

# WHITE OAK STATION

218 E 9TH STREET  
RECTOR, AR 72461



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## T.J. LEFLER

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## PRICE

**\$675,000**

## CAP RATE

**8.0%**

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	\$54,000
Asking Price	\$675,000
Cap Rate	8.00%

ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$54,000
	1ST INCREASE	\$54,945
	2ND INCREASE	\$55,907
	3RD INCREASE	\$56,885
	4TH INCREASE	\$57,880

PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	218 E 9th Street Rector, AR 72461
Year Built	1991
Gross Leasable Area	1,736 SF
Lot Size	0.55
Ownership	Fee Simple

SITE INFORMATION

Strategically located alongside E 9th St which turns into US-49 - an Annual Daily Traffic Count of 7,500 vehicles per day.

AREA OVERVIEW

Rector is a city in Clay County, Arkansas, United States. Rector is located in southern Clay County along the southeastern edge of Crowley’s Ridge. U.S. Route 49 passes through the city, leading northeast 13 miles to Piggott and southwest 7 miles to Marmaduke. In the southern part of the city, Arkansas Highway 90 (Main Street) intersects US 49.

TRAFFIC COUNTS

E 9th St	7,500 AADT
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INTERSECTION MAP





MARKET AREA MAP



## DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 miles	3 miles	5 miles
2000 Census Total Population	2,030	2,480	3,030
2010 Census Total Population	1,976	2,395	2,905
2017 Estimated Total Population	1,915	2,329	2,848
2022 Projected Total Population			

HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	920	1,095	1,306
2010 Census Total Households	852	1,014	1,213
2017 Estimated Total Households	821	981	1,185
2022 Projected Total Households	794	952	1,156
2000-2010 Census Households Growth	-7.4%	-7.4%	-7.1%
2017-2022 Projected Households Growth	-3.3%	-3.0%	-2.4%
2017 Estimated Average Household Size	821	981	1,185

ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$35,675	\$36,634	\$37,868
2017 Estimated Average Household Income	\$44,587	\$46,032	\$47,894
2017 Estimated Per Capita Income	\$19,002	\$19,555	\$20,209

TRAFFIC COUNTS	
	Vehicles Per Day
E 9th St	7,500 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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