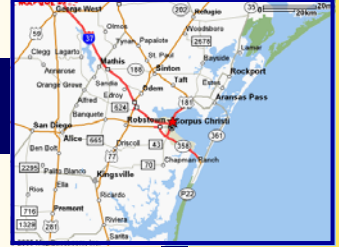


FOR SALE

Lease Investment Opportunity



All photos are representative of project currently under construction



GOODYEAR

SERVICE CENTER

7138 South Padre Island Drive
Corpus Christi, Texas 78412

- Price: \$ 2,263,278
- Cap Rate: 7.75%
- Building: 6,453 sf
- Lot Size: +/- .94 acres
- Lease Term: Twelve (12) Years
- Occupancy: December 2008

**FINANCING
AVAILABLE!**



For more information, please contact:
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jpongsrikul@embreegroup.com



Embree Asset Group, Inc.
4747 Williams Drive • Georgetown, Texas 78633
www.embreegroup.com

The Goodyear Tire & Rubber Company, incorporated in 1898, is engaged in the development, manufacture, distribution and sale of tires and related products and services worldwide. Goodyear manufactures and sells tires under the Goodyear brand, the Dunlop brand, the Kelly brand, the Fulda brand, the Debica brand, the Sava brand and various other Goodyear-owned house brands and the brands of certain customers. In addition, to providing light automotive repair services and miscellaneous other products and services, Goodyear operates more than 1,700 tire and auto service center outlets where it provides automotive repair and other auto-related services worldwide. Goodyear manufactures its products in more than 90 facilities in 28 countries. It has marketing operations in almost every country around the world.

Corpus Christi is a coastal city in the South West region of the state and is host to the county seat of Nueces County in Texas. In 2000, its population was 277,454; In 2006 the US Census Bureau estimated the city's population at 285,267, making it the eighth-largest city in the state.

The city is home to the Naval Air Station Corpus Christi and is served by the Corpus Christi International Airport (connections through Houston & Dallas/Ft. Worth) as well as an inner city public transportation provided by *Corpus Christi Transportation Authority* with 28 bus routes. Interstate 37 is the main thoroughfare through the City, as well as nearby U.S. Route 77 which connects the city to Brownsville and Victoria.

Lease Summary

Tenant:	Goodyear Tire & Rubber Company
Property Address:	7138 South Padre Island Dr • Corpus Christi, Texas 78412
Lease Term:	Twelve (12) years
Schedule of Rents:	Years 1 - 12: \$ 175,404
Options:	Six (6) - 5 Year
Increases:	5% During each option period
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure. Tenant responsible for all repairs and maintenance.

