

In Cooperation With ParaSell, Inc. A
Licensed Oklahoma Broker Lic. #183645
BoR: Scott Reid – Lic. #183646



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Conoco

1121 N Main Street
Newcastle, OK 73065

EXCLUSIVELY MARKETED BY:

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An aerial photograph of a commercial property, likely a gas station and convenience store, with a large parking lot and surrounding residential area. The image is overlaid with a semi-transparent blue filter.

SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,400 SF Conoco at 1121 N Main Street in Newcastle, OK. This Deal Includes an Absolute Triple Net (NNN) Opportunity With 2% Annual Increase and Over 19 Years Remaining, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$1,554,286
CAP	5.25%
NOI	\$81,600
PRICE PER SF	\$647.62

PROPERTY SUMMARY

ADDRESS	1121 N Main Street Newcastle, OK 73065
COUNTY	McClain
BUILDING AREA	2,400 SF
LAND AREA	0.39 AC
BUILT	1974



HIGHLIGHTS

- Absolute Triple Net (NNN) Opportunity With 2% Annual Increase and 19 Years Remaining on the Term
- Corporate Guarantee From Mountain Express Oil Company (MEX) Who Operates 600+ Locations Across 10 States
- Currently Undergoing Fuel and Canopy Renovations and Upgrades Which is a Significant Investment Into the Site, Paid For By the Tenant Showing a Long Term Commitment
- Number of Households and the Local Population Has Seen a 3.6% Increase in the Last 10 Years and Are Projected to Grow By 1.7% in the Next 5 Years
- Strategically Located on Route 62 Which is the Main Road Through the Town of Newcastle
- Average Household Income Within a 5-Mile Radius is \$95,985
- Property is Located Less Than 20-Miles Away From the Center of Oklahoma City, OK, Which is the Capital and Largest City in the State With a Population of Over 1.4 Million People
- Nearby Tenants Include: Sonic Drive-In, USPS, Comfort Inn, Verden Bank, Pizza Hut, Boomarang Diner, The First National Bank & Trust Co., Phillips 66, Taco Mayo and Many More

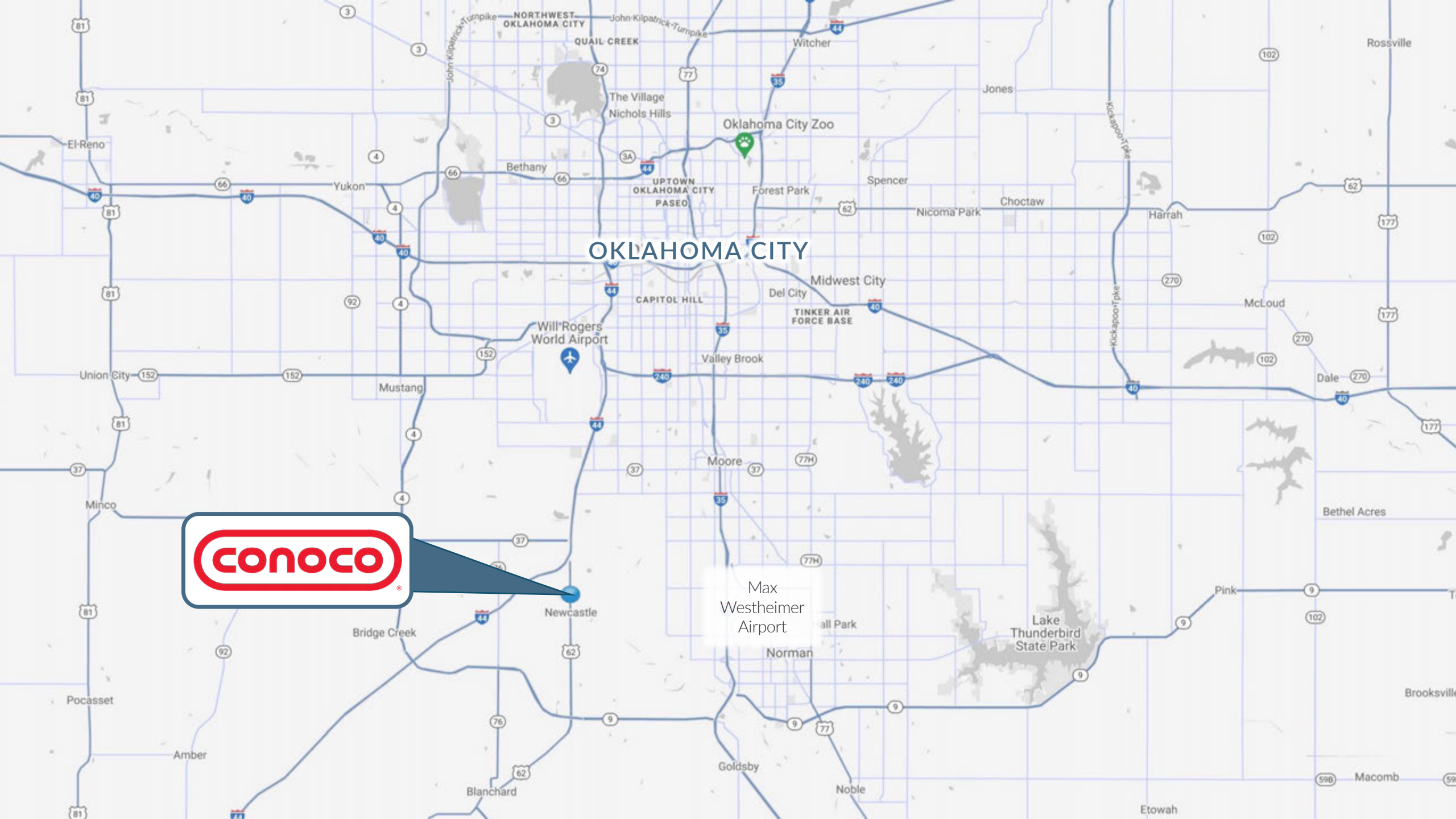


ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Conoco
PREMISES	A Building of Approximately 2,400 SF
LEASE COMMENCEMENT	December 30, 2020
LEASE EXPIRATION	December 29, 2040
LEASE TERM	19+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,400 SF	\$81,600	\$34.00



OKLAHOMA CITY



Max
Westheimer
Airport



Newcastle Middle School

Early Childhood Center

Oklahoma Apparel

Newcastle High School

Racer Stadium

Geaux Cajun

graze craze

VALERO

Body Shop Fitness Center

Pioneer

Newcastle Police Department

Newcastle Fire Department

Newcastle Public Schools

GG'S Country Cooking

SONIC

TACO MAYO

albertsheat and air

Smoothie Lounge

Newcastle Flowers

Bryan's Barber Shop

Motor coaching Rvs

Suds-n-duds Coin Laundry

PHILLIPS 66

NE 12th St

American Cannabis

62



Children's Mercy Park

Pawn Sharks Newcastle Inc

N Main St

CONOCO

Newcastle Motel



THRUTUBING
SOLUTIONS



Ray's



Ron's Newcastle
RV Center

Wynne's
Feed & Seed

J & W Tire

First Baptist
Church-Newcastle

Freedom
Rentals



Newcastle
Motel

New castle
Grand casino

Dirty Dogs
Grooming

Pawn Sharks
Newcastle Inc



N Main St

NE 12th St



DOLLAR GENERAL Kentucky Fried Chicken
 AutoZone SONIC
 Shell CONOCO
 Arby's TACO BELL

Walmart Walgreens
 ANYTIME FITNESS Great Clips
 Little Caesars McDonald's O'Reilly
 PHILLIPS 66 CATO AT&T

KOHL'S Academy HomeGoods
 Michaels Ashley DSW
 tropical CAFE McALISTER'S CHUCK E. CHEESE'S
 HIBDON TIRE/PLUS TORCHYS
 CYCLEBAR DOLLAR TREE AFFORDABLE DENTURES & IMPLANTS

TJ-maxx KIRKLAND'S
 petco Carl's Jr. BOARNEUS! CHURCH & DWIGHT target
 pure barre CVS pharmacy FIVE GUYS
 TACO BELL SONIC ULTA MATTRESSFIRM
 Starbucks BancFirst IBC BANK
 QDOBA DISCOUNT TIRE Pizza Hut
 SportClips sleep number Office DEPOT OfficeMax
 jiffylube SUPERCUTS Great Clips GNC ZOES KITCHEN
 maurices SALLY BEAUTY verizon
 AspenDental Cheddar's Bath&BodyWorks
 6 AT&T CONOCO T PEI WEI

PIZZA PAPA JOHN'S
 Pizza Hut

SUBWAY
 Loves
 DUNKIN'

amc PAPA JOHN'S Starbucks
 burn boot camp
 goodwill SUBWAY Domino's
 Jersey Mike's THEATRES BRAUN'S 7 ELEVEN



conoco

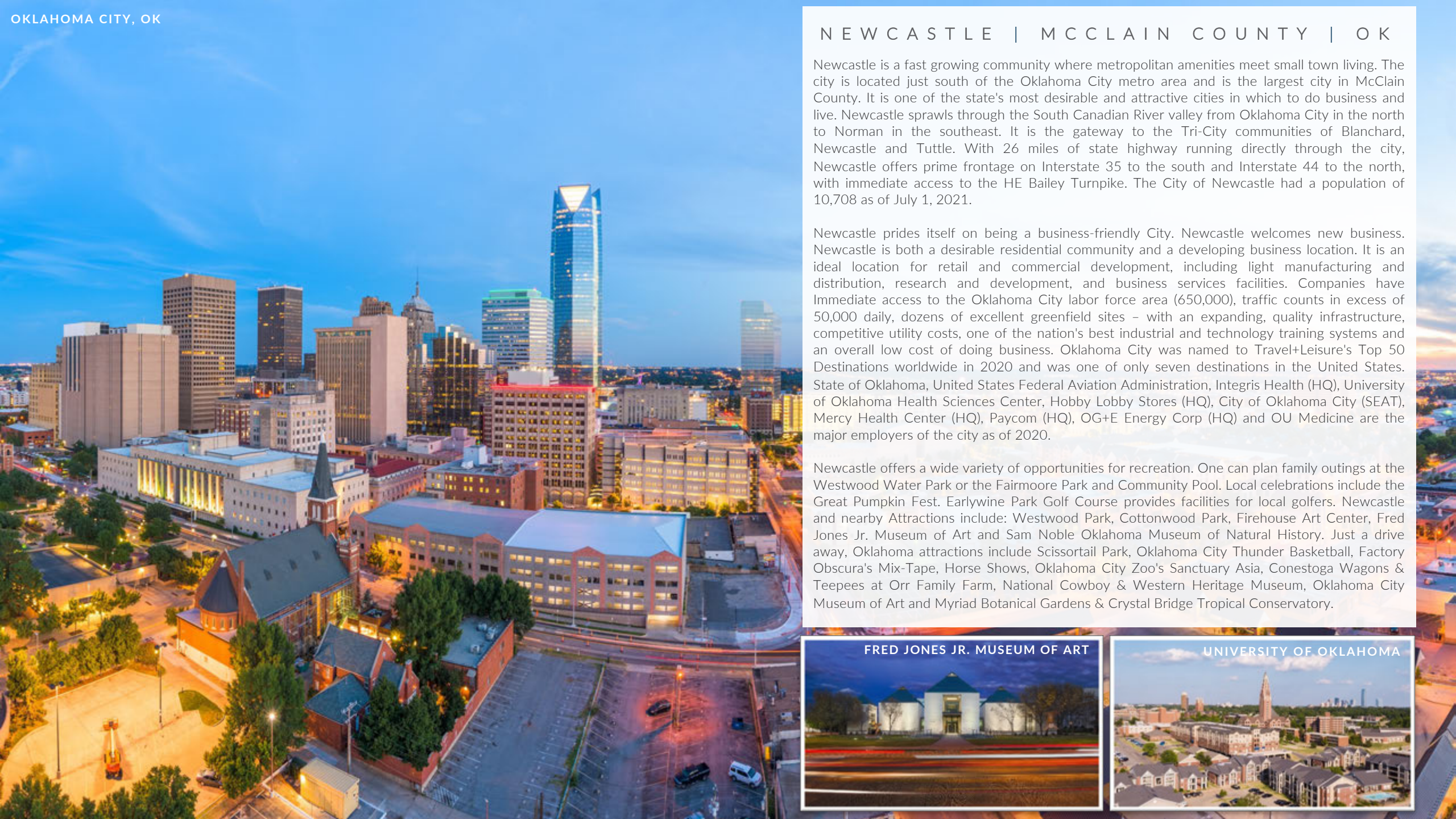


Dillard's JCPenney Chick-fil-A OLD NAVY
 AMERICAN EAGLE Eddie Bauer Bath&BodyWorks
 VICTORIA'S SECRET WAFFLE HOUSE THE CHILDREN'S PLACE PACSUN SEPHORA
 Tuesday Morning JOANN ARVEST Cane's
 RED LOBSTER claire's Sun & Ski Sports CHAMPS
 LONGHORN STEAKHOUSE FINISH LINE Fairfield SHOE DEPT. ENCORE zumiez
 TORRID TIRE/PLUS
 Travelodge Hallmark
 francesca's Buckle EXPRESS

REGAL OUTBACK STEAKHOUSE
 COURTYARD WAFFLE HOUSE
 Hilton Garden Inn
 Arby's SALTGRASS STEAKHOUSE Comfort INN

Walmart Lowe's BIG LOTS!
 BEST BUY golden corral MURPHY USA
 Brown's Days Inn THE SALVATION ARMY
 Super 8 HIBDON TIRE/PLUS SHERWIN-WILLIAMS





Newcastle is a fast growing community where metropolitan amenities meet small town living. The city is located just south of the Oklahoma City metro area and is the largest city in McClain County. It is one of the state's most desirable and attractive cities in which to do business and live. Newcastle sprawls through the South Canadian River valley from Oklahoma City in the north to Norman in the southeast. It is the gateway to the Tri-City communities of Blanchard, Newcastle and Tuttle. With 26 miles of state highway running directly through the city, Newcastle offers prime frontage on Interstate 35 to the south and Interstate 44 to the north, with immediate access to the HE Bailey Turnpike. The City of Newcastle had a population of 10,708 as of July 1, 2021.

Newcastle prides itself on being a business-friendly City. Newcastle welcomes new business. Newcastle is both a desirable residential community and a developing business location. It is an ideal location for retail and commercial development, including light manufacturing and distribution, research and development, and business services facilities. Companies have Immediate access to the Oklahoma City labor force area (650,000), traffic counts in excess of 50,000 daily, dozens of excellent greenfield sites – with an expanding, quality infrastructure, competitive utility costs, one of the nation's best industrial and technology training systems and an overall low cost of doing business. Oklahoma City was named to Travel+Leisure's Top 50 Destinations worldwide in 2020 and was one of only seven destinations in the United States. State of Oklahoma, United States Federal Aviation Administration, Integris Health (HQ), University of Oklahoma Health Sciences Center, Hobby Lobby Stores (HQ), City of Oklahoma City (SEAT), Mercy Health Center (HQ), Paycom (HQ), OG+E Energy Corp (HQ) and OU Medicine are the major employers of the city as of 2020.

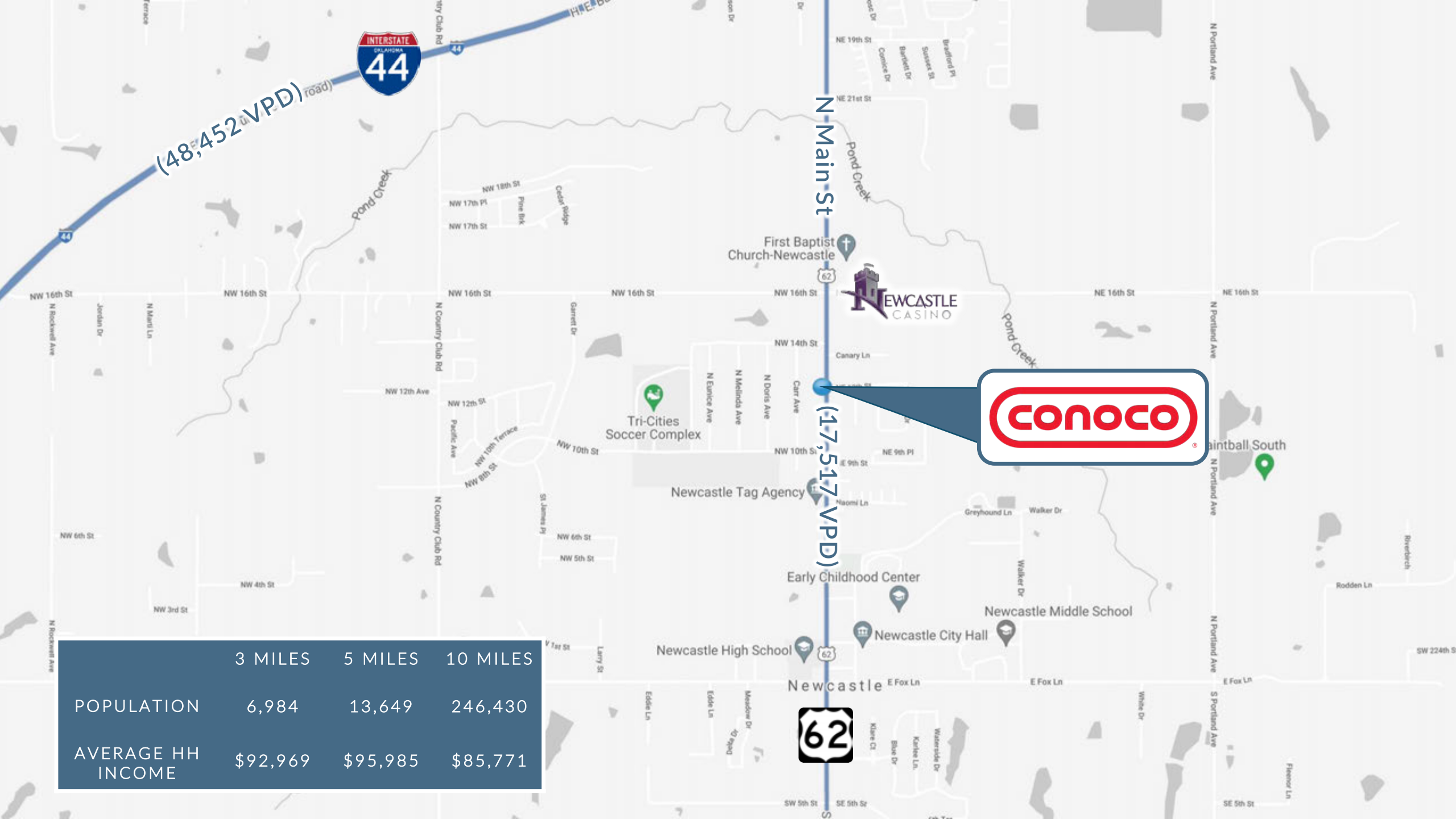
Newcastle offers a wide variety of opportunities for recreation. One can plan family outings at the Westwood Water Park or the Fairmoore Park and Community Pool. Local celebrations include the Great Pumpkin Fest. Earlywine Park Golf Course provides facilities for local golfers. Newcastle and nearby Attractions include: Westwood Park, Cottonwood Park, Firehouse Art Center, Fred Jones Jr. Museum of Art and Sam Noble Oklahoma Museum of Natural History. Just a drive away, Oklahoma attractions include Scissortail Park, Oklahoma City Thunder Basketball, Factory Obscura's Mix-Tape, Horse Shows, Oklahoma City Zoo's Sanctuary Asia, Conestoga Wagons & Teepees at Orr Family Farm, National Cowboy & Western Heritage Museum, Oklahoma City Museum of Art and Myriad Botanical Gardens & Crystal Bridge Tropical Conservatory.

FRED JONES JR. MUSEUM OF ART



UNIVERSITY OF OKLAHOMA





(48,452 VPD)



N Main St
(17,517 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	6,984	13,649	246,430
AVERAGE HH INCOME	\$92,969	\$95,985	\$85,771

CONOCO

TENANT PROFILE

The name Conoco can refer to either a major American brand of oil and gas filling stations that is currently owned by Phillips 66 Co. or to "Conoco Inc.", a defunct oil and gas company that had operated from 1875 until 2002, when it merged with the Phillips Petroleum Company 66 to form ConocoPhillips. Along with sister brands, Phillips 66, and 76, "Conoco", is a major American brand of oil and gas station that has been owned by Phillips 66 Company since 2012 and was originally the brand used by its originator, Conoco Inc., from 1875 to its merger with Phillips Petroleum in 2002.

ConocoPhillips is the world's largest independent E&P company based on production and proved reserves. our 14 countries of operations, 9,900 people work in a truly integrated way to find and produce oil and natural gas. There are 6,469 Conoco locations in the United States as of September 23, 2021. The company is committed to the efficient and effective exploration and production of oil and natural gas.



COMPANY TYPE
NYSE: PSX



FOUNDED
1875



OF LOCATIONS
6,469+



HEADQUARTERS
Houston, TX



WEBSITE
conoco.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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