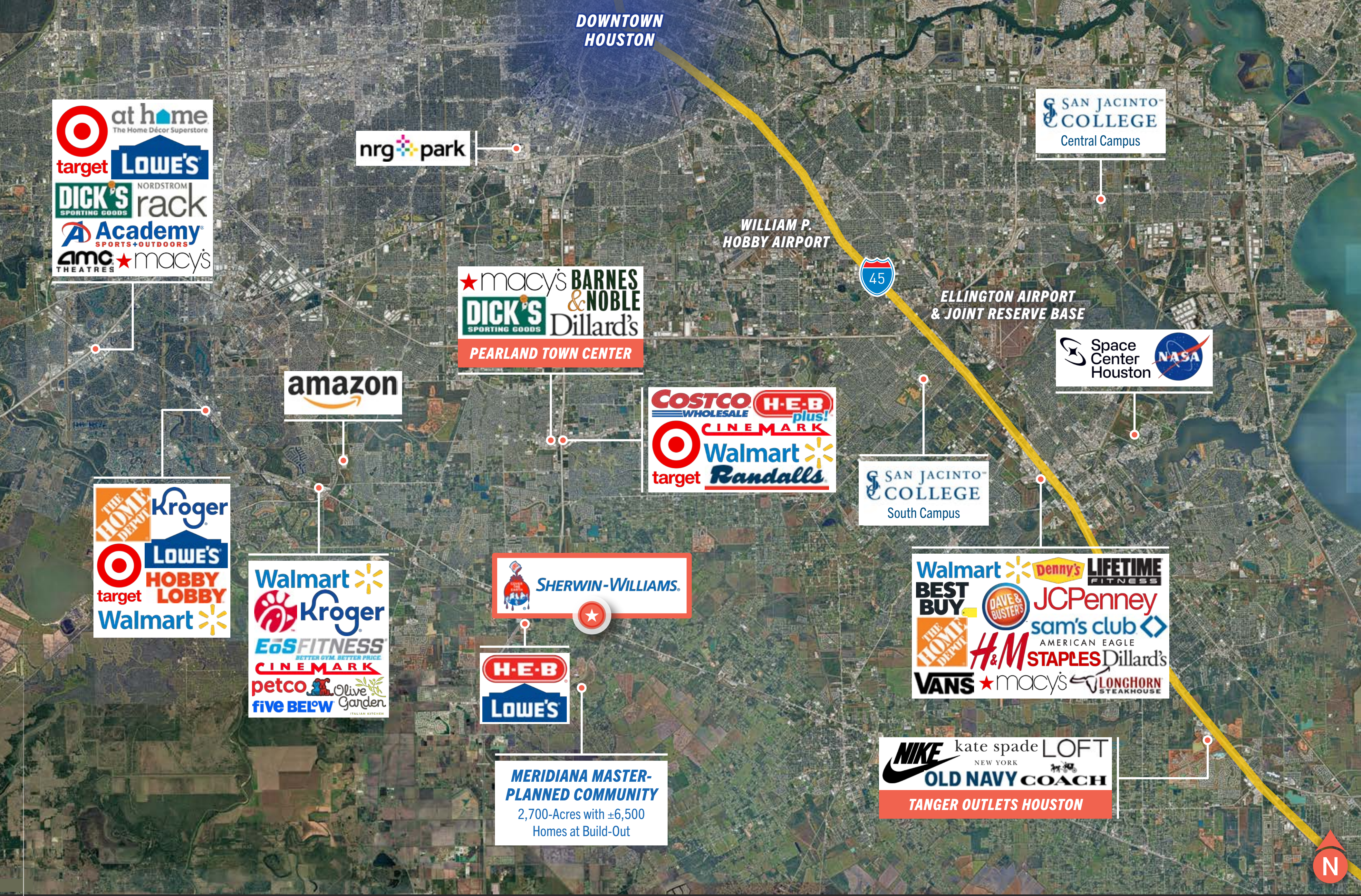
SHERWIN-WILLIAMS

7310 CORPORATE DRIVE, MANVEL, TX 77578 (HOUSTON MSA)

OFFERING MEMORANDUM

Marcus & Millichap


DOWNTOWN HOUSTON
nrg park
at home The Home Décor Superstore
target
LOWE'S
DICK'S SPORTING GOODS
NORDSTROM rack
Academy SPORTS+OUTDOORS
amc THEATRES
macy's
WILLIAM P. HOBBY AIRPORT
45
SAN JACINTO COLLEGE Central Campus
ELLINGTON AIRPORT & JOINT RESERVE BASE
Space Center Houston
NASA
macy's
BARNES & NOBLE
DICK'S SPORTING GOODS
Dillard's
PEARLAND TOWN CENTER
amazon
COSTCO WHOLESALE
H-E-B plus!
CINEMARK
target
Walmart
Randalls
SAN JACINTO COLLEGE South Campus
THE HOME DEPOT
Kroger
LOWE'S
target
HOBBY LOBBY
Walmart
Walmart
Kroger
EōS FITNESS BETTER GYM. BETTER PRICE.
CINEMARK
petco
Olive Garden
five BELOW
SHERWIN-WILLIAMS.
H-E-B
LOWE'S
MERIDIANA MASTER-PLANNED COMMUNITY
2,700-Acres with ±6,500 Homes at Build-Out
Walmart
Denny's
LIFETIME FITNESS
BEST BUY
DAVE & BUSTER'S
JCPenney
sam's club
THE HOME DEPOT
H&M
AMERICAN EAGLE
STAPLES
Dillard's
VANS
macy's
LONGHORN STEAKHOUSE
NIKE
kate spade NEW YORK
LOFT
OLD NAVY
COACH
TANGER OUTLETS HOUSTON
N

Executive Summary

7310 Corporate Drive, Manvel, TX 77578

FINANCIAL SUMMARY

Price	**$3,232,000**
Cap Rate	5.50%
Building Size	4,500 SF
Net Cash Flow	5.50% $177,774
Year Built	2026
Lot Size	±1 Acre

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Sherwin-Williams
Guarantor	Corporate
Est. Rent Commencement Date	September 1, 2026
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None
Roof and Structure	Landlord Responsible

ANNUALIZED OPERATING DATA

Lease Years	**Annual Rent**	**Cap Rate**
1 – 5	$177,774.00	5.50%
6 – 10	$195,551.40	6.05%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$215,106.54	6.66%
Option 2	$236,617.19	7.32%

Base Rent	**$177,774**
Net Operating Income	**$177,774**
Total Return	**5.50% $177,774**


JB HENSLER COLLEGE & CAREER ACADEMY
MANVEL HIGH SCHOOL
±2,540 Students
McDonald's
FIREHOUSE SUBS
The UPS Store
NEW RETAIL DEVELOPMENT
tropical SMOOTHIE CAFE
WING STOP
Honore's CAJUN CAFE
SHIPLEY DO-NUTS
O'Reilly AUTO PARTS
DOLLAR GENERAL
First State Bank
M&M HARDWARE
ALLIED CONCRETE MATERIAL
BRAZORIA COUNTY PRECINCT
37,000 CPD
MORRIS AVE
1-ACRE LOT AVAILABLE FOR SALE
SHERWIN-WILLIAMS
BRISA'S TEX MEX RESTAURANT
BW Best Western Hotels & Resorts
N


H-E-B
LOWE'S
VALENCIA MASTER-PLANNED COMMUNITY
±1,500 Homes at Build-Out
NEW RETAIL DEVELOPMENT
AutoZone
37,000 CPD
MORRIS AVE
NEW RETAIL DEVELOPMENT
Best Western
Hotels & Resorts
BRISA'S TEX MEX RESTAURANT
SHERWIN-WILLIAMS.
1-ACRE LOT AVAILABLE FOR SALE
N

Property Description

INVESTMENT HIGHLIGHTS

- **New 10-Year Lease with Corporate Sherwin-Williams (NASDAQ: SHW) Guaranty**
- 10% Rental Increases Every 5 Years with Multiple Renewal Options
- **Sherwin-Williams 2025 Revenue was Over $23.57 Billion & 2025 EBITDA Increased by 5.7% to $4.48 Billion**
- New High-Quality 2026 Construction
- **Located in One of the Fastest-Growing Communities in the Houston MSA - Households and Population Projected to Increase Over 15% within 1-Mile by 2030**
- Adjacent to Two Large Master-Planned Communities - Approximately 8,000 Single-Family Homes at Build-Out
- **Average Household Income Exceeds $141,000 within a 5-Mile Radius**
- Excellent Frontage Along Morris Ave/Highway 6 (Approximately 37,000 Cars per Day)

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	3,161	13,415	79,043
2025 Estimate	2,733	11,621	70,314
Growth 2025 - 2030	15.66%	15.44%	12.41%
Households			
2030 Projections	1,182	4,734	26,739
2025 Estimate	1,023	4,107	23,799
Growth 2025 - 2030	15.53%	15.27%	12.35%
Income			
2025 Est. Average Household Income	$129,440	$123,452	$141,984
2025 Est. Median Household Income	$116,344	$104,546	$121,681

Tenant Overview

5,400+
Locations

CLEVELAND, OH
Headquarters

1866
Founded

NASDAQ: SHW
Stock Symbol

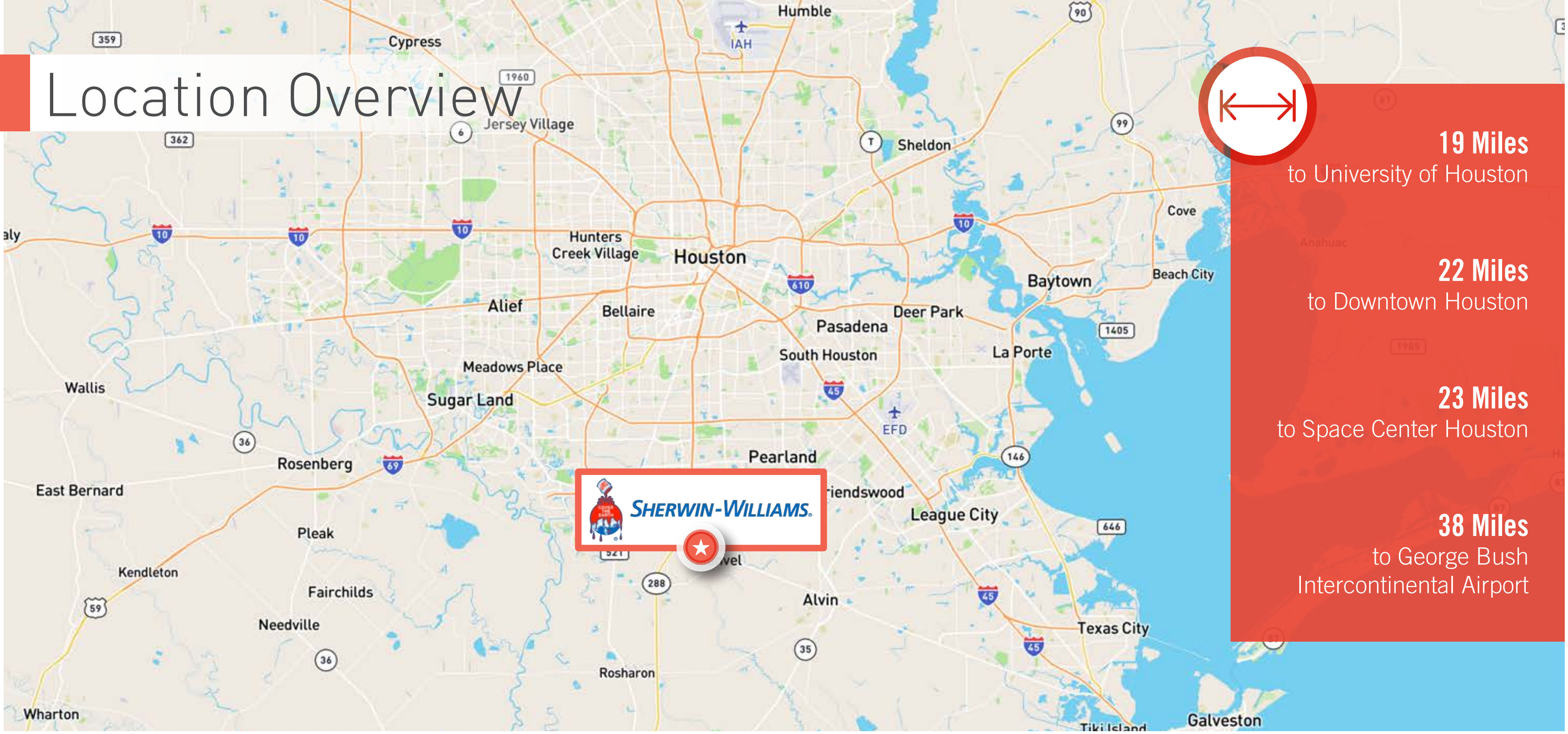
SHERWIN-WILLIAMS.COM
Website

The Sherwin-Williams Company was founded by Henry Sherwin and Edward Williams in 1866. A Fortune 500 company in the general building materials industry, Sherwin-Williams is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America and Europe.

The Company manufactures products under well-known brands such as Sherwin-Williams®, Dutch Boy®, HGTV HOME® by Sherwin-Williams, Krylon®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than 5,400 company operated stores and facilities, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

Property Photos

Location Overview



19 Miles
to University of Houston

22 Miles
to Downtown Houston

23 Miles
to Space Center Houston

38 Miles
to George Bush Intercontinental Airport

Manvel is a city in Brazoria County, Texas, part of the Houston metropolitan area and home to over 17,000 people. This rapidly growing city sits along the Highway 288 corridor south of Houston and offers small-town charm, family-friendly neighborhoods, and convenient access to one of America's largest metropolitan areas. Manvel is one of the fastest-growing cities in Texas. As the city grows, it remains committed to preserving its rural character while planning for the future through strategic investments in infrastructure, public safety, parks, and municipal services

HOUSTON METROPOLITAN AREA

As the fifth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. Houston has a lower cost-of-living than many major metros, no state income tax, and a median home price below the national level.

The Houston metro is expected to add 629,000 people through 2028, translating to the formation of roughly 240,000 households, generating demand for housing. The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination.

11-2-2015

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.

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:
  - 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.

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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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

Information available at www.trec.texas.gov

IABS 1-0

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By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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CONFIDENTIALITY AGREEMENT
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Broker of Record
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License #: 9002994

For financing options, please reach out to:
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Marcus & Millichap
Capital Corporation

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