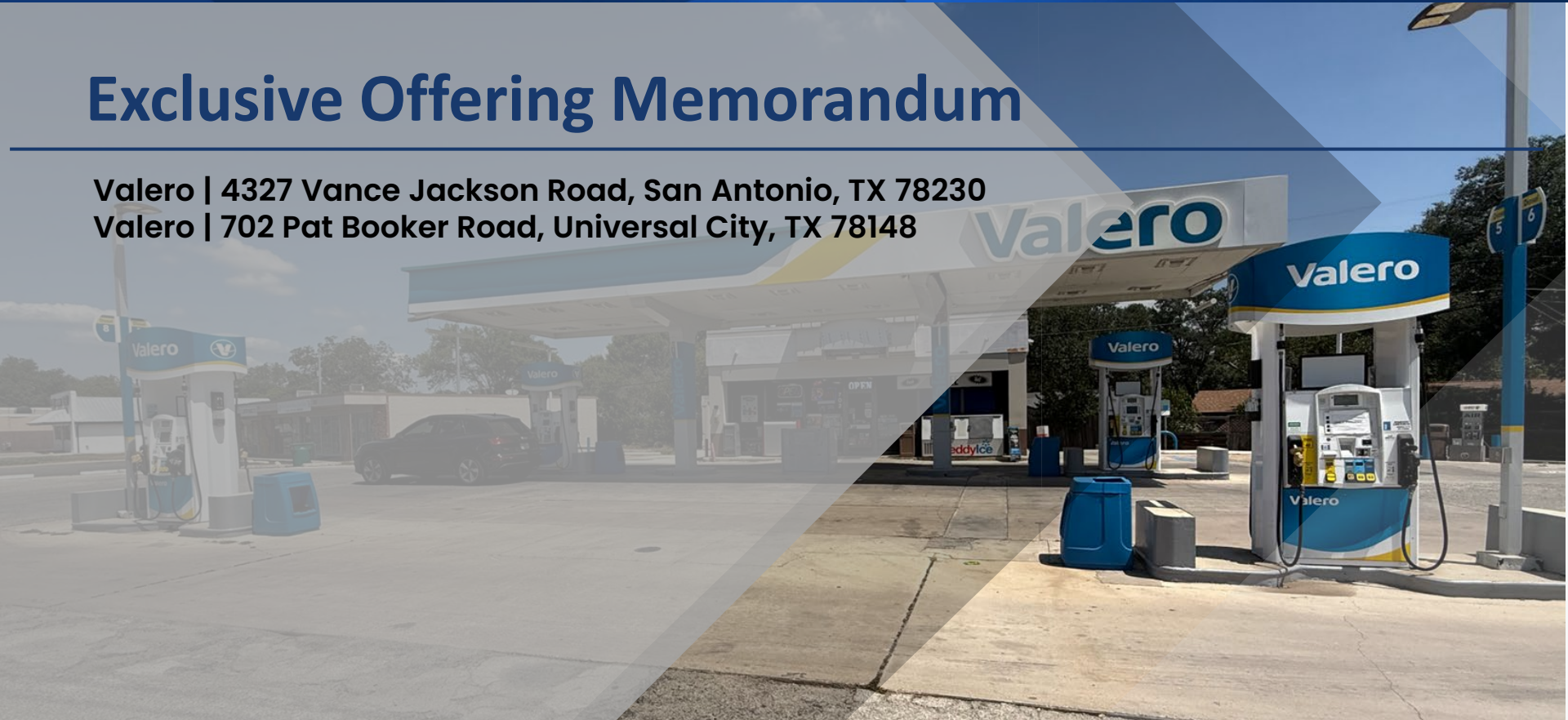




Corner Realty, LLC | TX License #9012470

Exclusive Offering Memorandum

Valero | 4327 Vance Jackson Road, San Antonio, TX 78230
Valero | 702 Pat Booker Road, Universal City, TX 78148



2X Convenience Store & Gas Station Portfolio

Available Individually or as Portfolio | Business & Real Estate Sale
Asking Price: \$2,000,000

Corner Realty Advisors



WILL HARTSHORN
Director | Acquisitions & Dispositions
whartshorn@corner-realty.com
703.576.7683
TX License #725849

Transaction Management



GREG PENMAN
Vice President
gpenman@corner-realty.com
682.232.5695

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Terms & Conditions

Seller ("Seller") has exclusively retained Corner Realty, LLC to solicit offers for the sites in this Offering Memorandum. All offers for the sites shall be structured in the form of a Letter of Intent ("LOI") which will later be used for establishing the terms of a Purchase and Sale Agreement ("PSA"). The assets will be sold on an "As-is, Where-is" condition with commensurate representations and warranties by the Seller. The Transaction shall include rights to acquire: 1) the fee simple interest to the real estate, 2) FF&E assets conveyed during the sale process, and 3) additional costs associated with fuel & merchandise inventory in excess of the purchase price.

- 1. Transaction Structure, Due Diligence & Transaction Timing:** All LOIs must indicate terms including: purchase price, earnest money deposit, diligence timing, all 3rd party reports required, environmental assessments required, representation (if any), source of funds & any financing required by Buyer (if any), and any other considerations to be addressed in the PSA. Buyer may submit LOI using their own form or with Corner Realty's preferred form provided in the virtual dataroom.
- 2. Assets Included within the LOI:** Seller's intellectual and proprietary property, or that of prior tenants onsite, including trademarks, signage, logos, and branding will NOT be included in the transaction. Any exclusions for property, equipment, or other site assets must be identified in your LOI. Receipt acknowledges that any service contracts, subleases, or agreements that require consent to assign would be a condition of the sale and identified within the virtual dataroom upon LOI execution.
- 3. Site Property, Assets:** The Seller has provided Corner Realty, LLC with certain information regarding the real property and personal property for Buyers' confidential review, diligence and investigation.

Please send your LOI via email to Will Hartshorn (whartshorn@corner-realty.com).

Corner Realty Advisors



Will Hartshorn

Director | Acquisitions & Dispositions
whartshorn@corner-realty.com
(703) 576-7683
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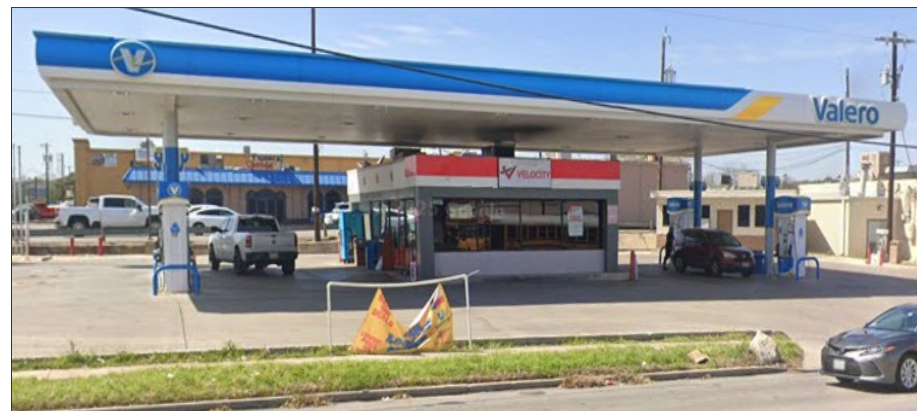


Greg Penman

Vice President | Acquisitions & Dispositions
gpenman@corner-realty.com
(682) 232-5695

Current Offering & Sale Structure

- ✦ This site is being offered as a business & real estate sale along with all fuel equipment, underground storage tanks and FF&E currently in use.
- ✦ Ownership entered into a 10-year fuel supply agreement in 2024 ('Rack + O'), which Buyers can assume at closing subject to approval. Buyers may also acquire these locations free & clear of any fuel supply agreements or branding obligations.
- ✦ Historical financials, environmental diligence, and other materials will be available for Buyers' review after submitting an LOI. Please reach out to Will Hartshorn with questions or guidance needed to submit offers.



Site Attributes & Details

Ownership	Fee Simple	County	Bexar
Building Size	1,175 SF	Year Built	2004
Lot Size	0.40 AC	Zoning	C3
# of UST's	3	# of MPD's	4



Store Performance (2025)

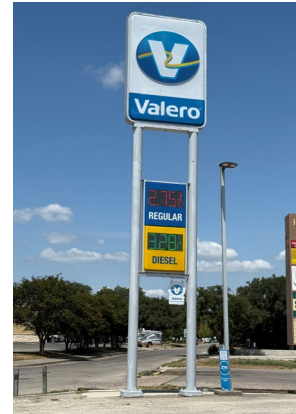
Inside Sales \$552k	Inside Margin 40%	Lottery Sales \$252k
Fuel Volume 660k Gallons	Fuel Margin \$24.0 CPG	Misc. Income \$6,100

Service Offerings & Amenities

- ATM & Air Tower
- Digital Price Sign
- Public Restroom
- ValeroPay+ Accepted
- Regular, Mid-Grade, Premium & Diesel Offered
- Excess Storage Facility Located On-Site

Current Offering & Sale Structure

- ✦ This site is being offered as a business & real estate sale along with all fuel equipment, underground storage tanks and FF&E currently in use.
- ✦ Ownership entered into a 10-year fuel supply agreement in 2024 ('Rack + 0'), which Buyers can assume at closing subject to approval. Buyers may also acquire these locations free & clear of any fuel supply agreements or branding obligations.
- ✦ Historical financials, environmental diligence, and other materials will be available for Buyers' review after submitting an LOI. Please reach out to Will Hartshorn with questions or guidance needed to submit offers.



Site Attributes & Details

Ownership	Fee Simple	County	Bexar
Building Size	1,360 SF	Year Built	1980
Lot Size	0.43 AC	Zoning	C2
# of UST's	4	# of MPD's	4



Store Performance (2025)

Inside Sales \$276k	Inside Margin 40%	Lottery Sales \$204k
Fuel Volume 192k Gallons	Fuel Margin \$23.0 CPG	Misc. Income \$4,300

Service Offerings & Amenities

- ATM & Air Tower
- Digital Price Sign
- Public Restroom
- ValeroPay+ Accepted
- Regular, Mid-Grade, Premium & Diesel Offered
- Velocity-Branded Coffee Station



Turnkey Acquisition Opportunity

This portfolio offers an opportunity to take over operations in a major TX market below replacement cost and without significant CAPEX needed. Buyers may review all environmental history, historical financials, and other diligence materials after submitting an LOI.



Fuel Supply & Branding Optionality

Buyers may assume the existing fuel supply agreement with attractive pricing terms (Rack + 0 Flat) or acquire the sites free & clear of fuel supply and branding obligations. Valero remains a highly competitive fuel brand in San Antonio with a strong consumer base across Central Texas.



Geographic Concentration & Proximity

This portfolio provides an entry point into the San Antonio market, while also offering existing operators and distributors an attractive bolt-on acquisition potential to improve synergies and expand market share.



Established Convenience Retail Offerings On-Site

Both stores feature established c-store amenities and fuel offerings, with on-site infrastructure that reduces the need for immediate post-closing capital improvements.



Tax-Friendly State & Accelerated Depreciation

Texas has no state income tax and offers a pro-business environment, while gas station properties may qualify for accelerated depreciation schedules that can enhance after-tax returns. Consult your CPA for additional information.



High-Growth Retail Corridor & Strong Local Demographics

Positioned within the San Antonio MSA, the portfolio benefits from a large, diverse, and growing regional economy supported by major employment and downstream energy drivers.

Underground Storage Tank (UST) Schedule | 702 Pat Booker Road, Universal City, TX 78148

Tank #1		Tank #2		Tank #3		Tank #4	
Product	Gasoline	Product	Gasoline	Product	Gasoline	Product	Diesel
Installation Year	1965	Installation Year	1974	Installation Year	1965	Installation Year	1976
Monitoring	SIR	Monitoring	SIR	Monitoring	SIR	Monitoring	SIR
Construction	Single Wall	Construction	Single Wall	Construction	Single Wall	Construction	Single Wall
Material	Steel	Material	Steel	Material	Steel	Material	Steel
Capacity	10,000 Gallons	Capacity	12,000 Gallons	Capacity	6,000 Gallons	Capacity	4,000 Gallons

Underground Storage Tank (UST) Schedule | 4327 Vance Jackson Road, San Antonio, TX 78230

Tank #1		Tank #2		Tank #3	
Product	Gasoline	Product	Gasoline	Product	Diesel
Installation Year	2003	Installation Year	2003	Installation Year	2003
Monitoring	Interstitial	Monitoring	Interstitial	Monitoring	Interstitial
Construction	Double Wall	Construction	Double Wall	Construction	Double Wall
Material	Composite	Material	Composite	Material	Composite
Capacity	12,000 Gallons	Capacity	10,000 Gallons	Capacity	8,000 Gallons

About San Antonio, TX

The San Antonio Metropolitan Statistical Area (MSA) is a rapidly growing and economically diverse region recognized as the seventh-largest city in the United States. Anchored by a pro-business environment, San Antonio has emerged as a strategic hub for major industries including healthcare, defense, financial services, manufacturing, aerospace, tourism, and energy.

Regional Tailwinds – San Antonio

San Antonio’s economy is anchored by its strong military presence, led by Joint Base San Antonio—one of the largest joint bases in the U.S.—which includes Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base. This combined base directly supports over 80,000 jobs and injects more than \$40 billion into the regional economy each year. The healthcare and biosciences sector supports flagship institutions such as University Health System, Methodist Healthcare, and Baptist Health System. San Antonio also boasts a strong financial services sector, with industry giants like USAA and Frost Bank headquartered locally. Meanwhile, the manufacturing and aerospace sectors have seen robust growth, bolstered by the presence of Toyota Motor Manufacturing Texas and Boeing. Lastly, the tourism industry plays a vital role in the region’s economy, drawing millions of annual visitors to renowned attractions such as The Alamo, the River Walk, and Six Flags Fiesta Texas.

Importantly, San Antonio is positioned within the Eagle Ford Shale play, one of the most active and productive oil & gas basins in the country. This proximity fosters a strong downstream energy services ecosystem—including fuel distribution, logistics, and retail operations—making the region especially attractive for convenience store and gas station operators.



Employer Name	Employee Base
Joint Base San Antonio	80,000
H-E-B	20,000
USAA	19,000
Northside Independent School District	13,644
Methodist Healthcare	12,500
City of San Antonio	11,042
Northeast Independent School District	8,600
San Antonio Independent School District	7,410
Baptist Health System	6,142
Wells Fargo	5,152

Interior Pictures



Exterior Pictures



Interior Pictures



Exterior Pictures





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.

2-10-2025



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. **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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



Transaction Team



WILL HARTSHORN
Corner Realty, LLC
whartshorn@corner-realty.com
703.576.7683
3809 Juniper Trace #205
Austin, TX 78738
TX License #725849



GREG PENMAN
Corner Realty, LLC
gpenman@corner-realty.com
682.232.5695
3809 Juniper Trace #205
Austin, TX 78738

Confidentiality & Disclaimer

This Confidential Offering Memorandum (“OM” or “Memorandum”) contains certain information concerning the assets and operations of Seller (“Company”). It is being furnished to interested parties on a confidential basis solely for the purpose of evaluating a possible transaction with the Company and Corner Realty, LLC (“Corner Realty”). This Memorandum is intended for use only by the party to whom it is transmitted. It may not be reproduced in whole or in part, or used for any other purpose, without the express written permission of Corner Realty. By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees, and representatives to use the Memorandum and all Evaluation Material, as that term is defined in the Confidentiality Agreement between the recipient and the Company, only to evaluate the purchase of the Company or its assets and for no other purpose, and will not divulge any such information to any other party unless express written permission is granted by the Company or Corner Realty.

Corner Realty has prepared this descriptive Memorandum from information supplied by the Company and other sources deemed reliable. Descriptions and information supplied by the management of the Company have been relied upon for use in this Memorandum without independent investigation or verification. Neither the Company nor Corner Realty makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained in this Memorandum, and nothing contained herein is, or shall be, relied upon as a promise or representation. This Memorandum does not purport to contain all of the information that may be required to evaluate any such transaction and any recipient hereof should conduct its own independent analysis of the information presented in this Memorandum. This Memorandum is in no way intended to be a substitute for independent due diligence. Neither the Company nor Corner Realty expects to update or otherwise revise the Memorandum or other materials supplied herewith. Further, any interested party should consult its own counsel, accountant, and other professional advisors as to legal, tax, accounting, and related matters concerning any transaction involving the Company.

The Recipient confirms that it will not contact, discuss, or solicit and vendors, suppliers, customers, employees, shareholders, or officers of the Company as it conducts its diligence, and that the Recipient will not make its presence known to any of the Company employees. Certain information set forth in this Memorandum contains forward-looking statements. Forward-looking statements are provided to allow the reader the opportunity to understand management’s beliefs and opinions with respect to the future. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or results expressed or implied by such forward-looking statements. Although forward-looking statements contained in this Memorandum are based upon what management believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements.