



# EXXON TRUCK STOP

2730 John L Puryear Drive - Paducah, KY 42003

In Cooperation With ParaSell, Inc. , A Licensed Kentucky Broker - Lic. #260997  
BoR: Scott Reid - Lic. KY #260934

[www.SIGnnn.com](http://www.SIGnnn.com)

EXXON TRUCK STOP - PADUCAH, KY

# EXCLUSIVELY MARKETED BY

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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer for Sale a 3,638 SF Exxon Truck Stop Located at 2730 John L Puryear Drive in Paducah, KY. This Deal Includes a Corporate Guaranteed Absolute Triple Net (NNN) Investment With Approximately 19 Years Remaining on the Lease and Subject Property Was Recently Renovated With New Gas and Diesel Pumps, Canopy and Signage to Reflect the Modern Exxon, Providing For a Beneficial Investment.

Sale Price	\$2,720,000
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## OFFERING SUMMARY

Cap Rate:	7.50%
NOI:	\$204,000
Price / SF:	\$747.66
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	2730 John L Puryear Dr
City, State, Zip:	Paducah, KY 42003
County:	Mccracken
Building Size:	3,638 SF



Actual Property Image



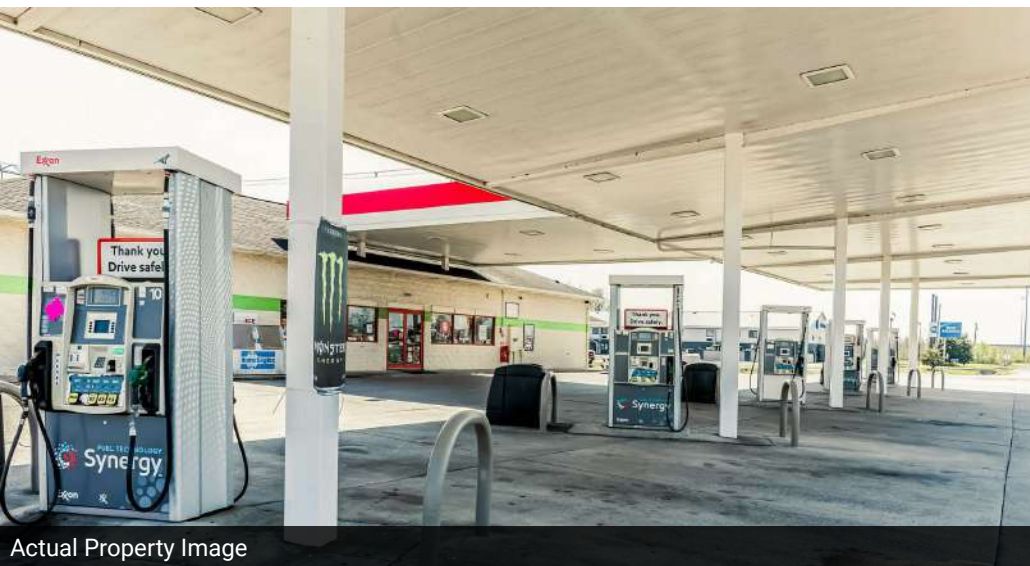
Actual Property Image



# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Corporate Guaranteed Absolute Triple Net (NNN) Investment With Approximately 19 Years Remaining on the Lease
- Subject Property Was Recently Renovated With New Gas and Diesel Pumps, Canopy and Signage to Reflect the Modern Exxon
- Prime Location Directly Off I-24, Conveniently Positioning This Property For Optimal Accessibility and Convenience
- I-24 is an Interstate Highway Which Travels Through Illinois, Kentucky, Georgia and Tennessee
- Property is Equipped With 4 Diesel Fueling Lanes and 10 Non-Diesel Fueling Stations For Truckers and Travelers
- Property is Located on John L Puryear Drive, Which Sees Over 16,000 VPD
- The Tenant is Currently Partnered With 76, Valero, Exxon, Mobil, Travel Centers of America, TA Express, VP Racing and Marathon



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT	
Tenant:	Corporate
Premises:	3,638 SF
Base Rent:	\$204,000
Rent Per SF:	\$56.08
Lease Commencement:	08/21/2023
Rent Commencement:	08/21/2023
Lease Expiration:	08/31/2043
Lease Term:	~19 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2% Annually
Lease Type:	Absolute Triple Net (NNN)
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:	None
Guarantor:	Corporate



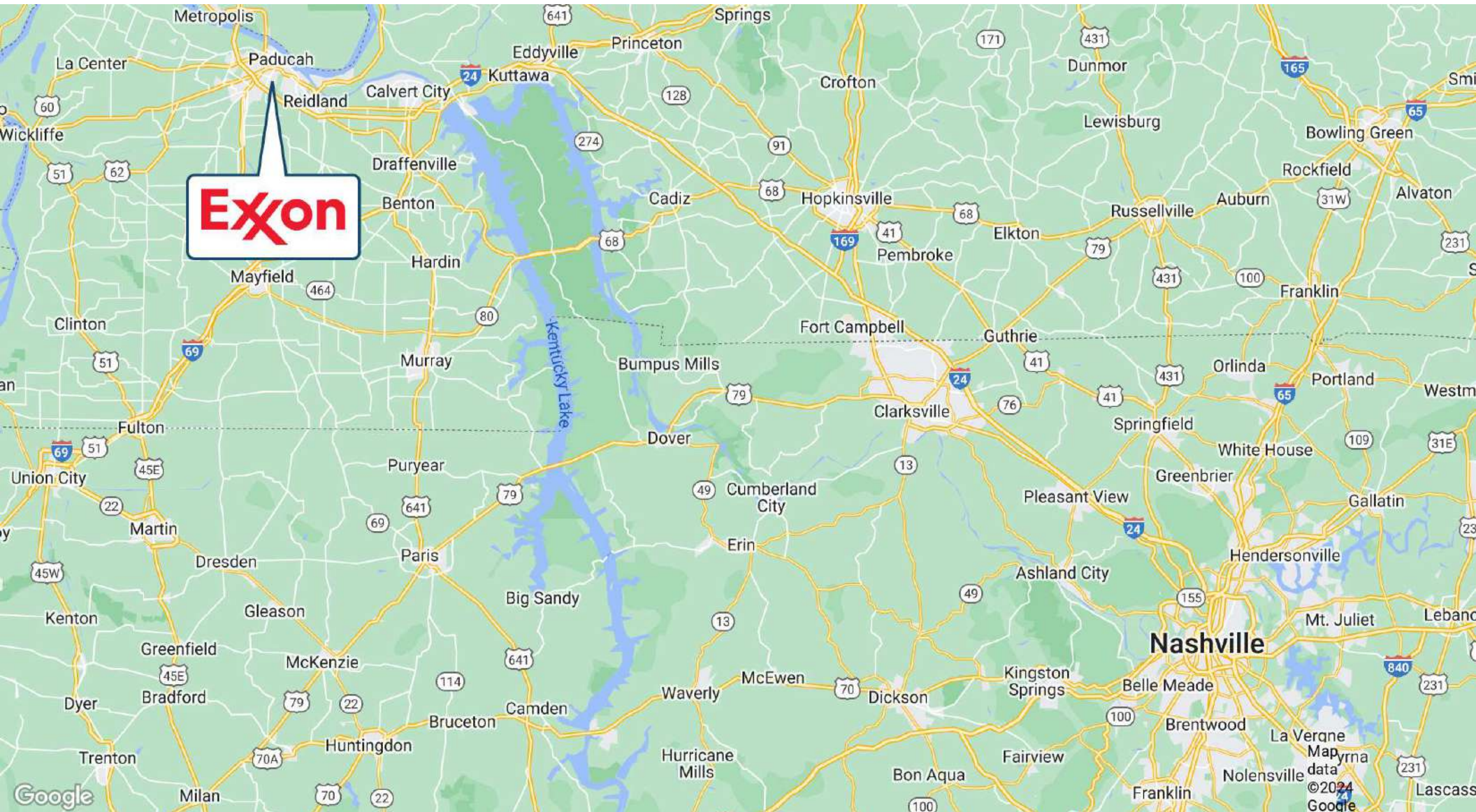


SECTION 3

# *PROPERTY INFORMATION*



# LOCATION MAP





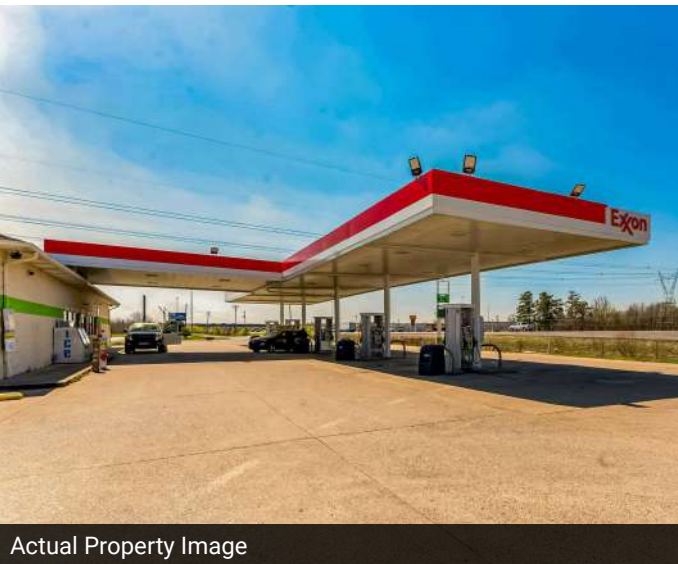
# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



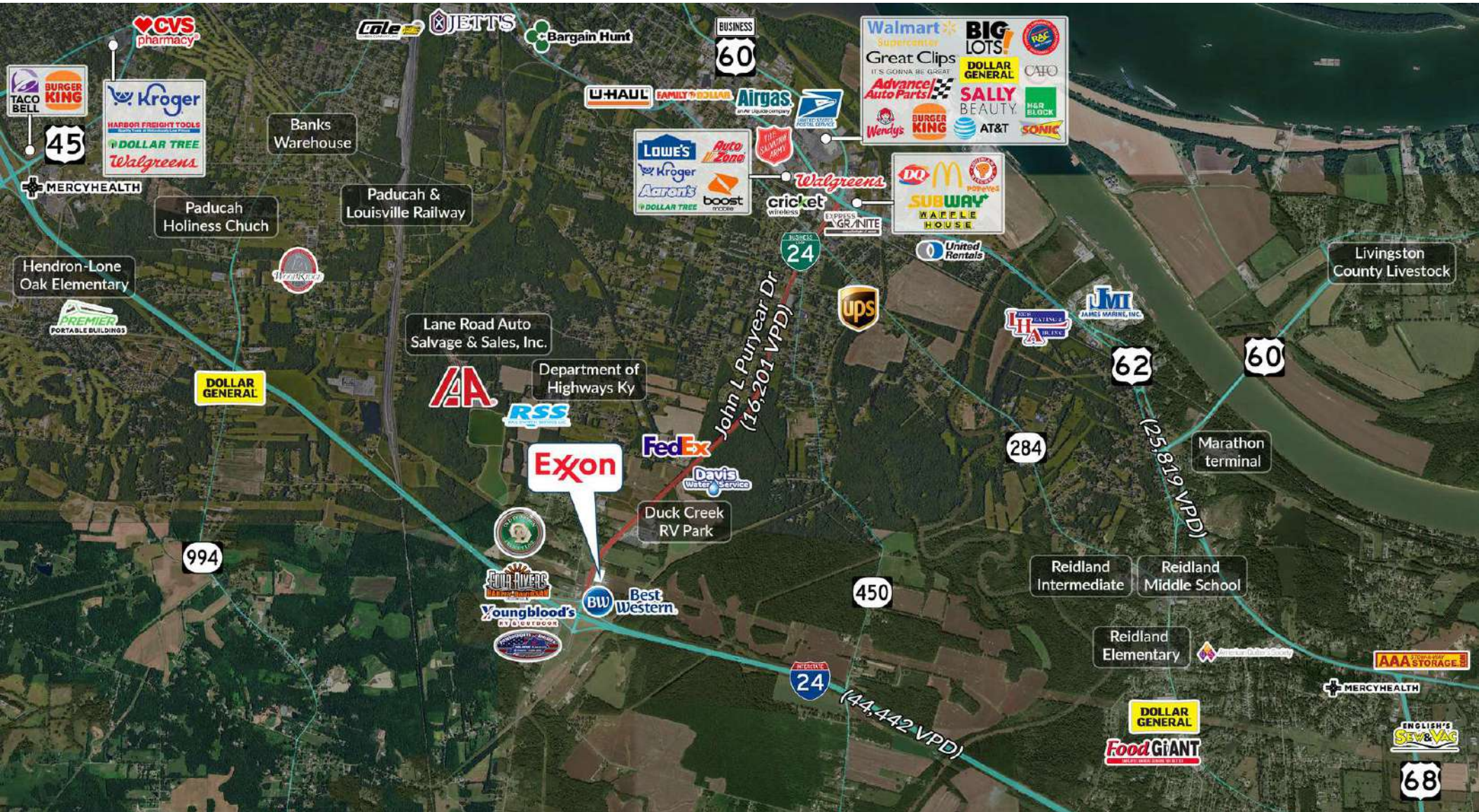
Actual Property Image



Actual Property Image



# AERIAL MAP



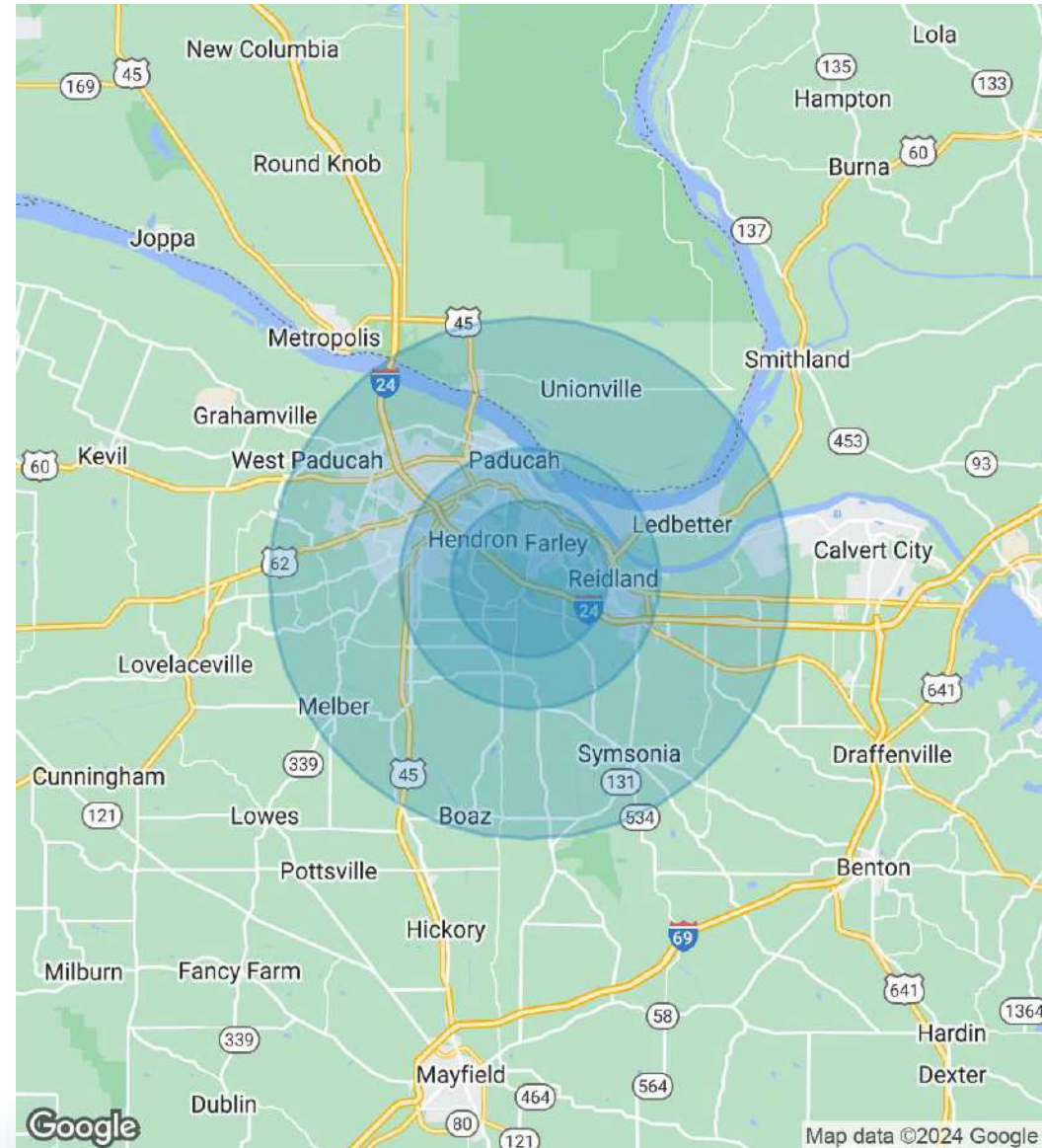


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,266	39,198	71,949
Average Age	40.8	42.4	42.6
Average Age (Male)	37.5	39.1	40.3
Average Age (Female)	43.8	44.3	44.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,246	17,851	33,529
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$58,799	\$61,751	\$66,489
Average House Value	\$107,171	\$130,949	\$149,779

TRAFFIC COUNTS	
John L Puryear Dr	16,201 VPD
I-24	44,442 VPD
US Hwy 62	25,819 VPD





SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Bon Secours Mercy Health



National Quilt Museum

## PADUCAH, KY

The City of Paducah is situated at the confluence of the Ohio and Tennessee Rivers in the north central portion of McCracken County. Paducah is the largest city both in the county and in the Jackson Purchase eight county region. McCracken County covers an area of approximately 249 square miles. Paducah is situated half way between St. Louis, Missouri and Nashville, Tennessee along Interstate-24. Paducah is 79 miles NW of Clarksville, Tennessee and 120 miles NW of Nashville, Tennessee. The City of Paducah had a population of 27,289 as of July 1, 2023. Paducah/McCracken County is a great place to live, work, and do business: the region offers a magnificent natural setting, a desirable mix of urban and rural lifestyles, and diverse recreational, arts, cultural, and leisure opportunities.

Paducah is the hub of its micropolitan area, which includes McCracken, Ballard and Livingston counties in Kentucky and Massac County in Illinois. Paducah and McCracken County enjoy a diverse economic base, with a wide array of manufacturing enterprises, public sector employers, health care providers, and small entrepreneurial ventures. The city has established itself as the cultural, economic, medical and transportation center for not only the Jackson Purchase region but for a large portion of Southern Illinois and portions of Western Tennessee and Southeastern Missouri. The Paducah area has moved from the traditional "manufacturing industry" to a "service industry" economy and cultural center. Multi-state computer services, significant banking corporations, wholesale and retail trade, river-related services, the health care industry and related services are the major employment centers. Major employers in the city include Baptist Healthcare Systems, Bon Secours Mercy Health, Inc., Wal-Mart Associates, Inc., Paducah Board of Education and Kentucky Community & Technical College among the top.

Paducah is gaining acclaim as a destination for those who crave rich, authentic cultural experiences! One may enjoy the facilities offered by parks like Paxton Park, Keiler Park, and Carson Park while in the city. Park Avenue Church, Calvary Church, and Pleasant Grove Church are among the local churches one may visit. Tourists can also visit the Wickliffe Mounds State Historic Site, Tilghman Civil War Museum, National Quilt Museum and River Heritage Museum. The Carson Center Paducah's state-of-the-art performing arts center has been admired by audiences and performers alike. Riverfront "Wall To Wall" Murals by the Dafford Mural Team weave the story of Paducah's past and guide viewers to experiences and landmarks throughout the town. One can celebrate Paducah's maritime legacy and lore with interactive, water-filled exhibit with River Discovery Center. Landmarks include the Coke Plant, the legendary Chief Paduke statue; Wacinton, a Peter "Wolf" Toth carving of a Native American—part of the Trail of the Whispering Giants; Steam Locomotive No. 1518; and the Rev. Martin Luther King, Jr. monument.

# CONFIDENTIALITY AGREEMENT

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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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