

# WHITE OAK STATION

1103 E 16TH ST  
RUSSELLVILLE, AR 72802



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## PRICE

**\$964,286**

## CAP RATE

**7.0%**

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



## INVESTMENT HIGHLIGHTS

- 1.75% ANNUAL INCREASES
- BRAND NEW 20-YEAR NNN LEASE
- ESTABLISHED & RESPECTED REGIONAL BRAND | 60+ UNITS AND GROWING
- WHITE OAK STATION COMPANY | CORPORATE GUARANTEE



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## LEASE ABSTRACT

Property Subtype	Convenience Store
Rent Increases	1.75% ANN INC
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

## LEASE TERM

Lease Commencement	Close of Escrow
Remaining Lease Term	20 Years
Renewal Options	Four   5-year
Base Rent	\$67,500
Asking Price	\$964,286
Cap Rate	7.0%

## ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$67,500
	1ST INCREASE	\$68,681
	2ND INCREASE	\$69,883
	3RD INCREASE	\$71,106
	4TH INCREASE	\$72,350

## PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	1103 East 16th St Russellville, AR 72802
Year Built	
Gross Leasable Area	2,550 SF
Lot Size	0.76
Ownership	Fee Simple

## SITE INFORMATION

This site is located at the corner of S Knoxville Ave and E 16th St. S Knoxville is a main road that leads into Interstate 64 when headed in the Northern direction, and leads into Highway 27 in the Southwest direction. This site is surrounded by a number of service retailers.

## TRAFFIC COUNTS

16th St	8,100 AADT
Knoxville Ave	12,000 AADT



INTERSECTION MAP





MARKET AREA MAP





## REGIONAL MAP





## AREA OVERVIEW

### Russellville Overview

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. According to the United States Census Bureau, the city has a total area of 28.3 square miles (73 km<sup>2</sup>), of which 28.2 square miles (73 km<sup>2</sup>) is land and 0.04 square miles (0.10 km<sup>2</sup>) (0.08%) is water, it is located on the Arkansas River.



## DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 miles	3 miles	5 miles
2000 Census Total Population	34,726	20,022	4,967
2010 Census Total Population	6,213	23,322	40,369
2017 Estimated Total Population	6,883	24,843	42,351
2022 Projected Total Population	7,298	43,412	43,412

HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	2,107	7,671	13,227
2010 Census Total Households	2,461	8,373	14,869
2017 Estimated Total Households	2,690	8,793	15,459
2022 Projected Total Households	2,838	9,097	15,884
2000-2010 Census Households Growth	16.8%	9.2%	12.4%
2017-2022 Projected Households Growth	5.5%	3.5%	2.7%
2017 Estimated Average Household Size	2.6	2.5	2.5

ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$32,583	\$35,526	\$38,616
2017 Estimated Average Household Income	\$43,086	\$51,004	\$55,802
2017 Estimated Per Capita Income	\$16,907	\$19,779	\$21,352

TRAFFIC COUNTS	
Vehicles Per Day	
16th St	8,100 AADT
Knoxville Ave	12,000 AADT





## White Oak Station Overview

“ EXCEEDING  
YOUR  
EXPECTATIONS ”

White Oak Station convenience stores have proudly served small towns and residential areas of cities in the Ozark Mountain region, Florida and Texas for nearly 30 years. The company has always been and will remain 100% dedicated to the communities and customers by supporting local businesses, schools, youth leagues, community functions, and charities. Each store is unique as a result of being set up for the needs of their surrounding area. The dedication and loyalty to and from our customers and the communities we are in ensures that White Oak Station convenience stores will be a part of the Ozarks forever.

- White Oak Station continues to expand the number of White Oak Gas Stations and convenience stores to many states across the USA
- Offers the lowest prices and delivery of convenience stores supplies as a wholesaler
- Committed to providing customers with fast, friendly, professional services and quality products in a clean, environmentally safe setting

<b>Tenant Name</b>	White Oak Station
<b>Headquarters</b>	Dallas, TX
<b>Number of Locations</b>	60+
<b>Year Founded</b>	1983
<b>Website</b>	<a href="http://www.whiteoakstation.com">www.whiteoakstation.com</a>





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**The Kase Group**

*Investment Real Estate*

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