



REPRESENTATIVE PHOTO

The Kase Group

IN COOPERATION WITH:



TRANSWESTERN®



EXXON | ABSOLUTE NNN LEASED OFFERING

2402 N ARKANSAS AVE RUSSELLVILLE, AR 72802

OFFERING MEMORANDUM Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW

The Kase Group is pleased to present an **Exxon** gas station for sale in Russellville, AR. The absolute NNN lease calls for zero landlord obligations. The lease will be guaranteed by a **White Oak Station, LLC**, an established operator of convenience stores throughout the Midwest. The property is located on a commercial thoroughfare near major retailers including **Burger King, Ruby Tuesday, Arkansas Tech University**, and various national fast food chains.

TENANT OVERVIEW

White Oak Station, LLC owns and operates convenience stores and gas stations primarily in the Ozark Mountain region, Texas, and Iowa. White Oak was formed in 2016 to acquire Petromark Inc. a gas and convenience store company with over 80 years of industry experience. Today White Oak is one of the largest operators in Arkansas and has continued to expand into East Texas.

INVESTMENT HIGHLIGHTS

BRAND NEW 20 YEAR ABSOLUTE NNN LEASED OFFERING

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

ESTABLISHED AND RESPECTED REGIONAL BRAND

60+ UNITS AND GROWING

CORPORATE GUARANTEE

OFFERING SPECIFICATIONS

PRICE \$1,000,000

CAP RATE 6.75%

NET OPERATING INCOME \$67,500

SQUARE-FOOTAGE 1,872 SF

LOT SIZE 0.46 AC

FINANCIAL SUMMARY

EXXON | ABSOLUTE NNN LEASED OFFERING

2402 N ARKANSAS AVE RUSSELLVILLE, AR 72802

\$1,000,000
6.75% CAP
FEE SIMPLE OWNERSHIP

TENANT NAME	WHITE OAKS STATION, LLC
SQUARE FOOTAGE	1,872 SF
LOT SIZE	0.46 AC
LEASE TERM	20 YEARS
ANNUAL RENT	\$67,500
OPTIONS	FOUR, 5 YEAR
INCREASES	1.75% ANNUALLY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$67,500	6.75%

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,595	37,651	61,014
TOTAL HOUSEHOLDS	9,816	13,898	22,712
AVERAGE HOUSEHOLD INCOME	\$53,260	\$57,529	\$58,064
AVERAGE AGE	35.30	36.10	37.40



AREA OVERVIEW

RUSSELLVILLE, AR

Russellville is the county seat and largest city in Pope County, Arkansas, United States, with a population of 27,920, according to the 2010 Census. It is home to Arkansas Tech University and Arkansas Nuclear One, Arkansas' only nuclear power plant. Russellville borders Lake Dardanelle and the Arkansas River.

It is the principal city of the Russellville Micropolitan Statistical Area, which includes all of Pope and Yell counties.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,816	13,898	22,712
TOTAL POPULATION	26,595	37,651	61,014
PERSONS PER HOUSEHOLD	2.40	2.40	2.50
AVERAGE HOUSEHOLD INCOME	\$53,260	\$57,529	\$58,064
AVERAGE HOUSE VALUE	\$135,507	\$146,040	\$139,011
AVERAGE AGE	35.30	36.10	37.40
WHITE	23,674	33,893	56,035
BLACK	1,604	1,948	2,289
AM. INDIAN & ALASKAN	258	358	590
ASIAN	489	650	835
HAWAIIAN & PACIFIC ISLAND	21	27	40
OTHER	549	776	1,225



RUSSELLVILLE | ARKANSAS



WWW.THEKASEGROUP.COM

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