

# WHITE OAK STATION

203 S ARKANSAS  
RUSSELLVILLE, AR 72801



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## PRICE

**\$900,000**

## 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	\$63,000
Asking Price	\$900,000
Cap Rate	7.0%

## ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$63,000
	1ST INCREASE	\$64,103
	2ND INCREASE	\$65,224
	3RD INCREASE	\$66,366
	4TH INCREASE	\$67,527

## PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	203 S Arkansas Ave Russellville, AR 72801
Year Built	
Gross Leasable Area	1,684 SF
Lot Size	0.37
Ownership	Fee Simple

## SITE INFORMATION

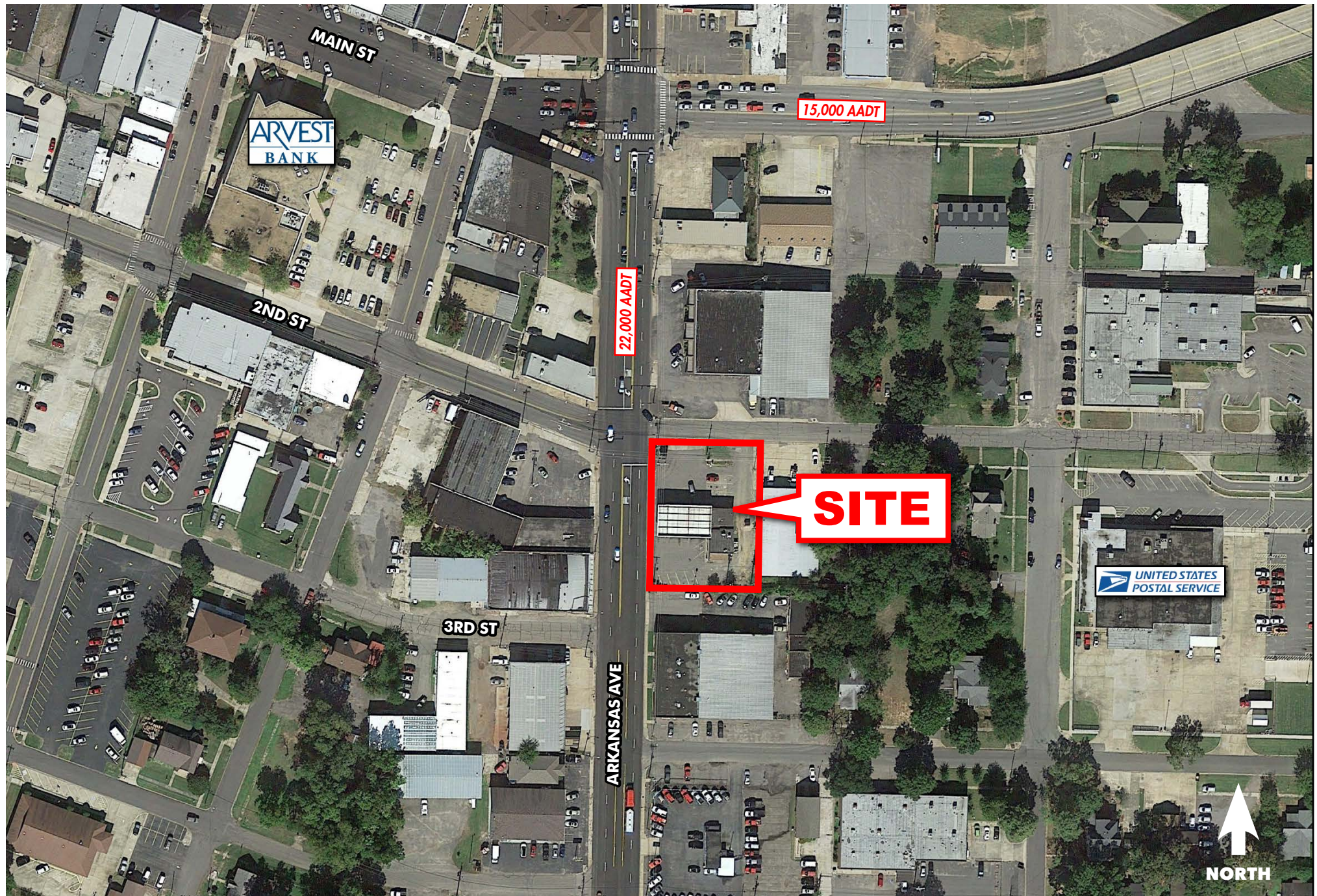
This site is strategically located at the cross streets of East and West Main streets, with Annual Daily Traffic Counts of 16,000-20,000 vehicles. Also located parallel to S Arkansas Drive with counts of 23,000 vehicles - a main street that splits the town of Russellville, AR.

## TRAFFIC COUNTS

Main St	15,000 AADT
Arkansas Ave	22,000 AADT



INTERSECTION MAP



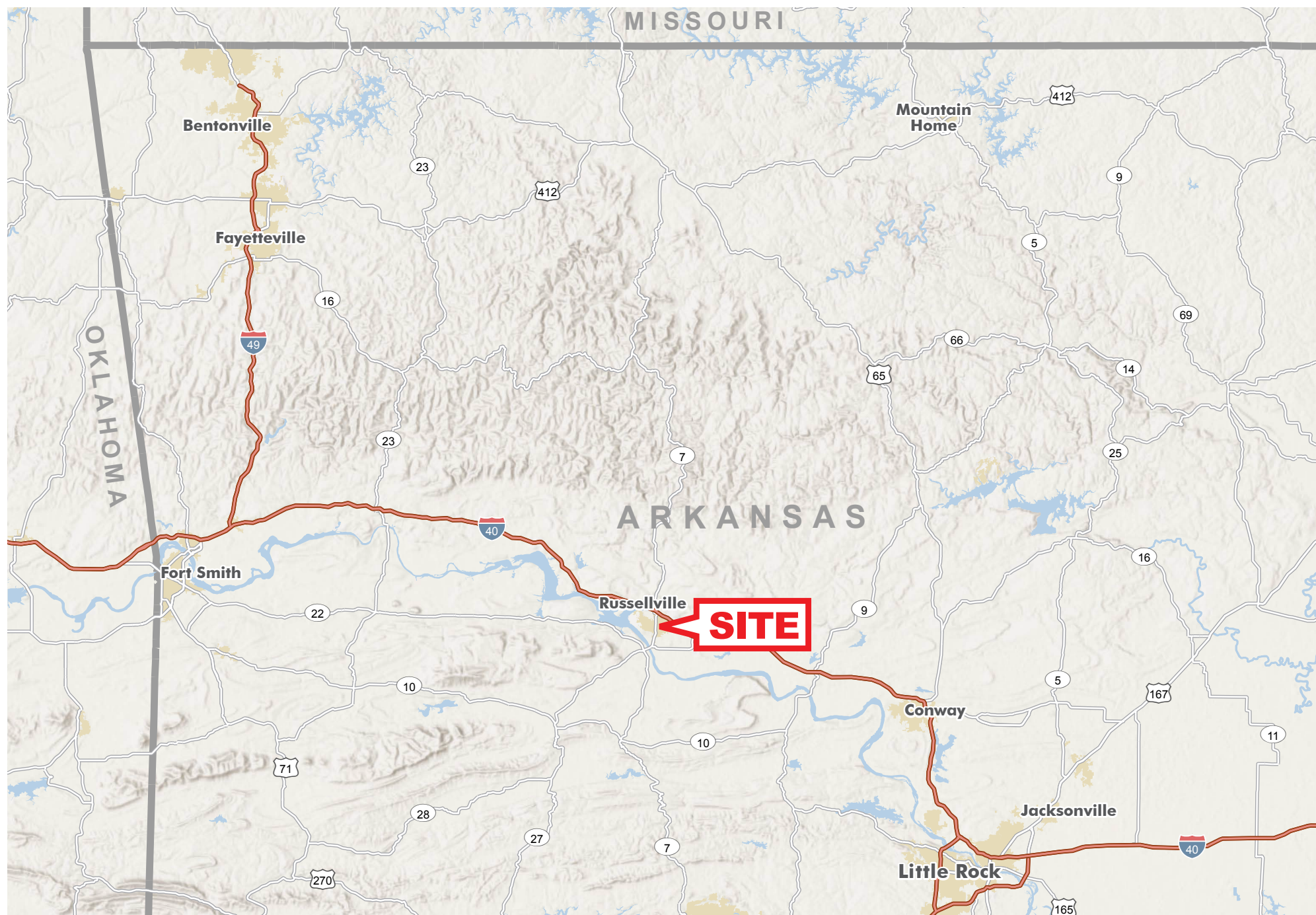


# MARKET AREA MAP





## 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	6,759	23,368	34,466
2010 Census Total Population	7,456	27,134	40,018
2017 Estimated Total Population	8,146	21,730	26,253
2022 Projected Total Population	8,003	29,681	42,830

HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	2,863	9,004	13,217
2010 Census Total Households	3,024	10,016	14,788
2017 Estimated Total Households	3,132	10,504	15,324
2022 Projected Total Households	3,219	10,856	15,718
2000-2010 Census Households Growth	5.6%	11.2%	11.9%
2017-2022 Projected Households Growth	2.8%	3.4%	2.6%
2017 Estimated Average Household Size	2.4	2.4	2.5

ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$32,926	\$37,330	\$38,688
2017 Estimated Average Household Income	\$46,889	\$54,563	\$56,058
2017 Estimated Per Capita Income	\$19,087	\$21,305	\$21,433

TRAFFIC COUNTS	
	Vehicles Per Day
Main St	15,000 AADT
Arkansas Ave	22,000 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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