



CITGO

9011 LITTLE ROAD
PORT RICHEY, FL 34654

OFFERING MEMORANDUM
BUSINESS & REAL ESTATE SALE
OR REDEVELOPMENT OPPORTUNITY

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INVESTMENT HIGHLIGHTS

- » Business and Real Estate Sale
- » Operating as a Gas Station Since the Mid 80's
- » Redevelopment Opportunity! Property sits at the corner of Little Rd & San Miguel Rd and benefits from a dedicated turn lane and median cut
- » Out-parcel to a strong, grocery anchored shopping center that benefits from consistent weekly foot traffic
- » Surrounded by National Tenants such as McDonald's, SunTrust, Winn-Dixie, Family Dollar, and Planet Fitness
- » Cheap price-point
- » Income Tax-Free State: Florida is an Income Tax-Free State

**DO NOT DISTURB EMPLOYEES*





PROPERTY OVERVIEW





INVESTMENT SUMMARY

» PRICE	\$650,000
» MPD'S	4 MPD's with 6 Fuel Stations
» GAS TANK	1 Gas tank, 20,000 Gallons, 3 Compartments
» BUILDING AREA	± 1,056 SF
» ACREAGE	±0.85 AC
» YEAR BUILT	1986

Please contact Broker for Financial Information.



TENANT OVERVIEW

CITGO Petroleum Corporation is a U.S.-based petroleum company with a rich heritage of more than 100 years. Our history as an American success story began in 1910 with the founding of the Cities Service Company, a then pioneering utility services provider to the sprawling cities of the Midwest. In 1965, our now familiar and enduring CITGO “trimark” brand was born.

CITGO has cultivated a legacy of blending business with purpose, an identity that differentiates it from its industry peers. Our philanthropic DNA of helping improve people’s lives is built on a solid foundation of history, vision and values – all of which have stood the test of time. By blending business with purpose, there is balance between being a successful oil company, while giving back to our communities, demonstrating that after all this time, CITGO still specializes in “cities service.”

CITGO aims to be a World Benchmark Corporation based on our sound success in the energy industry and our social development programs.



AREA OVERVIEW



PORT RICHEY, FL

Port Richey is a city in Pasco County, Florida. This suburban city is included within the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. Nearly one in four of the state's business and information services firms resides in Tampa Bay. These firms range from financial services firms to information technology providers to professional services organizations such as law firms, accounting firms, engineering firms, consulting and more. As a gateway to the Florida High Tech Corridor, Tampa Bay is home to many information technology firms along with many business services providers. Primary and secondary education is provided by the school districts of the individual counties making up the region.

The area is home to several institutions of higher learning, including University of South Florida in Tampa and the satellite campuses of USF St. Petersburg. Eckerd College in St. Petersburg, the University of Tampa, Clearwater Christian College, Florida College in Temple Terrace, Trinity College (Florida) in New Port Richey, are all four-year institutions located in the area.

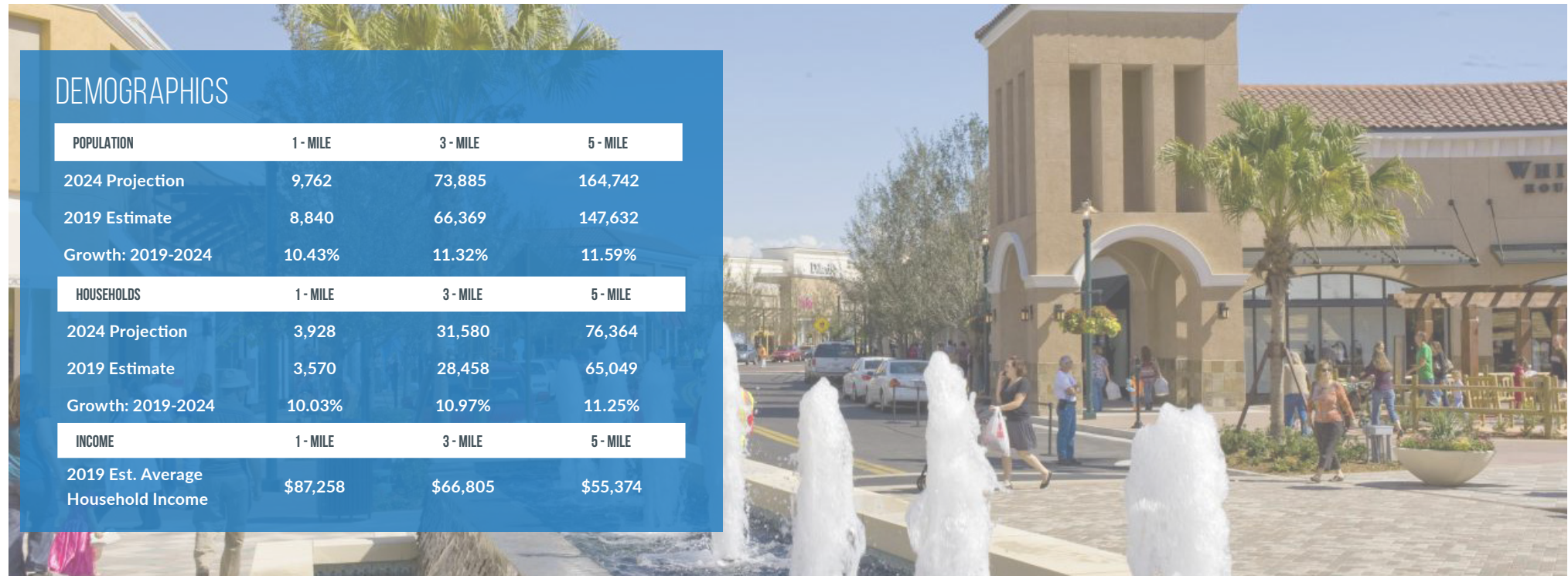
ST. PETERSBURG, FL

St. Petersburg is a city in Pinellas County, Florida, United States. It is the largest city in Florida that is not a county seat. St. Petersburg is the second largest city in the Tampa Bay Area, composed of roughly 2.8 million residents, making it the second largest Metropolitan Statistical Area in the state. It is also a popular vacation destination for both American and foreign tourists.

The city is located on a peninsula between Tampa Bay and the Gulf of Mexico. It is connected to mainland Florida to the north; with the city of Tampa to the east by causeways and bridges across Tampa Bay; and to Bradenton in the south by the Sunshine Skyway Bridge (Interstate 275), which traverses the mouth of the bay. It is also served by Interstates 175 and 375, which branch off I-275 into the southern and northern areas of downtown respectively. The Gandy Bridge, conceived by George Gandy and opened in 1924, was the first causeway to be built across Tampa Bay, connecting St. Petersburg and Tampa cities without a circuitous 43-mile trip around the bay through Oldsmar.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	9,762	73,885	164,742
2019 Estimate	8,840	66,369	147,632
Growth: 2019-2024	10.43%	11.32%	11.59%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	3,928	31,580	76,364
2019 Estimate	3,570	28,458	65,049
Growth: 2019-2024	10.03%	10.97%	11.25%
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$87,258	\$66,805	\$55,374



TAMPA, FL

The City of Tampa is the largest city in Hillsborough County and is the county seat and the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

EDUCATION

The Tampa MSA is a magnet for young, educated people. Hillsborough County's millennial population is growing 13 percent faster than the nation as a whole, according to U.S. Census data. Three public universities located within a short drive of Tampa Bay – University of South Florida, University of Central Florida, and University of Florida – are home to more than **150,000 students**, over 60 percent of whom will stay in Florida upon graduation. Tampa Bay has more than 80 colleges, universities, and technical schools producing thousands of graduates for area employers each year. Approximately **92,000 veterans** are in the active labor force as well, offering employers an invaluable source of uniquely trained personnel.

The University of South Florida Muma College of Business boasts one of the nation's best accounting schools, a top-ranked entrepreneurship center, a nationally-ranked MBA program, and a world-class research faculty. **More than 2,200 students are enrolled** in the Sykes College of Business at the University of Tampa, recognized by The Princeton Review as one of the top 300 business schools in the world for nine consecutive years.



30
LARGE PUBLIC
COMPANIES



\$112 BILLION
IN TOURISM

CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.

EVENTS

One of the most well-known events in Tampa is the celebration of "Gasparilla," a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa's "Mardi Gras." The invasion is led by the pirate ship, "Jose Gasparilla," and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa's economy.

SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Citgo** located at **620 N Green Bay Rd, Port Richey, FL 34654** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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