eye Guys in Texarkana, Texas. The tenant is an established regional operator with two additional locations, demonstrating their market share in the region.

The practice provides comprehensive primary eye care services, including full eye exams that evaluate both vision performance and overall eye health. In addition to standard vision testing, they offer specialized screening for glaucoma, cataracts, and macular degeneration, critical services that support long-term preventative care.

The U.S. eye care market was estimated at approximately \$27.3 billion in 2024 and is projected to grow to \$41.2 billion by 2030 (a ~7.1% CAGR). This steady growth underscores the essential, non-discretionary nature of vision care and the strength of the broader healthcare segment.

At close of escrow, the tenant will execute a brand-new 15-year absolute NNN lease with 2% annual rent increases, providing a true passive investment structure while offering a built-in hedge against inflation. Absolute NNN leases are particularly rare in healthcare real estate, making this structure especially attractive to long-term investors.

This offering presents a compelling opportunity to secure stable, passive income backed by a regional healthcare provider operating within a rapidly expanding and recession-resistant industry.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Absolute NNN Lease** – The tenant will be signing an absolute 15-year NNN lease at the close of escrow demonstrating their commitment to the location. The lease also features a completely passive net lease structure that is rare to find in healthcare real estate investments.
- **Inflation-Protected Cash Flow** – The lease features two percent annual rent increase, offering investors built-in income growth and a great hedge against inflation.
- **Main Road Location** – The property sits directly on Texas Blvd, one of the primary thoroughfares in Texarkana that connects the surrounding neighborhoods to the city's core. With strong daily traffic and direct access through a dense residential pocket, the location benefits from consistent visibility and convenient access for patients.
- **National Retail Synergy** – Strategically positioned just minutes from one of the town's primary intersections, the property benefits from strong surrounding retail draw. Nearby national anchors include Starbucks, Walmart, Wingstop, Albertsons, and Walgreens, driving consistent traffic to the area and reinforcing the strength of the location.
- **Recession-Resistant Asset Class** – The non-discretionary nature of medical care and its resilience during economic uncertainty has made healthcare real estate a strategic focus for both institutional and private investors nationwide.
- **Tax-Free/Top Destination State** – Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.
- **Essential & Preventative Eye Care Services** – The practice provides comprehensive primary eye care services, including full eye exams that evaluate both vision performance and overall eye health. In addition to standard vision testing, they offer specialized screening for glaucoma, cataracts, and macular degeneration, critical services that support long-term preventative care.
- **On-Site Physicians** – The practice is a five-physician group operating across three locations with Dr. Summers and Dr. McCall actively practicing out of the subject property, providing a consistent on-site presence.





Texas A&M University - Texarkana
±2,110 Students

Central Mall

JCPenney Dillard's Bath & Body Works

SHOE DEPT. ENCORE **claire's** Chick-fil & s's

±20,400 VPD



OLD NAVY SPIRIT LANE BRYANT CINEMARK

TJ-maxx KOHL'S SHOE CARNIVAL

BEST BUY JJ ON THE BORDER gJUMP



CHRISTUS St. Michael Hospital
Emergency Room

±55,295 VPD



Texas High
±1,762 Students



Texarkana Regional Airport



Subject Property

North Heights Community School
±7,271 Students



Texarkana College
±3,810 Students

Arkansas High
±1,108 Students



±34,265 VPD



CHRISTUS Health
±325 Beds

±13,000 VPD

4504 Texas Blvd
Texarkana, TX 75503

±3,742 SF
GLA

1987/2002
Year Built/Renovated

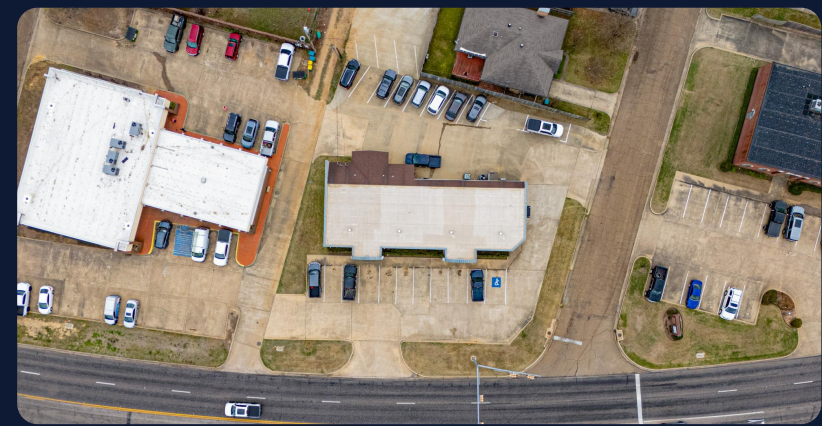
±12,800
Vehicles Per Day

Absolute NNN
Lease Type

\$326
Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

The Eye Guys

4504 Texas Blvd, Texarkana, TX 75503



FINANCIAL SUMMARY

\$1,219,615

List Price

6.75%

Cap Rate

\$22

Rent Per SF

\$82,324

NOI

Property Details

Tenant Trade Name The Eye Guys

Tenant Entity PHILLIPS VISION CLINIC LLC

Guarantor EYE GUYS LLC

Type of Ownership Fee Simple

Lease Type Absolute NNN

Original Lease Term 15 Years

Rent Commencement Date Close of Escrow

Term Remaining on Lease 15 Year From Close of Escrow

Base Rent \$82,324

Increases 2% Annual

Options Three, 5-Year Options



FINANCIAL SUMMARY

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Rent Per SF	Cap Rate
Current Year	\$82,324	\$6,860.33	\$22.00	6.75%
Year 2	\$83,970	\$6,997.54	\$22.44	6.89%
Year 3	\$85,650	\$7,137.49	\$22.89	7.02%
Year 4	\$87,363	\$7,280.24	\$23.35	7.16%
Year 5	\$89,110	\$7,425.85	\$23.81	7.31%
Year 6	\$90,892	\$7,574.36	\$24.29	7.45%
Year 7	\$92,710	\$7,725.85	\$24.78	7.60%
Year 8	\$94,564	\$7,880.37	\$25.27	7.75%
Year 9	\$96,456	\$8,037.97	\$25.78	7.91%
Year 10	\$98,385	\$8,198.73	\$26.29	8.07%
Year 11	\$100,352	\$8,362.71	\$26.82	8.23%
Year 12	\$102,360	\$8,529.96	\$27.35	8.39%
Year 13	\$104,407	\$8,700.56	\$27.90	8.56%
Year 14	\$106,495	\$8,874.57	\$28.46	8.73%
Year 15	\$108,625	\$9,052.06	\$29.03	8.91%
			Average	7.78%

TENANT OVERVIEW



Tenant Overview

The Eye Guys is a regional optometry and optical services provider operating in the Texarkana, Texas market and surrounding areas. The practice offers comprehensive eye care services including routine vision exams, diagnosis and treatment of ocular conditions, contact lens fittings, and prescription eyewear sales. Known for its patient-focused care and modern diagnostic capabilities, The Eye Guys has established itself as a trusted local provider serving families and individuals throughout the Texarkana region.

The practice operates under Eye Guys, LLC, a physician-led organization affiliated with Phillips Vision Clinic LLC and owned by optometrist Dr. Jeffrey Scott Phillips, O.D. The clinic employs multiple licensed optometrists and support staff and provides a full-service optical retail component featuring frames, lenses, and contact lenses.



Headquarters
Texarkana, TX

Locations
3

Employees
20+

MARKET OVERVIEW

The Eye Guys

4504 Texas Blvd, Texarkana, TX 75503



TEXARKANA, TX

Market Demographics



35,900
Total Population

\$50,573
Median HH Income

14,783
of Households

14,695
Employed Population

37.3
Median Age

\$8.96B
Regional Gross Domestic Product

Local Market Overview

Texarkana sits at a strategic crossroads in the Ark-La-Tex region, where Texas, Arkansas, and Louisiana converge to form a shared economic and cultural corridor. The city functions as a regional hub for commerce, healthcare, and government services, drawing residents and businesses from across Northeast Texas and Southwest Arkansas. Its location along Interstate 30 and proximity to major transportation corridors supports efficient connectivity to larger metropolitan centers such as Dallas–Fort Worth and Little Rock.

The area benefits from a diverse local economy supported by logistics, manufacturing, healthcare, education, and regional retail. Texarkana’s position on the Texas–Arkansas border creates a unique dual-state environment that encourages cross-border commerce and employment opportunities while maintaining a lower cost business environment than larger metropolitan markets. Ongoing investment in healthcare facilities, education campuses, and transportation infrastructure continues to reinforce the city’s role as an economic center for surrounding rural communities.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	68,511	6,758	43,494
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	27,656	2,757	17,742
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$75,830	\$64,612	\$69,946



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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 4504 Texas Blvd, Texarkana, TX, 75503 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Real Estate Investment Services™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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