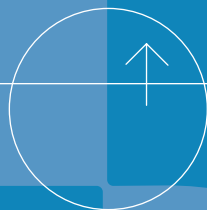




CP PARTNERS



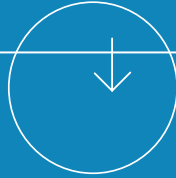
Murphy Express

20-YEAR CORPORATE GROUND LEASE

LUBBOCK, TX



CONTACT LISTING TEAM



RICK SANNER

rsanner@cppcre.com
PH: 415.274.2709
CA DRE# 01792433

JACK NAVARRA

jnavarra@cppcre.com
PH: 415.274.2705
CA DRE# 01909630

IN CONJUNCTION WITH TX LICENSED BROKER:

Peter Ellis

peter.e@sbcglobal.net
210.325.7578

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HIGHLIGHTS

- > Currently under construction – 20-year absolute NNN ground lease
- > Corporate Lease - Tenant is Murphy Oil USA, Inc., the primary operating entity of parent company Murphy USA Inc. NYSE: MUSA
- > Fortune 500 Company - TTM Revenue in excess of \$15.4 Billion
- > Located on the affluent and growing western side of Lubbock – Average Household Incomes in excess of \$107,000

Murphy Express

5113 82ND ST, LUBBOCK, TX 79424

\$3,125,000

PRICE

4.00%

CAP

NOI: **\$125,000**

LEASE TYPE: **Ground Lease**

LEASE TERM: **20-Years**

LEASABLE AREA: **38,333 SF**

BUILDING SIZE: **2,824 SF**

PARKING: **16 Spaces**

FUEL PUMPS: **8**

YEAR BUILT: **2021**

Brand new construction Murphy Express on a 20-year ground lease



INCOME & EXPENSE

PRICE **\$3,125,000**

Capitalization Rate: 4.00%

Lot Size (SF): 38,333

STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$3.26 \$125,000

Effective Gross Income \$3.26 \$125,000

LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Total Operating Expenses NNN \$0.00

EQUALS NET OPERATING **\$125,000**

1 - The building within the premises is approximately 2,824 square feet as well as a fuel canopy with 8 fueling stations.

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RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Murphy Oil	38,333	2/27/2022	2/28/2027	\$125,000	\$10,417	\$125,000	\$0.27	\$3.26
		3/1/2027	2/29/2032		\$11,250	\$135,000	\$0.29	\$3.52
		3/1/2032	2/28/2037		\$12,150	\$145,800	\$0.32	\$3.80
		3/1/2037	2/28/2042		\$13,122	\$157,464	\$0.34	\$4.11
	Option 1	3/1/2042	2/28/2047		\$14,172	\$170,061	\$0.37	\$4.44
	Option 2	3/1/2047	2/29/2052		\$15,306	\$183,666	\$0.40	\$4.79
	Option 3	3/1/2052	2/28/2057		\$16,530	\$198,359	\$0.43	\$5.17
	Option 4	3/1/2057	2/28/2062		\$17,852	\$214,228	\$0.47	\$5.59
TOTALS:	38,333			\$125,000	\$10,417	\$125,000	\$0.27	\$3.26

1 - The building within the premises is approximately 2,824 square feet as well as a fuel canopy with 8 fueling stations.



SITE PLAN



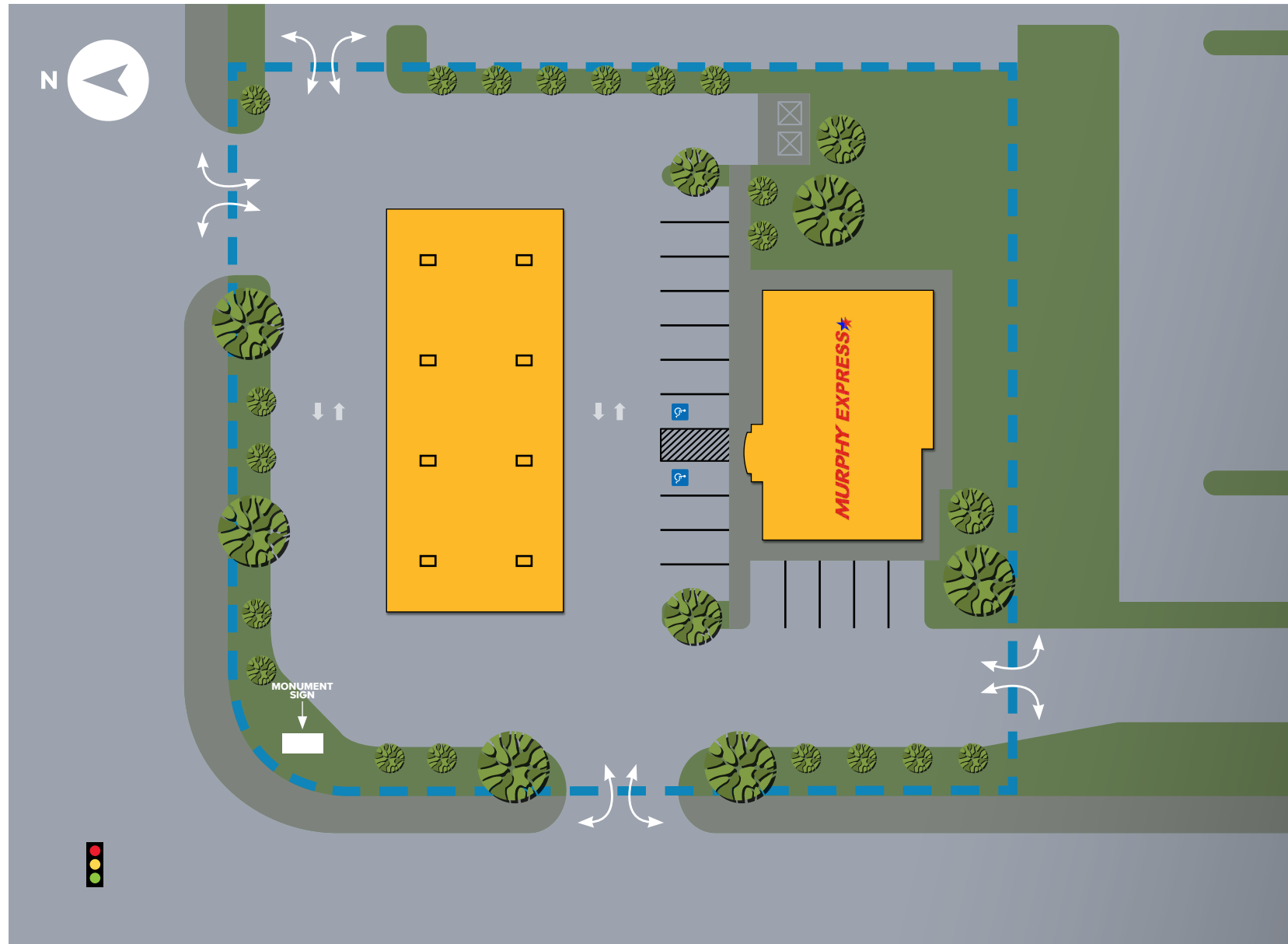
38,333
LEASABLE AREA



2,824 SF
BUILDING SIZE



16
SPACES



**1,650+****LOCATIONS IN
26 STATES****\$386.1M****MURPHY USA, INC
NET INCOME (FY, 2020)**

MURPHY EXPRESS

ABOUT MURPHY USA

- > Murphy USA, Inc (NYSE: MUSA) is one of the largest independent retailers of gasoline products and convenience store merchandise
- > Over 1,650 locations in 26 states primarily in the Southeast, Southwest and Midwest United States
- > Murphy USA serves approximately 1.6 million customers per day
- > The majority of the 350+ Murphy Express locations are stand-alone, and typically larger than a Murphy USA
- > Most Murphy Express locations offer coffee, fountain and frozen drinks, free ATMs, and many other convenience items
- > Almost all locations feature a minimum of 12 fuel dispensing positions

CORPORATE GROWTH

- > In January 2021, Murphy USA completed its acquisition of QuickCheck convenience stores for \$645 million
- > With a multi-year development pipeline in place, Murphy USA expects to construct up to 50 stores in 2021





DEMOGRAPHICS



POPULATION

	1-MILE	3-MILES	5-MILES
2010	11,512	56,255	139,977
2021	14,437	71,116	166,511
2026	15,923	77,530	178,864

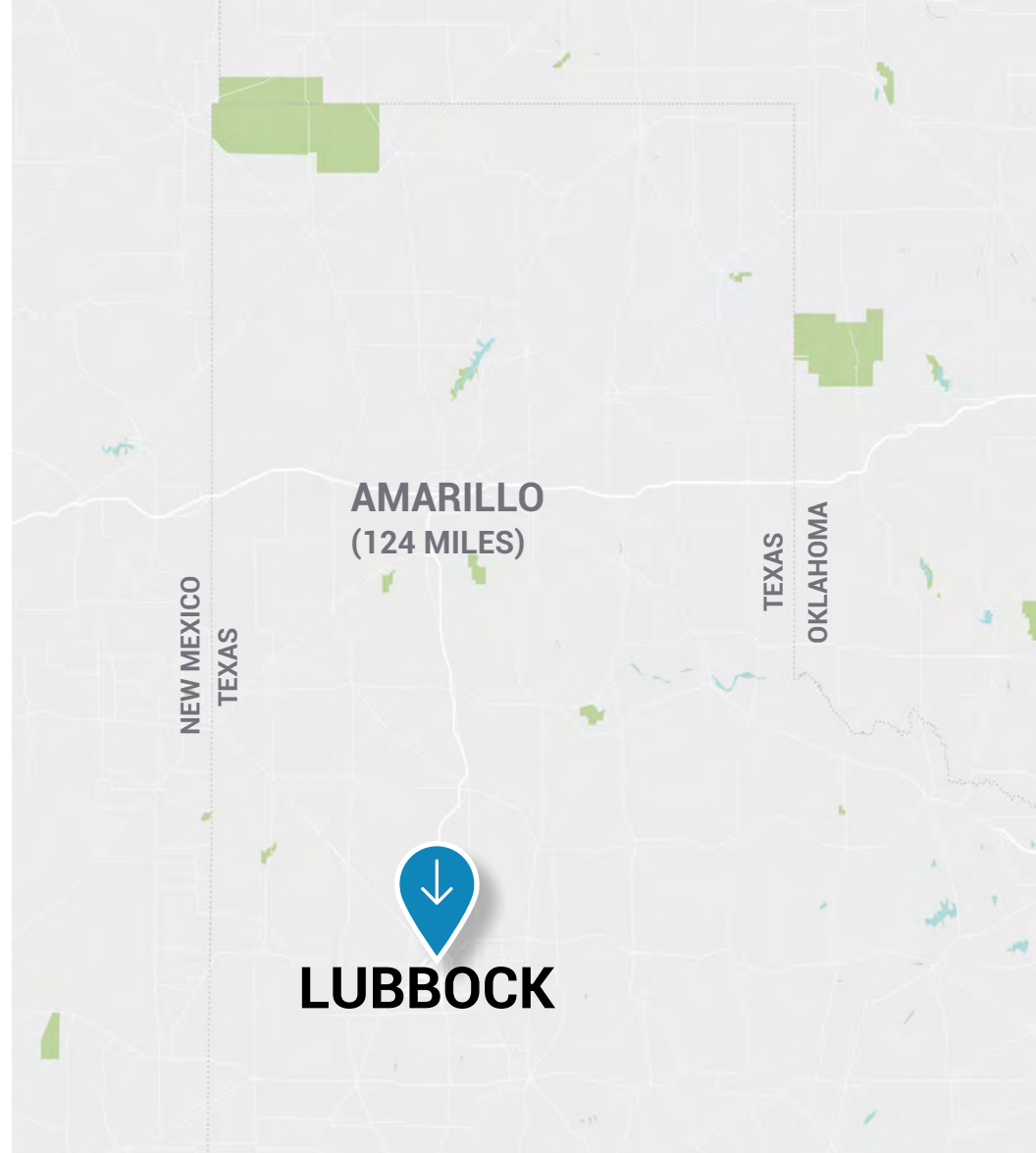


2021 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$107,133	\$90,444	\$82,543
Median	\$87,360	\$67,758	\$60,996

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Shaw Air Force Base	6,866
Continental Tire	1,400
Pilgrim's Pride	2,210
Sumter School District	2,700
Tuomey Healthcare System	1,544



↓
LUBBOCK

The average household income within a 1-mile radius is over \$107K

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Lubbock, TX

A DYNAMIC CITY IN NORTHWEST TEXAS

THE HUB CITY

- > Located in northwest Texas with an estimated population of 255,885 residents and the seat of Lubbock County
- > Nicknamed the Hub City, since it's the economic, education, and health care hub of the Llano Estacado region
- > Petroleum, engineering products, and cottonseed oil are important economic components for the region

EDUCATIONAL INSTITUTIONS

- > Home to Texas Tech University, 40,000 students
- > Home to Lubbock Christian University, 2,000 students

ATTRACTIONS

- > West Texas Hall of Fame, the National Ranching Heritage Center, Silent Wings Museum and Mackenzie Park
- > Festivals include the Lubbock Music Festival, National Cowboy Symposium and Celebration and Independence Day Festival,

307,412

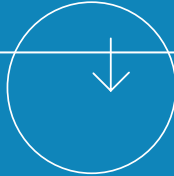


**LUBBOCK COUNTY
POPULATION**
(ESTIMATED)

LUBBOCK is a city located in northwest Texas with an estimated population of 255,885 residents. The seat of Lubbock County, it's nickname is the Hub City, which derives from it being the economic, education, and health care hub of a multi-county region known historically as the Llano Estacado, or Staked Plains. Petroleum, engineering products, and cottonseed oil are important economic components for the region.

TEXAS TECH UNIVERSITY





RICK SANNER

rsanner@cppcre.com
PH: 415.274.2709
CA DRE# 01792433

JACK NAVARRA

jnavarra@cppcre.com
PH: 415.274.2705
CA DRE# 01909630

**IN CONJUNCTION WITH
TX LICENSED BROKER:**

Peter Ellis
peter.e@sbcglobal.net
210.325.7578

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California DRE LIC# 01499268

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CP PARTNERS



Information About Brokerage Services

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

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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