



EXXON TRUCK STOP

531 AR-149 - Earle, AR 72331

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

A background image of an Exxon Diesel gas station with several fuel pumps and a large canopy. The text is overlaid on the left side of the image.

1	INVESTMENT OVERVIEW
5	Executive Summary
6	Investment Highlights
2	LEASE ABSTRACT
8	Lease Summary
3	PROPERTY INFORMATION
10	Location Map
11	Aerial Map
4	AREA OVERVIEW
13	City Overview
14	Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,400 SF Exxon Truck Stop Located at 531 AR-149 in Earle, AR. This Deal Includes a Corporate Guaranteed Absolute Triple Net (NNN) Investment With 20 Years Remaining on the Lease and Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$2,066,667
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OFFERING SUMMARY

Cap Rate:	7.50%
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NOI:	\$155,000
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Price / SF:	\$861.11
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Guarantor:	Corporate
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BUILDING INFORMATION

Street Address:	531 AR-149
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City, State, Zip:	Earle, AR 72331
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County:	St. Francis
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Building Size:	2,400 SF
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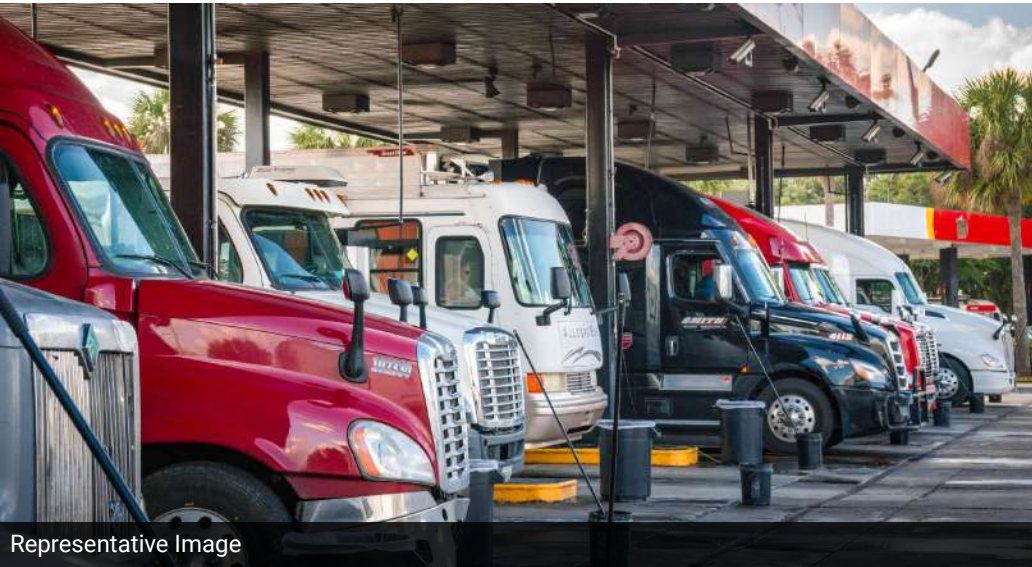


Representative Image



Representative Image

INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

PROPERTY HIGHLIGHTS

- Corporate Guaranteed Absolute Triple Net (NNN) Investment With 20 Years Remaining on the Lease
- Subject Property to Be Renovated With New Gas and Diesel Pumps, Canopy and Signage to Reflect the Modern Exxon
- Prime Location Directly Off of Hwy 149, Conveniently Positioning This Property For Optimal Accessibility and Convenience to I-40 is an Interstate Highway, Which Travels From North Carolina to California.
- Property is Equipped With 4 Diesel Fueling Lanes and 8 Non-Diesel Fueling Stations For Truckers and Travelers
- Nearby National Tenants Include: Subway, Taco Bell, Burger King, McDonald's And Many More
- Property is Located on Off of I-40, Which Sees 39,000 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



Representative Image

LEASE ABSTRACT

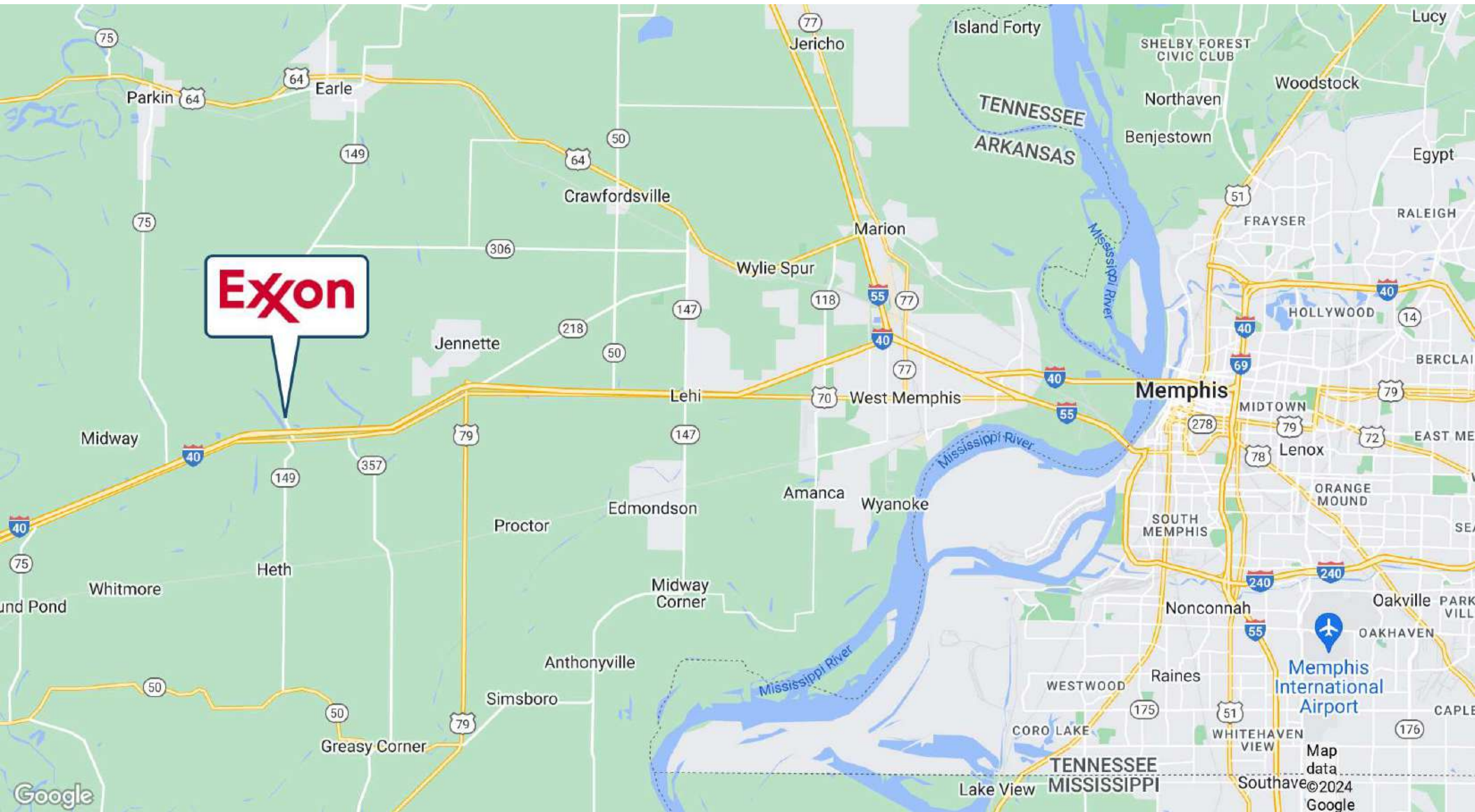
Tenant:	Corporate
Premises:	2,400 SF
Base Rent:	\$155,000
Rent Per SF:	\$64.58
Lease Commencement:	06/17/2024
Lease Expiration:	06/30/2044
Lease Term:	20 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2% Annually
Lease Type:	Absolute Triple Net (NNN)
Use:	Convenience
Property Taxes:	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:	No
Guarantor:	Corporate



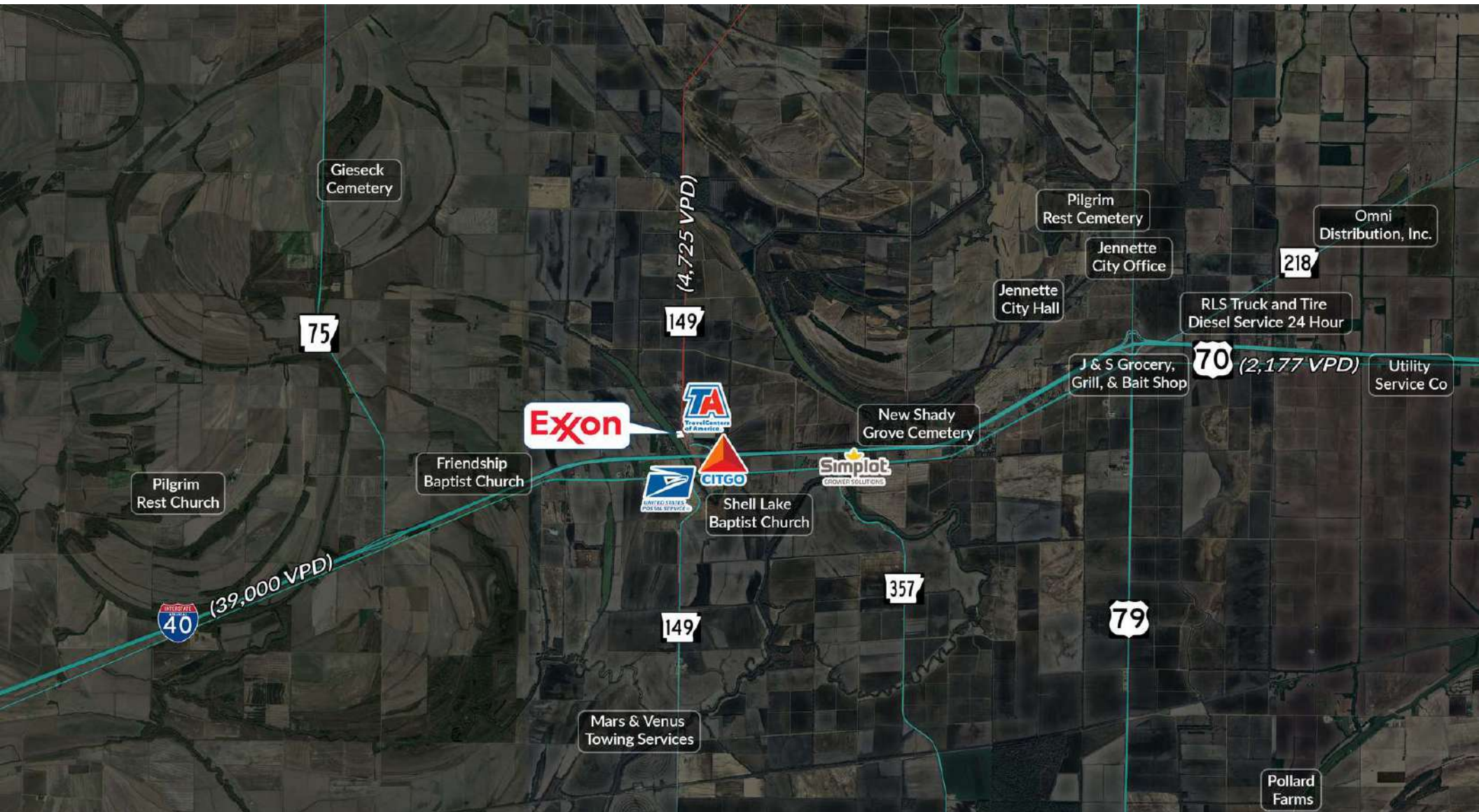
SECTION 3

PROPERTY INFORMATION

LOCATION MAP



AERIAL MAP





SECTION 4

FUEL TECHNOLOGY
Synergy

AREA OVERVIEW

CITY OVERVIEW



Earle, AR



Village Creek State Park

EARLE, AR

Earle is a city in Crittenden County, Arkansas. Earle is on U.S. Highway 64 near the Cross County line, 22 miles northwest of West Memphis and 55 miles southeast of Jonesboro and is a spur off the main Great River Road National Scenic Byway. US 64 leads west 19 miles to Wynne and 28 miles east to Memphis, Tennessee. Earle, Arkansas, a small town with a rich and vibrant history, lies in the heart of the Arkansas Delta. The population of Earle, currently standing at around 1,800 residents, is a melting pot of different cultures. This diversity enriches the town, bringing a variety of perspectives and experiences to the community. The people here are known for their warmth and hospitality, embodying the true spirit of Southern charm.

The local economy is supported by a blend of long-standing and newer businesses. Stein's Grocery and Market, a mainstay in the community for years, is known for its wide array of products and personal customer service. The Onyx Christian Bookstore, though newer, has quickly become a local favorite, offering a diverse selection of books and a space for community events and gatherings. These businesses, along with others like Eva's Little Flower Shop, which offers beautiful floral arrangements for all occasions, contribute significantly to the town's economic and social fabric. Proximity to Memphis is beneficial for the economy of the city. Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide.

Recreational activities in Earle are varied and plentiful. Village Creek State Park is a popular spot for families and nature enthusiasts, offering a serene environment for outdoor activities. The Crittendon County Museum, with its rich collection of artifacts and stories, provides a fascinating insight into the town's past, drawing history buffs and curious visitors alike. Just a quick drive away, the Fourth of July Freedom Fest celebration is a grand affair, marked by spectacular fireworks displays, live music and entertainment, and more. Just a drive away, Many of the Memphis's cultural attractions revolve around music, including the Memphis Music Hall of Fame (blues), Sun Studio (rockabilly), the Rock 'n' Soul Museum in the Gibson Guitar Plant and Graceland, the residence of Elvis Presley. Memphis also has the National Civil Rights Museum, housed in the former motel where Martin Luther King, Jr. was assassinated in 1968.

CONFIDENTIALITY AGREEMENT

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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.

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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.



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