



1220 AR-35

Benton, AR 72019



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

CIRCLE K

1220 AR-35 | Benton, AR 72019

EXCLUSIVELY LISTED BY



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±36,155 SF
GLA



2020
Year Built



±13,800
Vehicles Per Day



Abs. NNN
Lease Type

PROPERTY OVERVIEW

LEASE AND LOCATION HIGHLIGHTS

- 2020 built-to-suit for Circle K
- Little Rock, AR MSA
- ABS NNN Lease with ZERO landlord responsibilities
- Strategically located directly off of I-30 which sees in excess of 68,000 VPD
- Extremely strong guarantee from Gas Express, LLC
- 5 mile population in excess of 48,973 residents
- Average household income of \$87,766
- Population growth estimated at 7.3% over the next 5 years
- 10% increases every 5 years in primary term & in options
- Nearby national tenants include The Home Depot, Chipotle, Tractor Supply Company, Harbor Freight, AutoZone, Dollar Tree, Walmart, and many more
- Eligible for bonus depreciation (consult your CPA to confirm details)
- Bonus depreciation will drop from 60% to 40% starting in 2025
- Accelerated depreciation allows investors to accelerate their tax deductions, significantly enhancing cash flow and maximizing returns

TENANT HIGHLIGHTS

- Gas Express, LLC is the largest Circle K franchisee with over 70 Circle K branded convenience stores
- Circle K has over ±7,000 locations in the US



FINANCIAL SUMMARY



\$3,968,683
LIST PRICE



6.30%
CAP RATE



±15.5 Years
TERM REMAINING

TENANT SUMMARY

Tenant Trade Name	Circle K
Year Built	2020
Building Square Feet	±3,150 SF
Acres	±0.83 AC
Lot Square Feet	±36,155 SF
Lease Commencement	7/1/2020
Lease Expiration	6/30/2040
Term Remaining	±15.5 Years
Options to Renew	Four, 5-Year
Rent Increases	10% Every 5 Years & in Options
Lease Type	Absolute NNN
Tenant Responsibilities	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
Landlord Responsibilities	None

ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1-5	\$18,944.17	\$227,330.04	-	5.73%
Years 5-10	\$20,835.58	\$250,026.96	10%	6.30%
Years 10-15	\$22,922.45	\$275,069.40	10%	6.93%
Years 15-20	\$25,214.69	\$302,576.28	10%	7.62%
Option 1	\$27,736.16	\$332,833.92	10%	8.39%
Option 2	\$30,509.77	\$366,117.24	10%	9.23%
Option 3	\$33,560.75	\$402,729.00	10%	10.15%
Option 4	\$36,916.83	\$443,001.96	10%	11.16%





TENANT PROFILE

Circle K is a prominent global chain of convenience stores, recognized for its wide-reaching presence and extensive network of locations. Founded in 1951 in El Paso, Texas, Circle K has grown significantly, now operating thousands of stores across North America, Europe, Asia, and the Middle East. Known for its convenience and accessibility, Circle K offers a diverse range of products including beverages, snacks, fresh food, and essential household items.

Many locations also feature fuel stations, making it a one-stop-shop for travelers and daily commuters. The brand has built its reputation on providing quick, convenient services, and consistently innovating to meet customer needs.

HEADQUARTERS
TEMPE, AZ

YEAR FOUNDED
1951

OF EMPLOYEES
40,000+



EDISON AVE ± 13,800 VPD

± 68,000 VPD

35



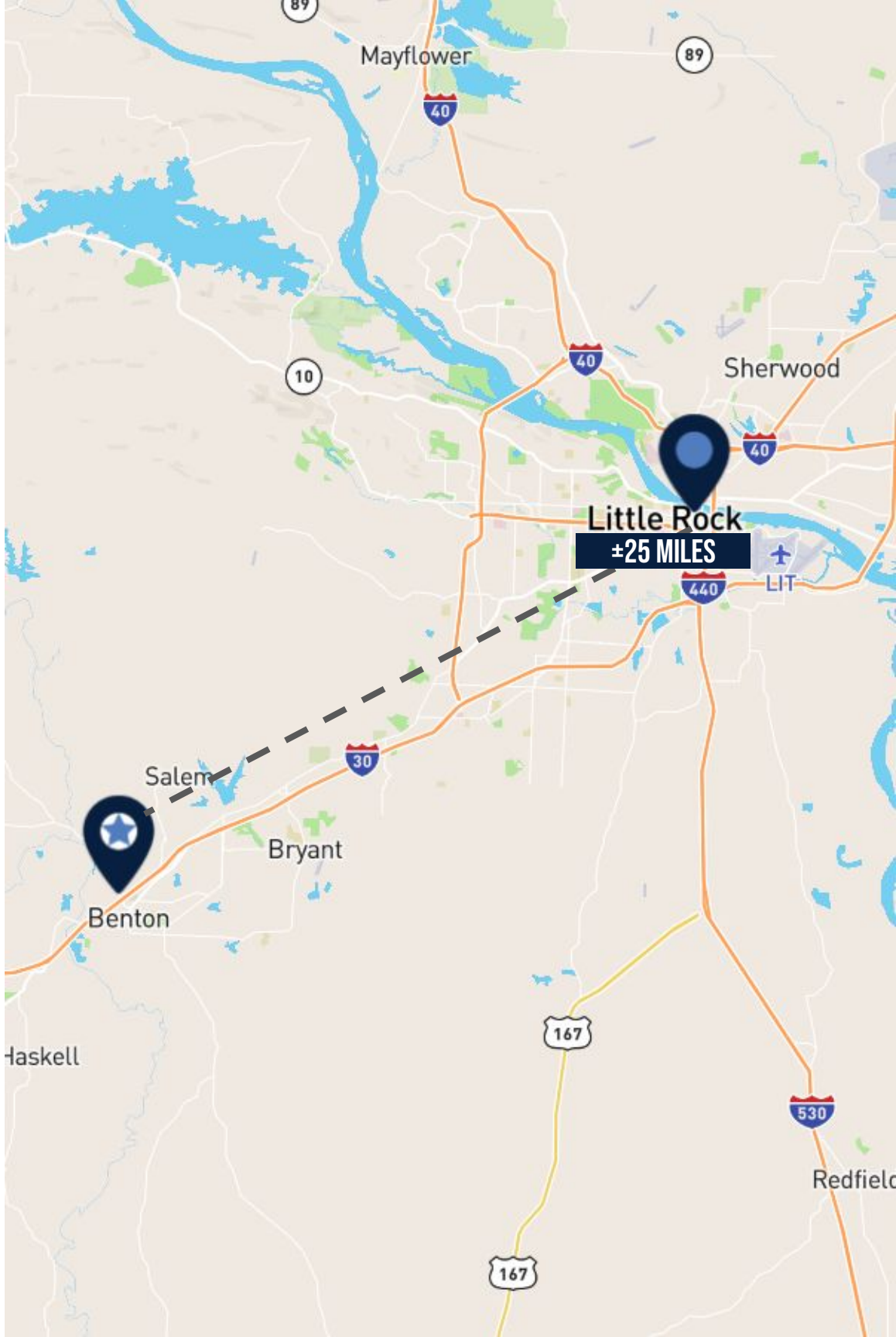
AREA OVERVIEW

BENTON, AK

Benton, Arkansas, is a city with a long history and an established presence in central Arkansas. Founded in the early 19th century, it grew from a modest frontier settlement into a flourishing community. Just 25 miles southwest of Little Rock, Benton enjoys the convenience of being close to the state's capital while maintaining its own identity. The city's history is reflected in landmarks like the Saline County Courthouse, a symbol of its civic heritage, and the Gann Museum, uniquely constructed from bauxite, a material significant to Benton's past. These sites offer a glimpse into the city's growth and evolution over the years.

Benton features a range of recreational and cultural attractions that appeal to both residents and visitors. Tyndall Park, with its open spaces, playgrounds, and sports facilities, serves as a hub for outdoor activities, while the nearby Saline River provides opportunities for fishing, kayaking, and nature exploration. Throughout the year, Benton hosts various local festivals and events, creating a strong sense of community. Economically, Benton benefits from its proximity to Little Rock, giving residents access to jobs in sectors like healthcare, education, and government. The city has also experienced growth in its local retail and service industries, contributing to a vibrant commercial scene that supports the overall quality of life.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	30,758	52,022	107,969
Current Year Estimate	29,020	48,973	100,546
2020 Census	27,517	47,430	96,191
Growth Current Year-Five-Year	5.99%	6.22%	7.38%
Growth 2020-Current Year	5.46%	3.25%	4.53%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	12,503	21,520	43,041
Current Year Estimate	11,700	20,082	39,698
2020 Census	10,949	18,942	36,980
Growth Current Year-Five-Year	6.86%	7.16%	8.42%
Growth 2020-Current Year	6.86%	6.02%	7.35%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$85,679	\$87,766	\$97,107



LITTLE ROCK, AR MSA

The nearest Metropolitan Statistical Area (MSA) to Sheridan, Arkansas, is the Little Rock-North Little Rock-Conway MSA. Located about ± 30 miles north of Sheridan, this MSA is the largest in the state and includes the capital city, Little Rock, as well as surrounding cities and counties. Little Rock serves as a major hub for employment, education, and healthcare, making it an important economic and cultural center for residents of Sheridan and other nearby towns.

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.



± 6.4 MILLION
NUMBER OF ANNUAL VISITORS



\$107.3 MILLION
REVENUE



ECONOMY

Dillard’s Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock. Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock. Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy. One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children’s Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

EMPLOYERS	EMPLOYEES
University of Arkansas for Medical Sciences	9,100
Baptist Health	5,360
Arkansas Children's Hospital	4,000
Entergy Arkansas	2,700
Dillard's Inc.	2,400
Windstream Communications	2,500
Arkansas Blue Cross Blue Shield	2,000
Little Rock School District	3,500
Union Pacific Railroad	2,400
L'Oreal USA	1,000



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 **1220 AR-35, Benton, AR, 72019** (“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.

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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.



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