SECURE
NET LEASE



Subject Property

Firestone

$5,197,000 | 5.00% CAP

20319 Eva St. (State Highway 105), Montgomery, TX 77356 (Houston)

- **New 15-Year Corp. NNN Lease: Appx. 14-years Remaining** | 5% Rent Bumps Every 5 Years In Primary Term and Options
- **High Visibility SH 105 Frontage (25K+ VPD):** Prime location on Montgomery's main retail corridor alongside Kroger, Home Depot, HEB, a proposed Lowe's, and multiple planned retail centers
- **Montgomery County added 30,000+ residents in 2025,** nearly a quarter of the Houston metro’s nation-leading growth of 126,720 people
- **Houston, the nation’s fifth-largest metro (7.9M+),** led the U.S. in population growth in 2025 and is projected to top 9.5M by 2040.

Subject Property

Since 1926, Firestone has delivered **high-quality automotive maintenance** and repair services, including alignments, brakes, batteries, heating and cooling, diagnostics, and oil changes. Today, Firestone Complete Auto Care operates more than **1,700 neighborhood locations nationwide** and employs over **3,500 ASE-certified technicians,** helping keep vehicles running newer, longer.

INVESTMENT OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)



Subject Property

CONTACT FOR DETAILS

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

Morgan LeCorgne

Broker Associate
(214) 444-7878

mlecorgne@securenetlease.com

$5,197,000

5.00% CAP

NOI

$259,821

Building Area

±6,262 SF

Land Area

±1.02 AC

Year Built

2025

Lease Type

NNN

Occupancy

100%

- **New 15-Year Corporate NNN Lease:** Appx. 14-years Remaining | 5% Rent Bumps Every 5 Years In Primary Term and Options
- **Average household income is $221,089 within 1 mile of the subject property,** $187,103 within 3 miles, and $163,228 within 5 miles. Households within 5 miles spend about $1.81B per year, and that spending power positions the area for long-term commercial development
- **National retailers continue to move in to serve Montgomery's growing population**. Multiple new retail centers are planned nearby and the site is surrounded by major anchors including Home Depot, Kroger, HEB, and a proposed Lowe's directly across SH 105 (29k+ VPD)
- **Montgomery’s population has nearly quadrupled since 2010**, and Montgomery County ranks among the top 10 fastest-growing counties in the U.S. The county added 30,011 residents in 2025, the fourth-most nationally.
- **Montgomery’s growth is reflected in 1,700+ existing and planned residential lots surrounding the site.** This is highlighted by the 2,100-acre Homeplace master-planned community, planned for 4,000+ homes, and located next to the subject property
- **With a $758B economy and the most new residents of any U.S. metro in 2025,** Houston is spilling into its northern suburbs. Montgomery County captured nearly one in four of the metro’s new residents

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE

TENANT OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)

Firestone Complete Auto Care

REVENUE
$27.9B (BRDCY)

CREDIT RATING
A (S&P)

STOCK TICKER
BRDCY

LOCATIONS
2,200

Lessee: Bridgestone Retail Operations, LLC, a Delaware limited liability company

Bridgestone Retail Operations, LLC ("BSRO"), a subsidiary of Bridgestone Americas and its ultimate parent company Bridgestone Corporation (BRDCY), operates the world's largest network of company-owned tire and automotive-service centers.

Its retail platform comprises **approximately 2,200 locations nationwide** and includes Firestone Complete Auto Care, Tires Plus, Hibdon Tires Plus, and Wheel Works. These locations provide a **comprehensive range** of vehicle-maintenance and repair services, including **tire replacement,** alignments, brakes, batteries, oil changes, diagnostics, heating and cooling services, and other **automotive repairs.**

bridgestoneamericas.com

Firestone's heritage **dates to 1900,** when Harvey S. Firestone founded the Firestone Tire & Rubber Company in Akron, Ohio. The company expanded into retail automotive service during the 1920s through its original Firestone Service Centers, establishing a **long-standing presence** in tire sales and vehicle maintenance. Bridgestone Corporation, founded in 1931 by Shojiro Ishibashi in Kurume, Japan, acquired Firestone in 1988 in a transaction that significantly expanded Bridgestone's presence in the United States and global tire industry. Today, Bridgestone Americas manufactures, sells, and services Bridgestone and Firestone passenger tires throughout North America, while BSRO serves as its **retail automotive-service platform.** In addition to its **broad nationwide** store network, BSRO continues to invest in digital customer engagement and operating efficiency across its **approximately 2,200 retail locations.**



Subject Property

IN THE NEWS

FIRESTONE MONTGOMERY, TX (HOUSTON)

Firestone Complete Auto Care Marks 100th Anniversary

MARY DELLAVALLE, JUNE 8, 2026 (AFTERMARKET NEWS)

Bridgestone Retail Operations will mark the centennial with nationwide promotions and a new State of Auto Care report built from millions of data points across more than 1,800 U.S. locations.

Bridgestone Retail Operations (Bridgestone), a subsidiary of Bridgestone Americas and operator of the **largest network of company-owned** automotive service providers in the world, announced plans to celebrate the **100th anniversary** of Firestone Complete Auto Care.

The retailer will mark the centennial with new initiatives, special events and promotions at its more than 1,800 locations across the United States.

"When Harvey Firestone established the **first network** of Firestone service stations in 1926, he helped pioneer the automotive care industry and set us on a course of innovation as the automobile evolved," said Marko Ibrahim, president of Bridgestone Retail Operations. "Over the past century, Firestone Complete Auto Care has become a trusted neighbor and dependable resource in communities across the nation. We are grateful to our customers past and present and look forward to continuing this journey together for **another 100 years."**

Firestone Complete Auto Care began a century ago when its founder, Harvey Firestone, established **one-stop service stations** to provide maintenance related to tires, gasoline, oil, batteries and brakes.

As vehicle ownership **grew in the 1920s and 1930s,** Firestone led the emerging industry in standardization, training and innovation — introducing warranties, limited lifetime guarantees, advanced diagnostics and specialized education that helped turn service stations into centers of expertise.

EXPLORE ARTICLE

Bridgestone Americas Sales Rise 11% As North American Share Grows

AUGUST 13, 2026 (MODERN TIRE DEALER)

Bridgestone is gaining replacement share in a down market. North American passenger and light truck replacement demand fell 5% during the first half, while Bridgestone's sales declined just 3%. Truck and bus replacement demand fell 13%, while Bridgestone's sales were down only 1%.

Tariffs remain a significant cost pressure. Bridgestone estimates U.S. tariffs had an approximately **$158 million** first-half impact and expects the full-year impact to reach approximately **$367 million.**

Bridgestone's Americas revenue increased 11% during the first half of 2026 as the tiremaker says it gained North American replacement tire market share.

The company continues to lean on its multi-brand strategy. Bridgestone cited continued growth in premium tires, improved product mix and North American market share gains, while new Bridgestone and Firestone products are supporting its passenger and **light truck portfolio.**

Bridgestone Corp.'s Americas business posted higher sales and adjusted operating profit during the first half of 2026, while the tiremaker said it gained replacement tire market share in North America despite continued weakness in demand.

Revenue in Bridgestone's Americas segment, which includes North America and Latin America, totaled approximately **$7.19 billion** during the first six months of the year, up **11% from the same period in 2025.**

EXPLORE ARTICLE

LEASE OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	November 3, 2025
Lease Expiration	November 30, 2040
Lease Type	NNN
Rent Increases	5% Every 5 Years, In Primary Term and Options
Annual Rent YRS 1-5	$259,821.00
Annual Rent YRS 6-10	$272,812.08
Annual Rent YRS 11-15	$286,452.60
Option 1	$300,775.32
Option 2	$315,814.08
Option 3	$331,604.76
Option 4	$348,185.04
Option 5	$365,594.28

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Subject Property


Public Storage
LINCOLN ELEMENTARY SCHOOL (472 STUDENTS)
FARM 1097 ROAD
WILLIS MONTGOMERY
±9,604 VPD
GRAND MONARCH APARTMENTS (72 UNITS)
HARBOR SHORES APARTMENTS (144 UNITS)
Chevron
LAKE CONROE
DOLLAR GENERAL
Kroger
BURGER KING
THE HOME DEPOT
DISCOUNT TIRE
POPEYES
Dutch Bros
AutoZone
PET SUPPLIES PLUS
BatteriesPlus
AT&T
Marco's Pizza
Wendy's
MONTGOMERY JUNIOR HIGH SCHOOL (1,083 STUDENTS)
STEWART CREEK ELEMENTARY SCHOOL (422 STUDENTS)
Little Caesars
DOLLAR TREE
DOLLAR GENERAL
Walmart Supercenter
WHATABURGER
CEDAR BRAKE PARK
SHIPLEY DO-NUTS
USPS.COM
105 TEXAS
EVA STREET
±29,556 VPD
CIRCLE K
USPS.COM
Brookshire Brothers
ANYTIME FITNESS
O'Reilly AUTO PARTS
SUBWAY
SHERWIN-WILLIAMS
OPENING NOV. 2026
H-E-B
KOA HOLIDAY
TACO BELL
Pizza Hut
Domino's Pizza
SUBWAY
PAPA JOHNS
CHASE
CIRCLE K
TRACTOR SUPPLY CO
Public Storage
ups
FARM 149 ROAD
MONTGOMERY ELEMENTARY SCHOOL (672 STUDENTS)
Firestone
since 1926 COMPLETE AUTO CARE
SUBJECT PROPERTY
20319 EVA ST.
CVS pharmacy
MAVIS DISCOUNT TIRE
MOD PIZZA
PANDA EXPRESS
Jersey Mike's
CHIPOTLE
STEWART LAKE
SOUTH LIBERTY STREET
±10,518 VPD
FM 2854 ROAD
±8,185 VPD
HEMINGWAY CPA INC


CREEKSIDE HAVEN APARTMENTS (48 UNITS)
Public Storage
FUTURE COMMERCIAL DEVELOPMENT
PROPOSED
LOWE'S
FUTURE RETAIL
FUTURE RETAIL
FUTURE RETAIL
TEXAS ROADHOUSE
TAKE 5
FUTURE RETAIL
FUTURE RETAIL
BUFFALO SPRINGS DRIVE (3,891 VPD)
THE HOME DEPOT
Kroger
DUTCH BROS
POPEYES
DISCOUNT TIRE
EVA STREET (29,556 VPD)
105 TEXAS
PROPOSED
McCOY'S BUILDING SUPPLY
Firestone COMPLETE AUTO CARE
AutoZone
LUPE TORTILLA
SHERWIN-WILLIAMS


MONTGOMERY JUNIOR HIGH SCHOOL (1,083 STUDENTS)
PROPOSED RETAIL CENTER
DOWNTOWN HOUSTON (53.7 MILES AWAY)
OPENING NOV. 2026
FM 2854 (8,185 VPD)
BUFFALO SPRINGS DRIVE (3,891 VPD)
EVA STREET (29,556 VPD)
105 TEXAS
PROPOSED
PROPOSED
Walmart Supercenter
DOLLAR TREE
WHATABURGER
PET SUPPLIES PLUS
BatteriesPlus
AT&T
marcos Pizza
Wendy's
DOLLAR GENERAL
Pizza Hut
TACO BELL
TRACTOR SUPPLY Co
KOA HOLIDAY
H-E-B
HEMINGWAY CPA INC
Kroger
THE HOME DEPOT
CVS pharmacy
MAVIS DISCOUNT TIRE
FARM 2834 ROAD
Simmons Bank
BURGER KING
CHIPOTLE
MOD PIZZA
Jersey Mike's SUBS
DUTCH BROS Coffee
BLUEWAVE express car wash
PANDA EXPRESS
POPEYES
EXPRESS OIL CHANGE
LOWE'S
SEVEN BREW
SHERWIN-WILLIAMS
DISCOUNT TIRE
LUPE TEXAS MEX TORTILLA
TEXAS ROADHOUSE
TAKE 5
AutoZone
Firestone since 1926 COMPLETE AUTO CARE
McCOY'S BUILDING SUPPLY

PLANNED & EXISTING RESIDENTIAL MAP

FIRESTONE MONTGOMERY, TX (HOUSTON)



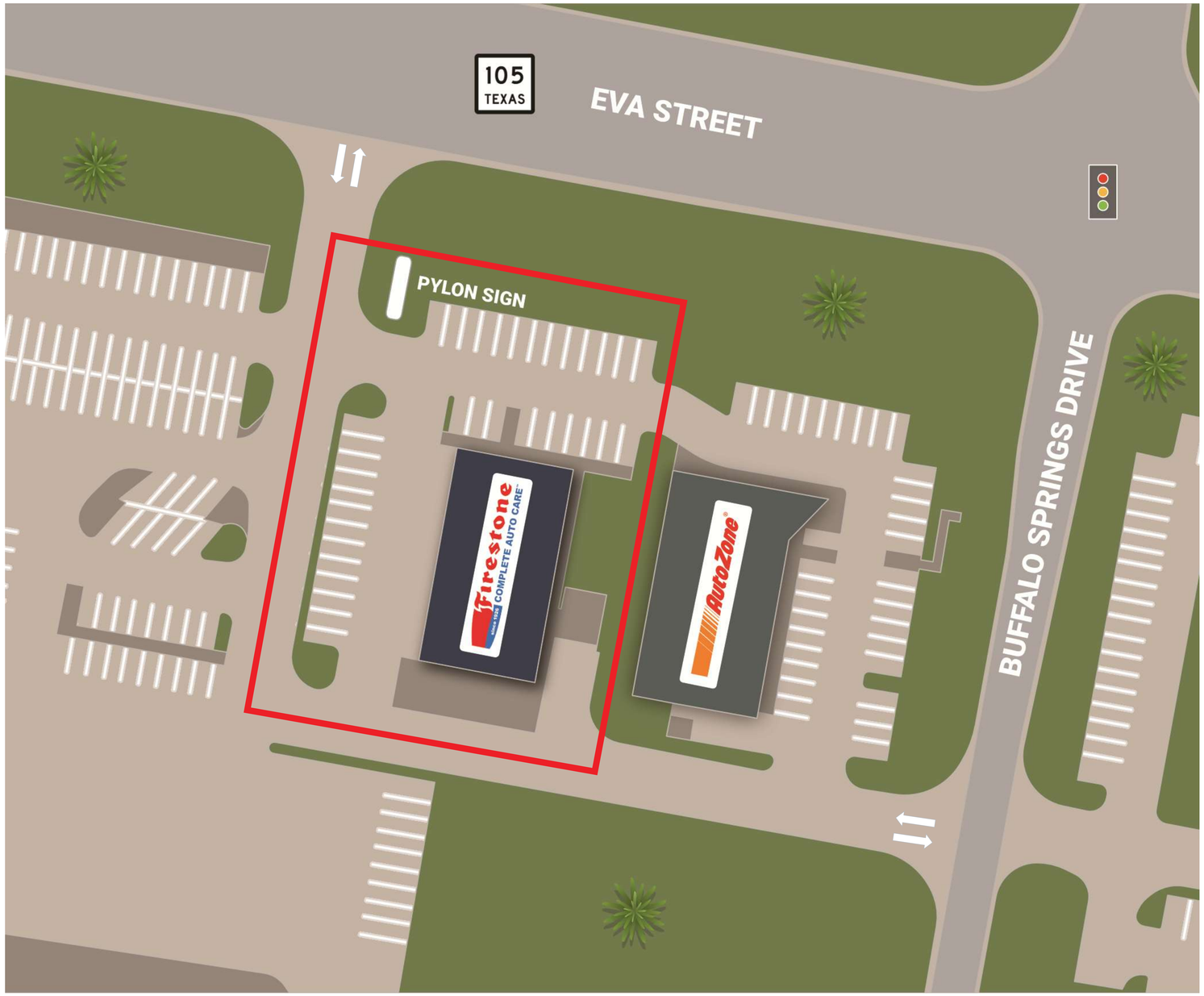
SITE OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)

Year Built	2025
Building Area	±6,262 SF
Land Area	±1.02 AC

NEIGHBORING RETAILERS

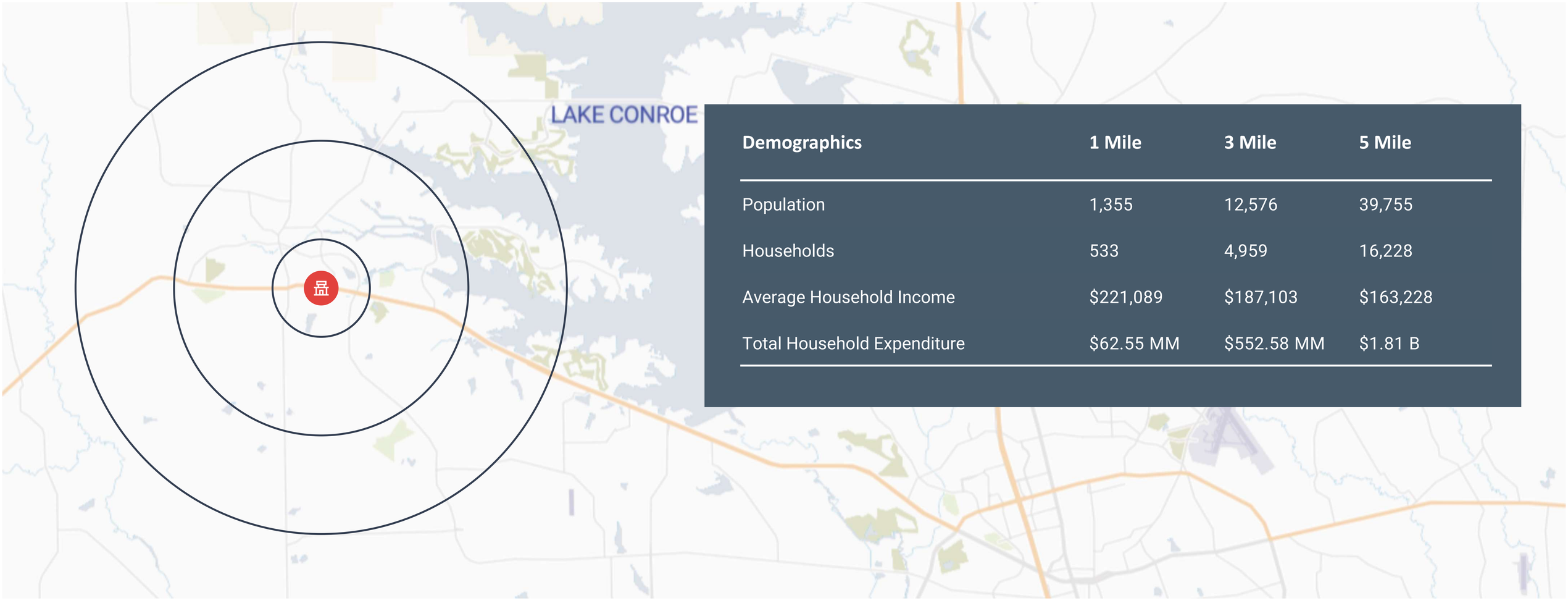
- The Home Depot
- Kroger Marketplace
- Walmart Supercenter
- Ace Hardware
- Tractor Supply Co.
- Brookshire Brothers
- Anytime Fitness
- CVS
- Walgreens
- Dollar General





LOCATION OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)



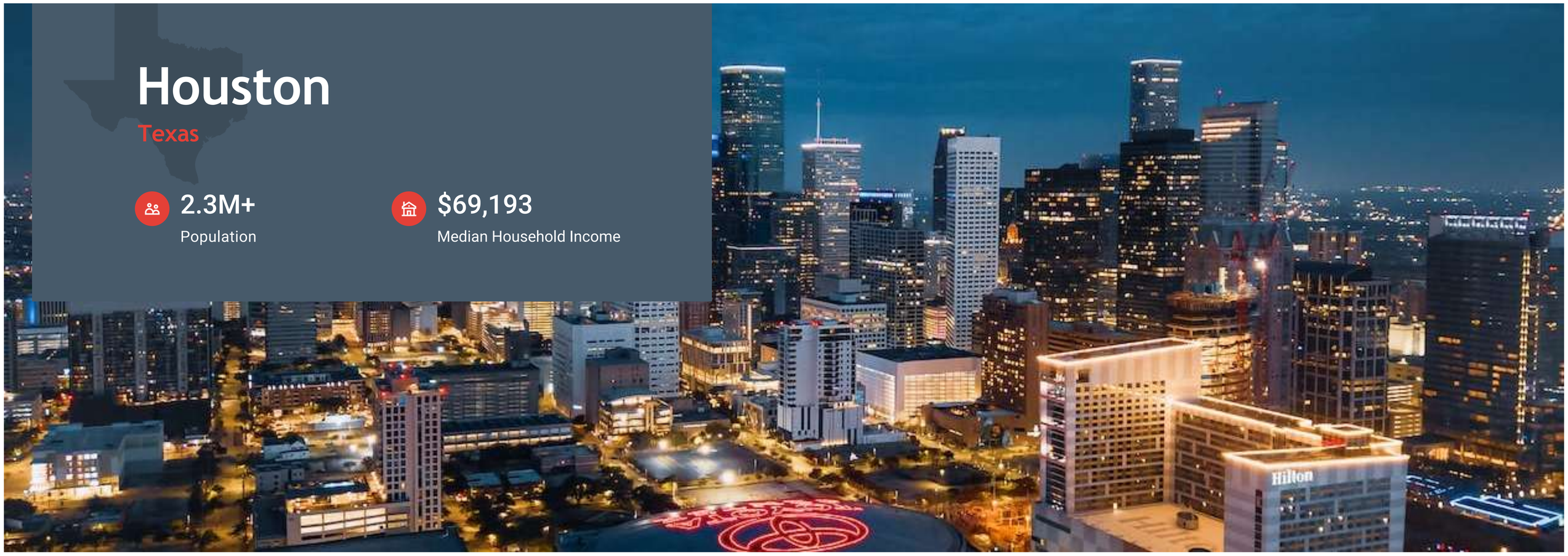
Demographics	1 Mile	3 Mile	5 Mile
Population	1,355	12,576	39,755
Households	533	4,959	16,228
Average Household Income	$221,089	$187,103	$163,228
Total Household Expenditure	$62.55 MM	$552.58 MM	$1.81 B

HOUSTON ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Memorial Hermann Health System *(35,360)*
2. Walmart *(29,797)*
3. H-E-B *(29,657)*
4. Houston Methodist *(26,098)*
5. University of Texas MD Anderson Cancer Center *(21,576)*
6. HCA Houston Healthcare *(15,000)*
7. Kroger *(14,868)*
8. ExxonMobil *(13,000)*
9. United Airlines *(11,900)*
10. Schlumberger Limited *(11,700)*

LOCATION OVERVIEW

FIRESTONE MONTGOMERY, TX (HOUSTON)



People within a 15-minute drive of Montgomery

29,000+

Montgomery County rank among fastest growing U.S. counties

7th

Montgomery, TX is a historic Lake Conroe community about 50 miles northwest of Houston. Its population has more than quadrupled since 2010, and more than 13,000 home lots are in development or proposed in Montgomery ISD. Retail has grown alongside it, with Kroger, Home Depot, and a new H-E-B on SH 105 and city sales tax revenue up more than 150% since 2020. Montgomery County added 30,011 residents in 2025, the fourth-most of any U.S. county.

Houston TX

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,365,578 as of July 1, 2023. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 7.12 million as of 2023. From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region.

Houston MSA

The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: $1.1 billion in new funds attracted annually to the Houston area, $3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

IN THE NEWS

FIRESTONE MONTGOMERY, TX (HOUSTON)

City of Montgomery Works To Balance Small-Town Charm With Increased Development

NICHAELA SHAHEEN, 12/20/24, COMMUNITY IMPACT

Several businesses have opened in and around the city of Montgomery over the last year, including retailer Home Depot and restaurant Lupe Tortilla.

Meanwhile, the city has also seen population growth, rising from 997 residents to 1,620 between 2017-2022, according to the U.S. Census Bureau's American Community Survey 5-year estimates. Mayor Sara Countryman said the city is balancing the growth with residents' desire for the city to keep its small-town charm...

Neighboring cities such as Conroe and Magnolia have paused new development via moratoriums due to water capacity, but Countryman said Montgomery has the infrastructure to support the growth. However, she said City Council is working to be intentional about development.

EXPLORE ARTICLE

Liberty and Montgomery Counties Among Fastest Growing in Nation

KYLWE MCCLENAGAN, MARCH 14, 2025, HOUSTON PUBLIC MEDIA

Liberty and Montgomery counties, both north of Houston, were among the top 10 fastest-growing counties in the United States from 2023 to 2024.

According to estimates from the U.S. Census Bureau, Liberty and Montgomery were ranked sixth and seventh, respectively, among the nation's fastest-growing counties by percentage.

From July 1, 2023, to July 1, 2024, Liberty County saw 5.4% population growth and Montgomery County experienced a 4.8% increase. For comparison, the census bureau said the average percentage growth across the more than 3,000 counties in the U.S. was just less than 0.4%.

EXPLORE ARTICLE

Generation-Old Montgomery County Land to Become Residential Community Homeplace

JULIANNA WASHBURN, SEPTEMBER 25, 2025, COMMUNITY IMPACT

A family that has owned land in Montgomery County for generations has started development on a new community in the county, according to a Sept. 23 news release

The 2,000-acre parcel of land is owned by the Randall family, who decided they want to share their experience living in the area with other families…

...The beginning stages of development will focus on 446 acres of the 2,000-acre property, according to the release. The development sits next to Montgomery ISD's Lake Creek High School and Creekside Elementary and can be reached from FM 2854.

The master-planned community will be developed by the Randall family, along with help from Rochester Development. Plans for the site include biking and hiking trails, according to the release.

"We want to be thorough and create a development that is attractive and cultivates a sense of community," Randall said in the release. "We hope to create something for which we are proud and that reflects our generational attachment to the land."

EXPLORE ARTICLE

Houston's Economy is Growing Faster Than Nearly Every Major U.S. City

AHMED HUMBER, APRIL 3, 2026, CHRON

Houston's economy just crossed a milestone few cities reach, and it's happening faster than you might think.

A new report from the Greater Houston Partnership shows the region's GDP hit $758.3 billion in 2024—the first time Houston has surpassed three-quarters of a trillion dollars in economic output.

And it's not just the size that stands out.

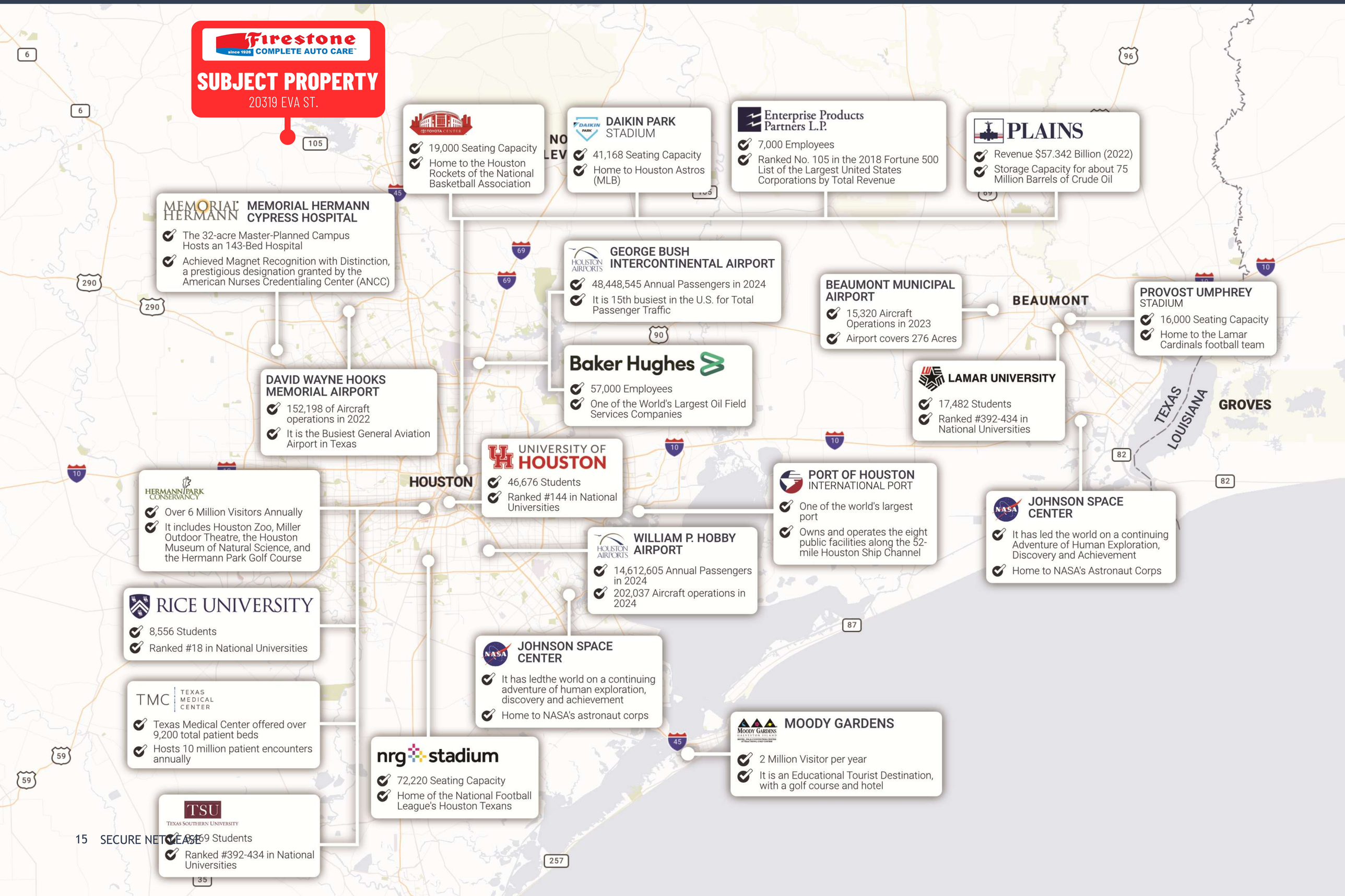
"Houston's economy is not just growing faster than the nation on average," the report said. "It is also growing faster than nearly all its peer metros."

Over the past two years, Houston's economy expanded by 10.6 percent; one of the fastest growth rates among the country's largest metro areas, according to the report. That momentum has continued into more recent data. Metro Houston added 17,500 jobs in 2025, according to revised figures from the Texas Workforce Commission, an increase from earlier estimates and a sign the region's growth was stronger than initially reported.

EXPLORE ARTICLE

METRO AREA

FIRESTONE MONTGOMERY, TX (HOUSTON)



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway

Suite 200
Dallas, TX 75231

(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245

(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Morgan LeCorgne
Broker Associate
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mlecorgne@securenetlease.com

TEXAS DISCLAIMER

FIRESTONE MONTGOMERY, TX (HOUSTON)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.