OFFERING MEMORANDUM

Valvoline

Amarillo, TX

VALVOLINE REFORMATTING STORES
WITH NEW 20-YEAR CORPORATE GUARANTEED LEASES

www.fisherjamescapital.com

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

Fisher James Capital

PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

- New 20-Year Absolute NNN Lease Guaranteed by Valvoline Inc.
  - → 10% Rent Increases & 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 Location Along High-Traffic S Soncy Rd (34,248 ADT)
  - → Easy Access to I-40 (56,637 ADT), Halfway between Oklahoma City and Albuquerque
- Adjacent to 3501 MedCenter
  - → 150k SF Multi-Tenant Medical/Office Complex
- Surrounded by Major Retailers and Retail Centers, Reinforcing Consistent Daily Demand)
  - → United Supermarkets, Ross, HomeGoods, World Market, McDonald's, Starbucks, Quick Quack Car Wash, Valero, & More
- Significant Ongoing Residential Development in Southwest Amarillo
  - → Notable New Developments include Homestead, The Colonies, Heritage Hills, and Town Square Village Mixed-Use
- Favorable, Growing Demographics
  - → Population of 119,510 within 5 Miles
  - → Average Household Income of $137,271 within a 1-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

Population of 218,279
within 5 Miles

Strategic Location in Car-Dependent Region
34,248 ADT on S Soncy Rd

Annual Population Growth Rate of 1.39%
within a 1-Mile Radius

No State Income Tax
in Texas

$2,891,000

5.50% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		**$159,000**	**5.50%**
Years 6–10		$174,900	6.05%
Years 11–15		$192,390	6.65%
Years 16–20		$211,629	7.32%
Years 21–25	(Option 1)	$232,792	8.05%
Years 26–30	(Option 2)	$256,071	8.86%
Years 31–35	(Option 3)	$281,678	9.74%
Years 36–40	(Option 4)	$309,846	10.72%

LOCATION	3432 S Soncy Road, Amarillo, TX 79119
LOT SIZE	±0.56 acres or ±24,439 square feet
IMPROVEMENTS	±2,600 SF total for 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	$159,000
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

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).

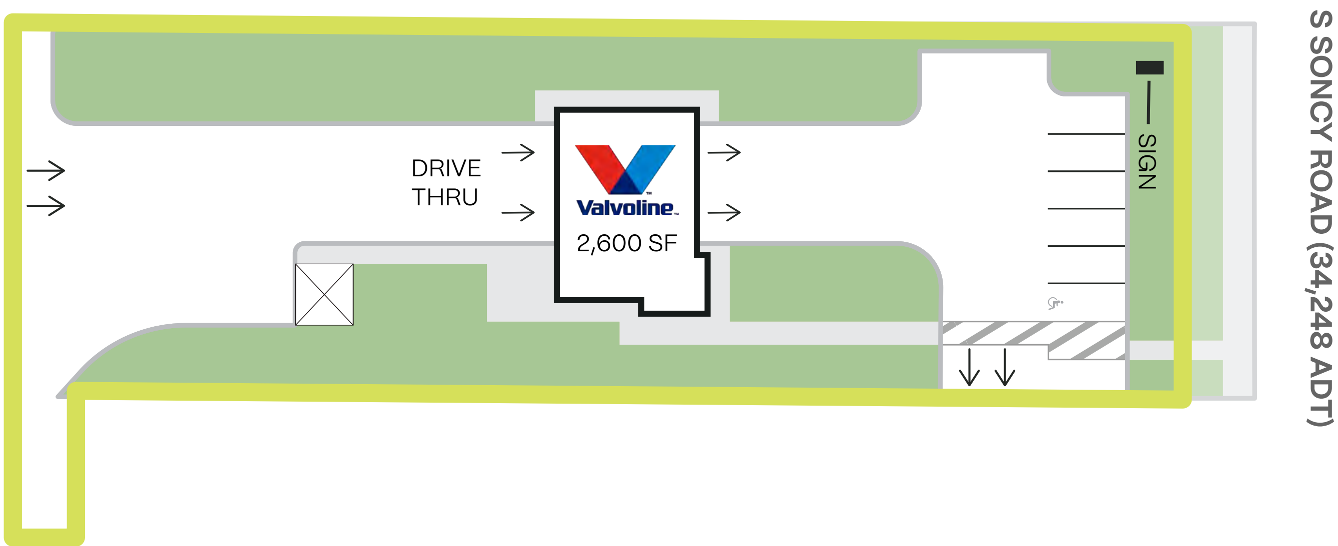
The company continues to execute a high-growth expansion strategy centered on increasing same-store sales, expanding its retail footprint, and strengthening its position within the fragmented quick-lube sector. In December 2025, Valvoline completed its acquisition of Breeze Autocare, parent company of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

FILE PHOTO

Site Plan



Aerial | North View


Downtown Amarillo
(~8 Miles)
HOBBY LOBBY
PUCKETT PLAZA
bealls
OLLIE'S
Valvoline.
BELL PLAZA
United supermarkets
HARBOR FREIGHT
PET SUPPLIES PLUS
goodwill
Tradewind Airport
Amarillo High School
Puckett Elementary School
Bonham Middle School
THE SUMMIT SHOPPING CENTER
2.1M Annual Visits
TJ·maxx
572,800 Annual Visits
FUZZY'S TACO SHOP
204,600 Annual Visits, Top 6% Nationwide
ACE Hardware
SW 34th Ave (8,133 ADT)
BRAUM'S
SONIC
WHATABURGER
ROASTERS
Sleepy Hollow Elementary School
S&V SHORT & VLOSICH FAMILY DENTAL
WELLS FARGO
AT&T
McALISTER'S DELI
HAPPY STATE BANK
verizon
Valero
3501 MedCenter
S Soncy Rd (34,248 ADT)
Future Development
Ford
Water Still
FIREHOUSE SUBS
optimum.
AMA LASH BAR
jimmy's egg
WALK-ON'S SPORTS BISTREAUX


Walmart
Neighborhood Market
Valvoline
NISSAN
TOYOTA
CARMAX
Academy
SPORTS+OUTDOORS
Great Clips
Dutch Bros
tropical CAFE
Greenways
Intermediate
School
The Colonies
(New Homes)
Town Square
(New Mixed-Use Development)
SONCY MARKET
SHOPPING CENTER
ANYTIME FITNESS
LA-Z-BOY
O'Reilly AUTO PARTS
The Lariat at
Presidio Ranch
(New Apatments)
United supermarkets
Panera BREAD
cricket
crumbl
Natural Grocers
Pizza Hut
CVS
Golden Chick
Little Caesars
Buffalo Wild Wings
WALK-ON'S
SPORTS BISTREAUX
S&V
SHORT & VLOSICH FAMILY DENTAL
interim
LUBBOCK DENTAL
GIVING
Northwest Physicians Group
FIREHOUSE SUBS
AMA LASH BAR
optimum.
jimmy's egg
Future
Development
Water Still
ROASTERS
verizon
S Soncy Rd (34,248 ADT)
Ford
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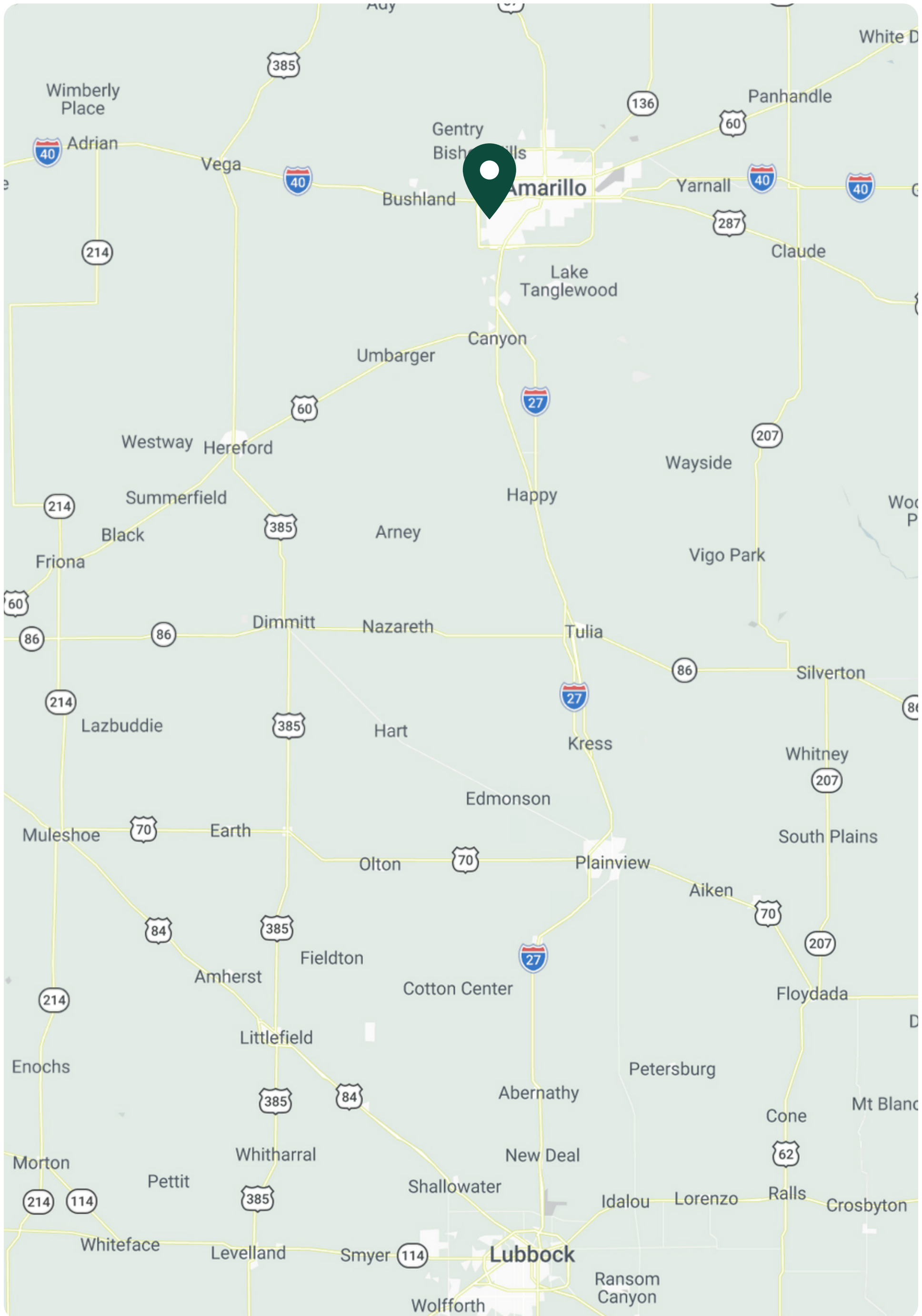
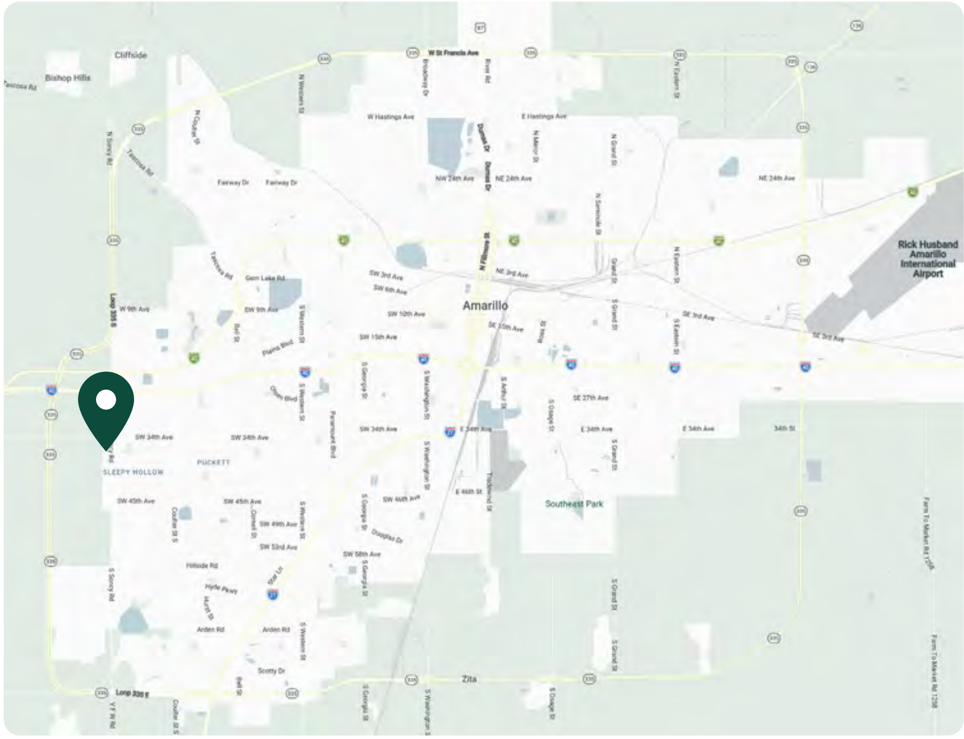


Amarillo is the principal city of the Texas Panhandle and a regional center for commerce, healthcare, and logistics. The city's population is estimated at just over 203,000 as of 2024, reflecting consistent growth since the 2020 Census. Household incomes reflect a broad middle-income base, while the 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.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Westgate Plaza	2.5M Annual Visits
The Home Depot	452,000 Annual Visits
Kohl's	265,800 Annual Visits
Ross Dress for Less	234,100 Annual Visits
Ulta Beauty	219,900 Annual Visits, Top 2% Nationwide
HomeGoods	218,900 Annual Visits, Top 15% Nationwide
Five Below	205,700 Annual Visits, Top 8% Nationwide
Westgate Mall	1.7M Annual Visits
Dillard's	465,500 Annual Visits, Top 4% Nationwide
Sam's Club	2.3M Annual Visits, Top 11% Nationwide
The Summit	2.1M Annual Visits
T.J. Maxx	572,800 Annual Visits
Fuzzy's Taco Shop	204,600 Annual Visits, Top 6% Nationwide
Target	1.5M Annual Visits

The subject property is strategically located along South Soncy Road (34,248 ADT) within one of Amarillo's most active and fastest-growing retail corridors, offering excellent visibility and convenient access. The site benefits from proximity to Interstate 40 (56,637 ADT), providing seamless regional access and positioning the asset within a highly trafficked, car-oriented trade area that draws from both west and south Amarillo.

The location sits amid a dense concentration of national retailers, restaurants, and service providers, reinforcing consistent daily demand. Nearby anchors and major centers include The Forum at Soncy (World Market, Kirkland's, Guitar Center), a United Supermarkets-anchored center featuring Torchy's Tacos, Crumbl, Panera, Quick Quack Car Wash, and Phillips 66, as well as the Shops at Soncy (Ross, HomeGoods, Shoe Carnival, Starbucks). Additional major draws in the immediate area include Kohl's-anchored Westgate Plaza (PetSmart, Ulta, Old Navy, Applebee's, McDonald's), The Summit Shopping Center (T.J. Maxx, Ace Hardware, McDonald's), and big-box power retailers such as Sam's Club, Target, Home Depot, Best Buy, Academy Sports, as well as multiple auto dealerships, Cinergy movie theater, and Dutch Bros Coffee. Additionally, Westgate Mall, anchored by JCPenney and Dillard's, is located less than 1.5 miles from the site.

Directly across the street sits 3501 MedCenter, a 150,000-square-foot multi-tenant medical complex that generates steady professional and patient traffic throughout the day. Additional nearby traffic drivers include Sleepy Hollow Elementary, Ascension Academy, Verdure Fitness Center and Water Park complex with professional offices, and the new Town Square Village mixed-use project, which integrates retail, dining, entertainment, and residential components into a walkable environment that further strengthens the local consumer base.

The surrounding area is supported by significant new residential development, including Homestead, The Colonies (featuring both luxury homes and a commercial component), The Lariat at Presidio Ranch apartment complex, Town Square Village apartments and single-family homes, and Heritage Hills, one of Amarillo's premier new neighborhoods. This wave of growth is expanding the daytime population, deepening the housing base, and reinforcing long-term demand in a car-dependent market.

218,279

2025 Total Population

$320,844

Average Home Value

$115,164

Average Household Income

3432 S Soncy Road, Amarillo, TX 79119

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	48,509	119,061	216,785
2025 Total Population	48,757	119,510	218,279
2030 Total Population	51,435	125,017	225,386
2025 – 2030 Annual Growth Rate	***1.08%***	***0.91%***	***0.64%***
2025 Total Daytime Population	55,941	116,850	216,443
Average Household Income			
2025	$115,164	$105,709	$95,370
2030	$125,903	$115,932	$105,352
Average Home Value			
2025	$320,844	$303,826	$281,106
2030	$407,161	$392,351	$364,665

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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