



MURPHY USA

401 S BECKHAM AVENUE
TYLER, TX 75702

OFFERING MEMORANDUM

TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

04

FINANCIAL OVERVIEW

05

SURROUNDING TENANTS

06

AREA OVERVIEW

REPRESENTATIVE PHOTO

LISTED BY

JOSH BISHOP

FIRST VICE PRESIDENT

DIRECT: 214.692.2289

MOBILE: 315.730.6228

josh.bishop@matthews.com

LIC # 688810 (TX)

CHAD KURZ

EVP & MANAGING DIRECTOR

DIRECT: 949.662.2252

MOBILE: 562.480.2937

chad.kurz@matthews.com

LIC # 01911198 (CA)

BROKER OF RECORD

Kyle Matthews

LIC # 9005919 (TX)

INVESTMENT HIGHLIGHTS

- » Brand new 2021 construction with an estimated rent commencement date of September 2021
- » 20-Year absolute NNN Ground lease with zero landlord responsibilities
- » Attractive 8% rental increases every 5 years for the life of the lease
- » Corporately guaranteed lease
- » Located at the hard signalized corner of Beckham Ave & Front St, one of the most heavily trafficked intersections in Tyler
- » Traffic counts at the intersection exceed 53,000 vehicles per day
- » 3-mile population of 61,289 residents
- » 5-mile population of 110,444 residents
- » Average household income of \$81,872 annually
- » The University of Texas is working towards approval for a new medical school in Tyler. The new medical school will be the first and only in Northeast Texas. Once approved, the school will be a multi-billion-dollar economic driver for the city of Tyler
- » Tyler is located approximately 99 miles Southwest of Dallas
- » Murphy USA currently operates more than 1,600 locations throughout the US with plans to continue expansion
- » Murphy USA has a credit rating of BB+



REPRESENTATIVE PHOTO

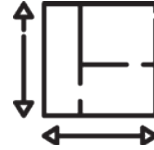
FINANCIAL OVERVIEW



\$2,705,000
PRICE



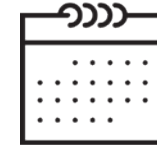
4.25%
CAP RATE



±2,824 SF
GLA



±0.77 AC
LOT SIZE



2021
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Murphy Oil USA, Inc
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	± 9/1/2021
Lease Expiration Date	9/1/41
Term Remaining on Lease	20 Years
Increase	8% Every 5-Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$9,583.33	\$115,000.00	-	4.25%
Years 6-10	\$10,350.00	\$124,200.00	8.00%	4.59%
Years 11-15	\$11,178.00	\$134,136.00	8.00%	4.96%
Years 16-20	\$12,072.25	\$144,867.00	8.00%	5.36%
Option 1	\$13,038.00	\$156,456.00	8.00%	5.78%
Option 2	\$14,081.00	\$168,972.00	8.00%	6.25%
Option 3	\$15,207.42	\$182,489.00	8.00%	6.75%
Option 4	\$16,424.00	\$197,088.00	8.00%	7.29%

E GENTRY PKWY
± 21,000 VPD

Advance
Auto Parts

Super 1 Foods

DOLLAR GENERAL

FAMILY DOLLAR
CITITRENDS TEXACO
Church's
RBC
VALERO

goodwill

NAPA
LA MICHOGACANA
MEAT MARKET
SINCE 1988

Andy's
Frozen Custard

Wendy's

MURPHY
USA

AutoZone O'Reilly
FAMILY DOLLAR RBC
Little Caesars metro
by T-Mobile

E FRONT STREET
± 22,000 VPD

SUBWAY DQ WOODFOREST
DOLLAR TREE WALMART ALDI 7 VALERO

CEFCO

S BECKHAM AVE
± 31,000 VPD

Chevron
CONOCO

LOOP 323
± 28,000 VPD

UTHealth
Tyler

CVS pharmacy Brookshire's
TACO BELL DQ BURGER KING MCDONALD'S BUENO
DOLLAR GENERAL Pizza Hut WENDY'S
SUNOCO WHATABURGER SHIPLEY
SUBWAY Schlotzsky's
REGIONS Valvoline

TYLER
JUNIOR COLLEGE

Walgreens Pizza Hut
CVS pharmacy Brookshire's
Jack in the box SUBWAY DOLLAR TREE
Exxon FirstWatch SBARRO

BIG LOTS! MCDONALD'S PROSPERITY BANK
Exxon 7-ELEVEN BancorpSouth
WHATABURGER JERRY RABBIT DOMINOS

Starbucks
SUBWAY
Chick-fil-A

LOOP EAST
SHOPPING CENTER



THE OFFERING

PROPERTY NAME	Murphy USA
Property Address	401 S Beckham Ave Tyler, TX
SITE DESCRIPTION	
Number of Stories	One
Year Built	2021
GLA	± 2,824 SF
Type of Ownership	Ground Lease

TENANT OVERVIEW

» Company Name Murphy USA	» Locations ±1,650	» Headquarters El Dorado, AR
» Employees ±15,000	» Year Founded 1996	» Website www.corporate.murphyusa.com

Murphy USA is one of the largest independent retailers of gasoline products and convenience store merchandise with more than 1,650 locations in 27 states across the Southwest, Southeast, Midwest and Northeast United States. Since 1996, Murphy USA has been the place people go to save on the gas that fuels their lives. From the lowest prices on gas to exclusive deals on your family's favorite snacks and drinks, we're always going the extra mile to help you buy smarter and drive farther.

Murphy USA locations are uniquely positioned near the parking lots of one of the world's largest retailers, Walmart. We provide drivers with the utmost convenience when it's time to fill up. With quality fuels, great prices and friendly service, Murphy USA is the place to fuel up.

AREA OVERVIEW

TYLER, TX

The city of Tyler, Texas sits about halfway between Dallas and Shreveport. Tyler is considered the largest retail, medical, and business center in East Texas. The largest industries in Tyler include Mining, Quarrying, Oil, Gas Extraction, Healthcare and Social Assistance; and information. With a growing population of 101,946, Tyler provides three higher educational opportunities between Tyler Junior College, The University of Texas at Tyler, and Texas College. As the Rose Capital of America, Tyler visitors and locals can explore the Tyler Rose Garden, the nation's largest municipal rose garden.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2026 Projection	29,037	104,476	141,473
2021 Estimate	10,627	61,289	110,444
2010 Census	10,965	63,464	114,997
Growth 2021-2026	0.6%	0.7%	0.8%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Projection	3,521	21,937	43,310
2021 Estimate	3,428	21,274	41,724
2010 Census	11,691	41,857	54,807
Growth 2021-2026	0.5%	0.6%	0.8%
INCOME	1 - MILE	3 - MILE	5 - MILE
2021 Average Household Income	\$65,001	\$81,872	\$90,801



THE ROSE GARDEN

The Rose Garden offers more than 1,000 acres of parkland comprised of 27 parks throughout Tyler. These parks provide playgrounds, athletic fields, walking trails, an amphitheater, tennis courts, multi-purpose courts and landscapes that enhance the beauty and tranquility within a busy urban environment.

The Rose Garden Center can be rented for special events and serves as the gateway to the Tyler Municipal Rose Garden with free admission. Guests can also explore the Tyler Rose Museum and witness the history of the Texas Rose Festival. The Museum offers interactive exhibits, an “Attic of Memories” and a unique gift shop to gather memorable souvenirs.



UNIVERSITY OF TEXAS AT TYLER

Located 5 miles from The University of Texas at Tyler, UT Tyler is part of the prestigious University of Texas System that includes 14 institutions throughout the state of Texas. Offering up to 80 academic degree programs, the university enrolled up to 10,000 students this year. These students represent 167 Texas counties, 45 states, and 58 nations. UT Tyler is a young, fast-growing university and prepares to continue to grow and prosper.

The University of Texas System in February 2020 announced its intention to establish a medical school in Tyler – the first in East Texas – to increase access to health care in the region.

Leaders from the UT System and the two UT institutions in Tyler joined together at Plaza Tower in downtown Tyler to announce a plan to elevate the region’s higher education and health care opportunities. They optimistically explained their case to a group of regional business, civic, educational and medical leaders and elected officials at a morning news conference.

Under the new plan, with established medical residencies already in place, future physicians could complete their entire education and training in Tyler, ultimately providing more top health care professions who will live and serve in the region.



TYLER JUNIOR COLLEGE

TJC is one of the largest community colleges in Texas, with 306 full-time faculty members and 248 part-time faculty members, and 12,000+ students enrolled. For 93 years, TJC has embodied the true sense of the term "community college," as reflected in its foundational promises to provide students with a quality education, a vibrant student life and opportunities for service to the community.

With more than 125+ degree and certificate programs, plus extensive training and technical programs, TJC is the best first step for any student, whether they plan to transfer to a four-year institution or gain the skills they need to go directly into the workforce.

When students step onto the 145-acre campus, they are immediately part of the TJC experience, which includes rigorous academics, 62 national championships in athletics; stellar fine and performing arts programs; modern residential facilities; and organizations and clubs that reflect student diversity.



TEXAS COLLEGE

Texas College is a Historically Black College founded in 1894, by a group of CME ministers. Their mission continues to embody the principles of the Christian Methodist Episcopal Church. Founded over 125 years ago, Texas College offers 12 degree programs with ±1,044 students currently enrolled. The College takes pride in preparing its students with competencies in critical and creative thinking related to the knowledge, skills, and abilities as defined in areas of study. Additionally, Texas College provides an environment to inspire intellectual, spiritual, ethical, moral, and social development, which empowers graduates to engage in life-long learning, leadership, and service.



DALLAS, TX

±99 MILES



DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."

BEST PLACE TO RETIRE 2020

- FORBES 2020

#2 BEST PLACE FOR BUSINESS AND CAREERS

- FORBES 2019

#1 VISITOR AND LEISURE DESTINATION IN TEXAS

- VISIT DALLAS



AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas–Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M
DFW
MSA POPULATION



\$620.6B
GROSS METRO
PRODUCT



24
FORTUNE 50
COMPANIES



3rd Largest
U.S. METROPOLITAN
AREA



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

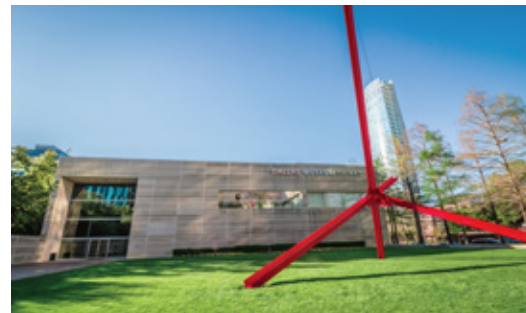
Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community, and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

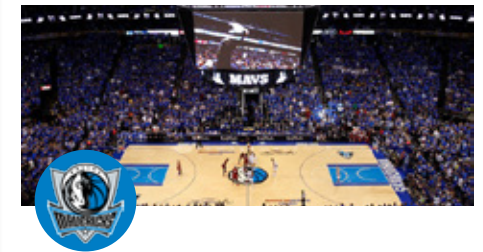
State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



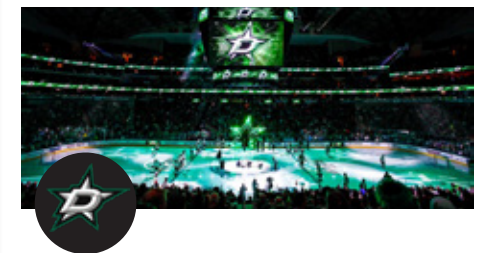
TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Murphy USA** located at **401 S Beckham Avenue, Tyler, TX 75702** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.



401 S BECKHAM AVENUE
TYLER, TX 75702

LISTED BY

JOSH BISHOP

FIRST VICE PRESIDENT

DIRECT: 214.692.2289

MOBILE: 315.730.6228

josh.bishop@matthews.com

LIC # 688810 (TX)

CHAD KURZ

EVP & MANAGING DIRECTOR

DIRECT: 949.662.2252

MOBILE: 562.480.2937

chad.kurz@matthews.com

LIC # 01911198 (CA)

BROKER OF RECORD

Kyle Matthews

LIC # 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date