



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Murphy USA

TX 191 & Faudree Road
Odessa, TX 79765

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale a 2,800 SF Murphy USA in Odessa, TX. This Opportunity Includes a Long Term 20 Year Ground Lease Backed By a Strong Credit Rated Corporate Guarantee (NYSE: MUSA), Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,962,500
CAP	4.00%
NOI	\$118,500
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	TX 191 & Faudree Road Odessa, TX 79765
COUNTY	Ector
BUILDING AREA	2,800 SF
LAND AREA	1.16 AC
BUILT	2022



HIGHLIGHTS

- Long Term 20 Year Ground Lease Backed By a Strong Credit Rated Corporate Guarantee (NYSE: MUSA)
- New Construction Large Store Prototype Murphy USA With 10 Pumps and a Scheduled Completion of May 2021
- Murphy USA Annual Revenues in Excess of \$11.9 Billion With an S&P Rating of "BB+"
- The Property is Well Positioned at the Hard Corner of Faudree Rd & TX Hwy 191 Which Sees a Combined Traffic Counts Over 61,426 VPD
- TX Hwy 191 is the East West Thoroughfare Connecting Midland to Odessa – Which Allows For Ample Going to Work and Coming Home Traffic
- Texas is an Income Tax Free State
- Dense Infill Location With a Population 49,932 Residents Making an Average Household Income of \$107,960 Within a 5-Mile Radius
- Just 5 Minutes From the University of Texas Permian Basin Which Serves Over 8,000 Students and Staff
- The Odessa Economy Has Been Primarily Driven By the Area's Oil Industry, Booming and Busting in Response to Rises and Falls in the Crude Oil Price; in 2014, Forbes Magazine Ranked Odessa as the Third-Fastest-Growing Small City in the United States
- Nearby Tenants Include: FedEx Ship Center, Pilot Travel Center, Home Depot, IHOP, Academy, Best Buy, Cavender's, Conn's Home Plus, Dollar General, Tractor Supply and Rosa's Cafe

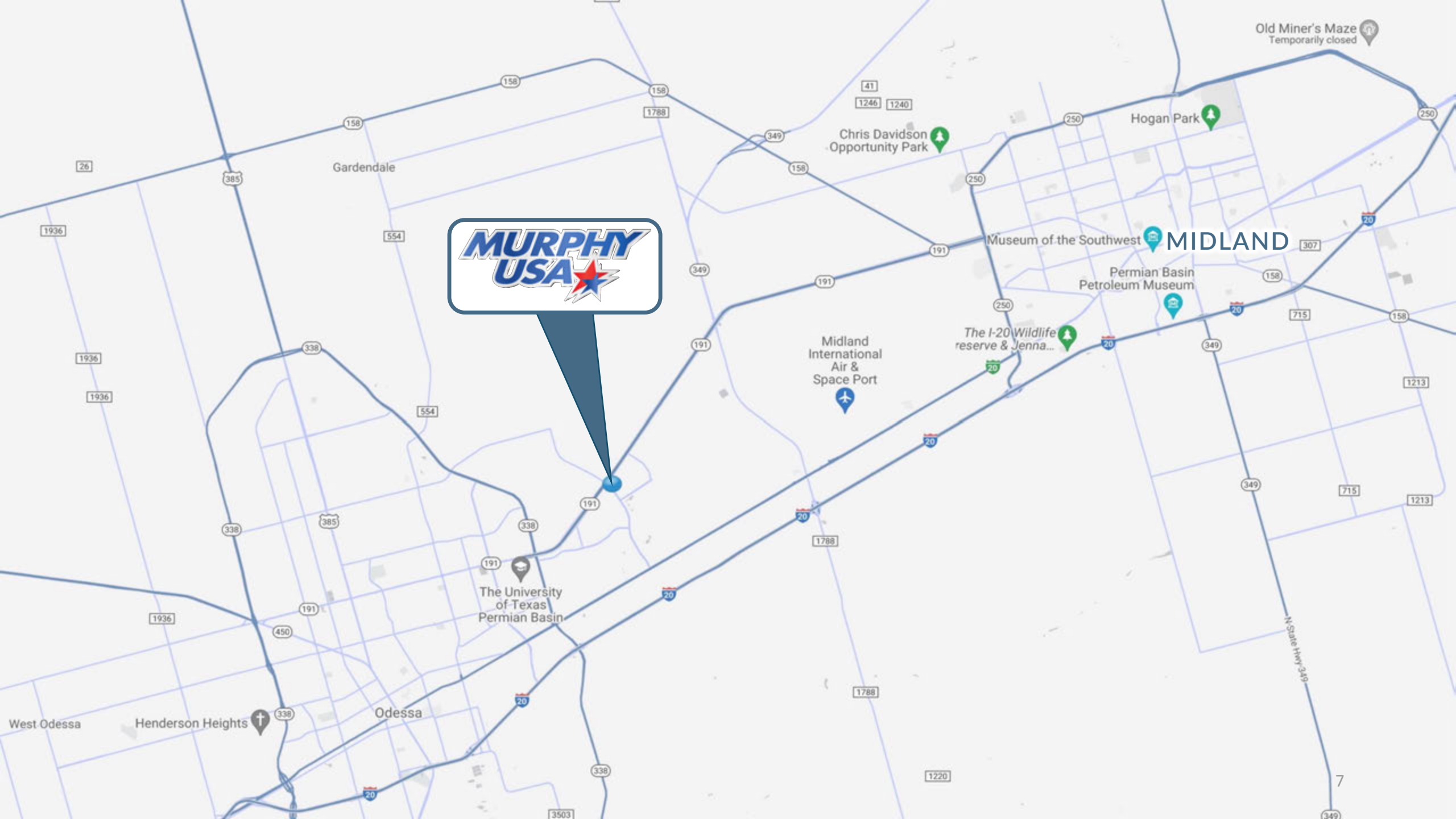


LEASE SUMMARY

TENANT	Murphy USA
PREMISES	A Building of Approximately 2,800 SF
LEASE COMMENCEMENT	May 4, 2022
LEASE EXPIRATION	May 31, 2042
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Ground Lease
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,800 SF	\$118,500	\$42.32
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MIDLAND

Faudree Rd



Mission Dorado Baptist Church





ODESSA | MIDLAND COUNTY | TEXAS

Odessa is a city in and the county seat of Ector County, Texas. It is located primarily in Ector County, although a small section of the city extends into Midland County. The City of Odessa had a population of 116,285 as of July 1, 2021. It is the principal city of the Odessa metropolitan statistical area, which includes all of Ector County. The metropolitan area is also a component of the larger Midland -Odessa, Texas Combined Statistical Area, which had an estimated population of 295,987 residents. In 2014, Forbes magazine ranked Odessa as the third-fastest growing small city in the United States.

Many of the city's largest employers are oilfield supply companies and petrochemical processing companies. In recent decades, city leaders have begun trying to decrease the city's reliance on the energy industry to moderate the boom-bust cycle and develop greater economic sustainability. Odessa has also taken steps to diversify the energy it produces. A new wind farm has been constructed in northern Ector County. A new coal pollution mitigation plant has been announced for a site previously entered in the Futuregen bidding. The new plant will be run by Summit Power and will be located near Penwell. This new plant could lead to the creation of 8,000 jobs in the area. As in many municipalities, some of the largest employers are in the education, government, and healthcare industries. Outside of those areas, the city's major employers are concentrated in the oil industry.

Odessa is a city in western Texas. Downtown, Jack Ben Rabbit is an 8-foot-tall statue of a jackrabbit. Another 37 Jamboree Jackrabbits dot the city. The Presidential Archives and Leadership Library exhibits presidential memorabilia. The University of Texas of the Permian Basin's Stonehenge is a replica of the famous English site. To the southwest, meteorite fragments are on display at the Odessa Meteor Crater. The White-Pool House east of downtown is the oldest surviving structure in Odessa. It was built in 1887 and opened as a historic house museum in 1984.



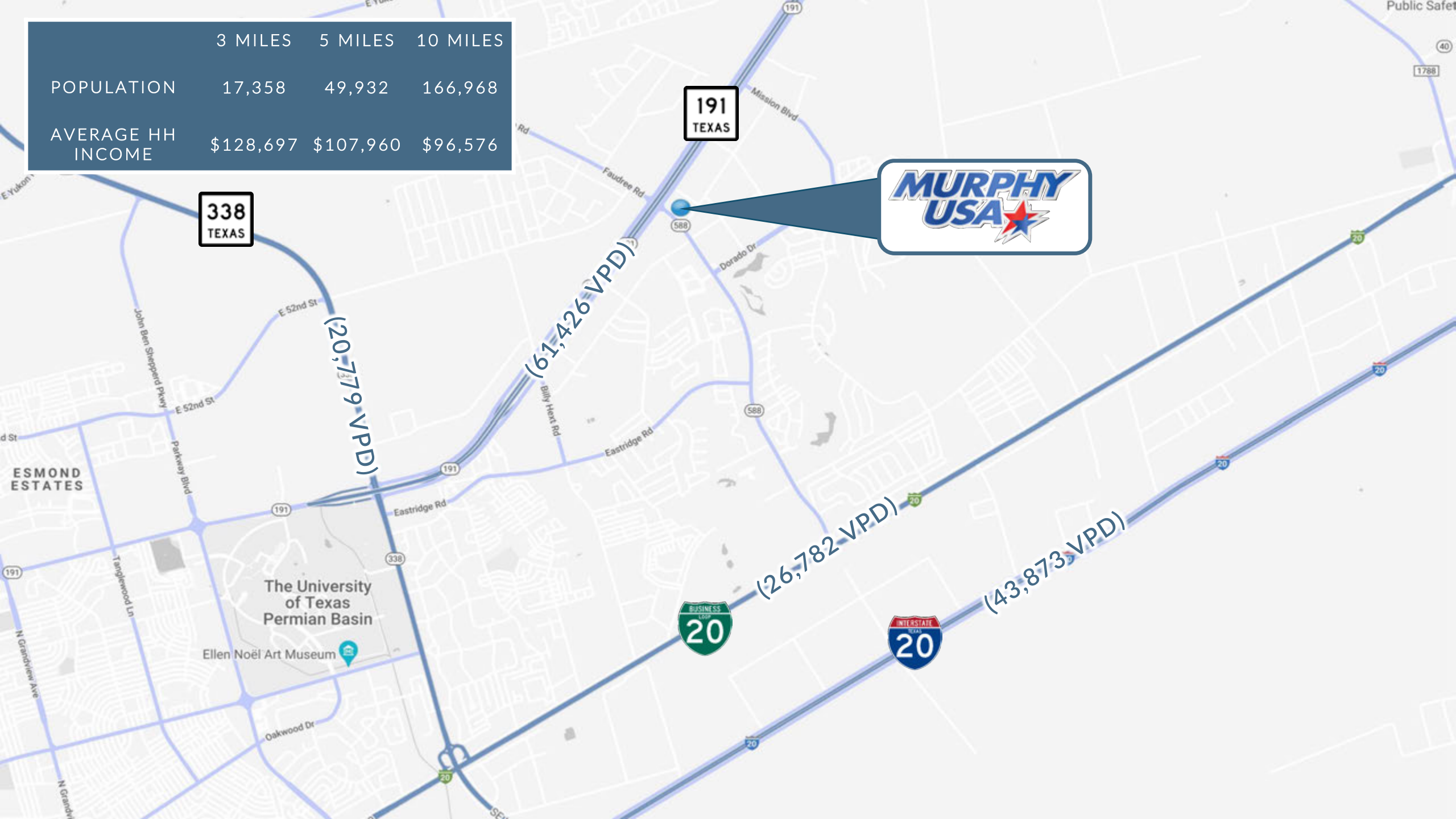
ODESSA WIND FARM



PRESIDENTIAL ARCHIVES & LIBRARY



	3 MILES	5 MILES	10 MILES
POPULATION	17,358	49,932	166,968
AVERAGE HH INCOME	\$128,697	\$107,960	\$96,576



TENANT PROFILE

Murphy USA (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with more than 1,650 stations located primarily in the Southwest, Southeast, Midwest, and Northeast United States. The company and its team of nearly 15,000 employees serve an estimated 2.0 million customers each day through its network of retail gasoline and convenience stations in 27 states. The majority of Murphy USA's sites are located in close proximity to Walmart stores. The company also markets gasoline and other products at standalone stores under the Murphy Express and QuickChek brands. Murphy USA ranks 262 among Fortune 500 companies.

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. 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. The company is headquartered in El Dorado, Arkansas.



COMPANY TYPE
NYSE: MUSA



FOUNDED
1996



OF LOCATIONS
1,650+



HEADQUARTERS
El Dorado, AR



WEBSITE
murphyusa.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 and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

EXCLUSIVELY MARKETING BY:

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