



1200 SOUTH LEE ST | FORT GIBSON, OK 74434

INTERACTIVE OFFERING MEMORANDUM



1200 SOUTH LEE ST | FORT GIBSON, OK 74434

EXCLUSIVELY LISTED BY:

KEVIN MCKENNA

Senior Associate

Direct (214) 295-6517

Mobile (207) 752-4898

kevin.mckenna@matthews.com

License No. 742093 (TX)

JOSH BISHOP

Senior Vice President & Senior Director

Direct (214) 692-2289

Mobile (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX), 01940394 (CA)

KYLE MATTHEWS

Broker of Record

License No. 180759 (OK)



SUBJECT PROPERTY

LEE STREET ±3,000 VPD



04

06

11

12



PROPERTY OVERVIEW

1200 SOUTH LEE ST | FORT GIBSON, OK 74434

INVESTMENT HIGHLIGHTS

- **Milestone Location:** In early 2023, O'Reilly Auto Parts opened this store in Fort Gibson, OK marking it as their 6,000th location across the United States - a massive achievement for the company founded 65 years ago.
- **Built-to-Suit:** Features a brand new 15-year lease with 6% rental increases at year 11 and in each of the 5 option periods.
- **Zero Direct Competition:** O'Reilly Auto Parts is the only auto parts retailer in the town of Fort Gibson, OK.
- **Highway Access:** O'Reilly Auto Parts is located less than ¼ mile off U.S. Highway 62 which plays a critical role in the transportation to Muskogee, OK and the Tulsa, OK Metropolitan area.
- **Retail Synergy:** O'Reilly neighbors a Harp's Food Store (built 2018) and sits along South Lee St which is the busiest road in Fort Gibson. Other retailers nearby include McDonald's, Sonic & Philips 66.
- **Ideal Demographics:** With over 49,000 residents within a 10-mile radius and an average household income of \$60,000, Fort Gibson fits the "do it yourself" customer base where O'Reilly Auto Parts have thrived in for decades.
- **Extremely Strong Corporate Guarantee:** O'Reilly Automotive, Inc., has an investment grade credit rating (S&P. BBB) and a market cap of ±\$57.78B. They've seen their stock rise ±200% over the past 5 years and now operate over 6,000 stores across the United States, Mexico, and Puerto Rico.
- **Recession Resistant Business Model:** O'Reilly Auto Parts was considered an essential retailer throughout the Covid-19 pandemic and saw continued growth as a result making them one of the most highly sought after tenants in net lease retail.



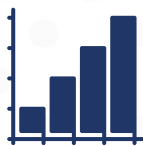
FINANCIAL OVERVIEW

1200 SOUTH LEE ST | FORT GIBSON, OK 74434



\$1,798,126

SALE PRICE



6.00%

CAP RATE



±7,225 SF

GLA



±1.09 AC

LOT SIZE

TENANT SUMMARY

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof/Structure	Landlord Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/1/2023
Lease Expiration Date	2/28/2038
Term Remaining on Lease	±14.25 Years
Increase	6% @ Year 11 & Beginning Each Option Period
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-10	\$8,990.63	\$107,887.56	-	6.00%
Years 11- 15	\$9,530.07	\$114,360.84	6.00%	6.36%
Option 1	\$10,101.87	\$121,222.44	6.00%	6.74%
Option 2	\$10,707.98	\$128,495.76	6.00%	7.15%
Option 3	\$11,350.46	\$136,205.52	6.00%	7.57%
Option 4	\$12,031.49	\$144,377.88	6.00%	8.03%
Option 5	\$12,753.38	\$153,040.56	6.00%	8.51%

FINANCING OPTIONS

For financing options reach out to:

Corey Russell
corey.russell@matthews.com
(817) 932-4333

AERIAL MAP



TENANT AREA MAP







TENANT OVERVIEW

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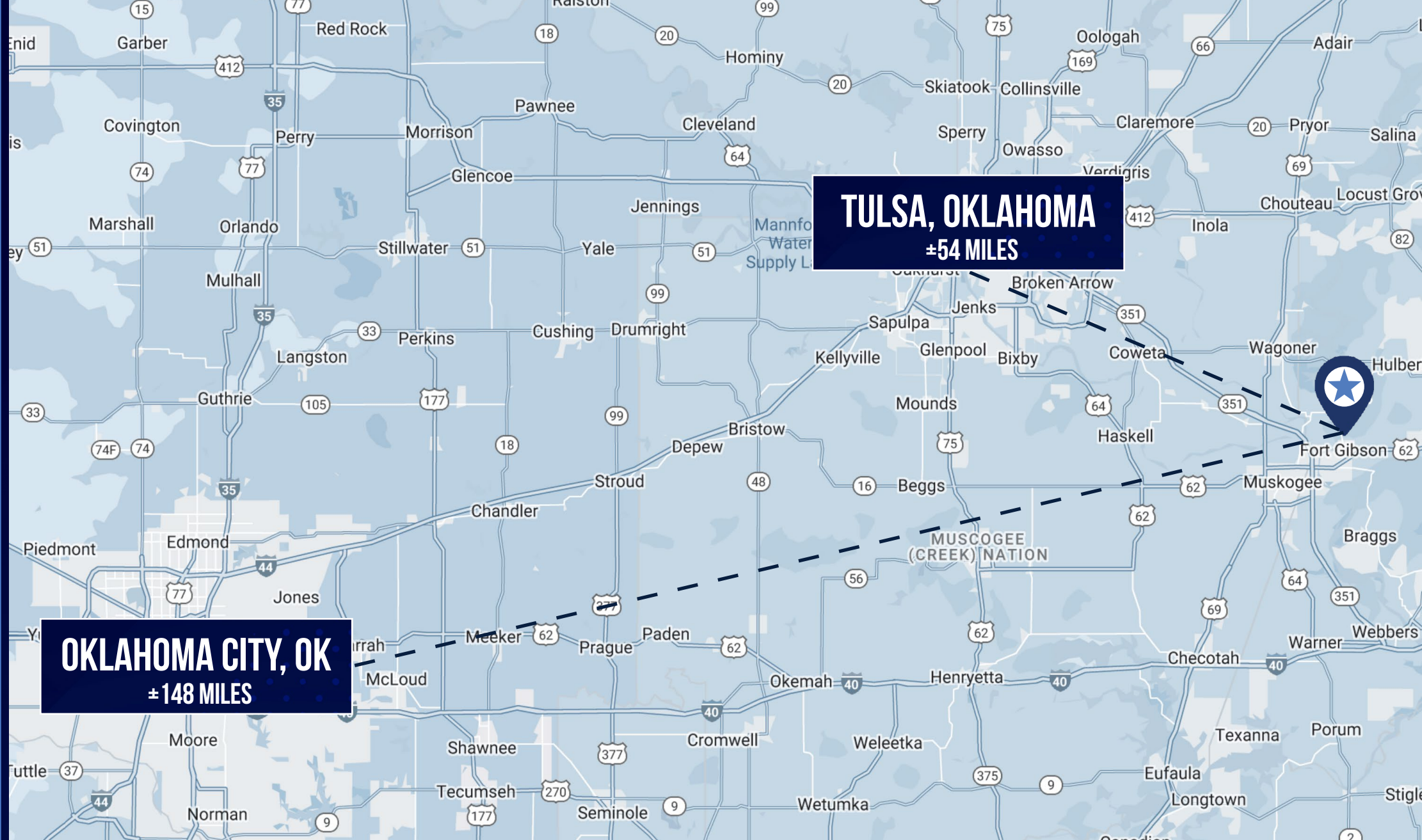

+6,000
 LOCATIONS


+85K
 EMPLOYEES


\$412M
 2022 NET INCOME

O'Reilly Auto Parts started as a single store and has turned into a leading retailer in the automotive aftermarket industry with over 6,000 locations and growing. With over 85,000+ team members, O'Reilly has expanded into 47+ states and 42+ locations in Mexico. O'Reilly, headquartered in Springfield, MO, has a deep commitment to serving our customers, community, and our employees. Our culture values make O'Reilly the best place to be employed.

Whether you're interested in running a local store, managing a distribution center, or climbing the corporate ladder, O'Reilly has a career path in which you can truly thrive. Find out what it means to Live Green at our Fortune 500 Company and come work at the O! O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.



AREA OVERVIEW

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FORT GIBSON, OK

Fort Gibson, located in northeastern Oklahoma, holds a significant place in American history as a pivotal military outpost and trading center. Established in 1824, it served as a key hub for interactions between Native American tribes, European settlers, and the U.S. government during the era of westward expansion. Originally constructed to maintain peace on the volatile frontier, Fort Gibson played a crucial role in the removal of Native American tribes, such as the Cherokee, Choctaw, and Creek, along the Trail of Tears. The fort's strategic location at the confluence of the Arkansas and Verdigris Rivers contributed to its importance in trade and transportation. Today, Fort Gibson stands as a historic site, offering visitors a glimpse into the past with its well-preserved buildings and exhibits. The Fort Gibson Historic Site provides a rich educational experience, allowing individuals to explore the complex history of the region, including its military, cultural, and economic aspects.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Estimate	2,430	4,985	11,180
2023 Population	2,496	5,106	11,376
2020 Census	2,704	5,464	12,253
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Estimate	902	1,847	4,263
2023 Population	929	1,895	4,348
2020 Census	1,017	2,046	4,724
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$84,652	\$84,108	\$84,273

ATTRACTIONS

The city boasts a range of attractions that offer both historical insights and recreational opportunities. The Fort Gibson Historic Site stands as a prominent attraction, showcasing the town's rich past as a key military outpost during the westward expansion. Visitors can explore well-preserved buildings, including barracks and officer quarters, gaining a deeper understanding of the area's role in shaping the nation's history. The Fort Gibson National Cemetery, established in 1868, honors veterans and provides a solemn place for reflection. Nature enthusiasts can enjoy the serene waters of Fort Gibson Lake, offering opportunities for fishing, boating, and picnicking along its shores. The town's welcoming community and local events, such as festivals and fairs, add a vibrant touch to Fort Gibson's attractions. With a blend of historical charm and outdoor recreation, Fort Gibson provides a diverse range of experiences for residents and visitors alike.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1200 South Lee St, Fort Gibson, OK 74434** (“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. Neither 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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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