

WHITE OAK STATION

6132 HIGHWAY 5 N
MIDWAY, AR 72651



COLBY MOORE

Managing Director | LIC 01900405
National Net Lease / Sale Leaseback Group
415.489.1841
colby.moore@transwestern.com

JEFF GATES

Senior Vice President of Investment Sales
LIC 01768554
The Kase Group
415.231.5231
jgates@thekasegroup.com

T.J. LEFLER

AR Broker of Record | SA00062336
Sage Partners
479.845.3500
tlefler@sagepartners.com

PRICE

\$1,020,579

CAP RATE

7.25%

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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TENANT OVERVIEW

- White Oak Station Overview



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	\$73,992
Asking Price	\$1,020,579
Cap Rate	7.25%

ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$73,992
	1ST INCREASE	\$75,287
	2ND INCREASE	\$76,605
	3RD INCREASE	\$77,945
	4TH INCREASE	\$79,309

PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	6132 Highway 5 N Midway, AR 72651
Year Built	1995
Gross Leasable Area	5,227 SF
Lot Size	1.40
Ownership	Fee Simple

SITE INFORMATION

This site is strategically located at the cross streets of State Hwy 5 and Hwy 126 - a combined Annual Daily Traffic Count of 12,900 vehicles per day.

AREA OVERVIEW

Midway is a census-designated place in Baxter County, Arkansas, United States. Midway is 5.5 miles northwest of Mountain Home. Midway is at the intersection of Highway 5, Highway 126 and Highway 178. Highway 5 provides access to Mountain Home to the east and extends about eight miles to the north to the Arkansas - Missouri border. Highway 126 provides access to the Baxter County Regional Airport to the south and on to Gassville. Highway 178 provides access to Lakeview, Bull Shoals and the Bull Shoals Lake to the west.

TRAFFIC COUNTS

State Hwy 5	9,500 AADT
State Hwy 126	3,400 AADT

INTERSECTION MAP



MARKET AREA MAP



DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 miles	3 miles	5 miles
2000 Census Total Population	494	3,198	10,712
2010 Census Total Population	536	3,407	11,485
2017 Estimated Total Population	495	1,095	5,669
2022 Projected Total Population	561	3,492	11,767

HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	207	1,313	4,683
2010 Census Total Households	235	1,488	5,260
2017 Estimated Total Households	240	1,498	5,295
2022 Projected Total Households	243	1,511	5,338
2000-2010 Census Households Growth	13.5%	13.3%	12.3%
2017-2022 Projected Households Growth	1.3%	0.9%	0.8%
2017 Estimated Average Household Size	2.3	2.3	2.1

ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$37,950	\$37,769	\$35,707
2017 Estimated Average Household Income	\$59,872	\$59,591	\$54,985
2017 Estimated Per Capita Income	\$26,092	\$26,771	\$25,503

TRAFFIC COUNTS	
Vehicles Per Day	
State Highway 5	9,500 AADT
State Highway 126	3,400 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

Tenant Name	White Oak Station
Headquarters	Dallas, TX
Number of Locations	60+
Year Founded	1983
Website	www.whiteoakstation.com



TRANSWESTERN[®]

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