





Investment Highlights

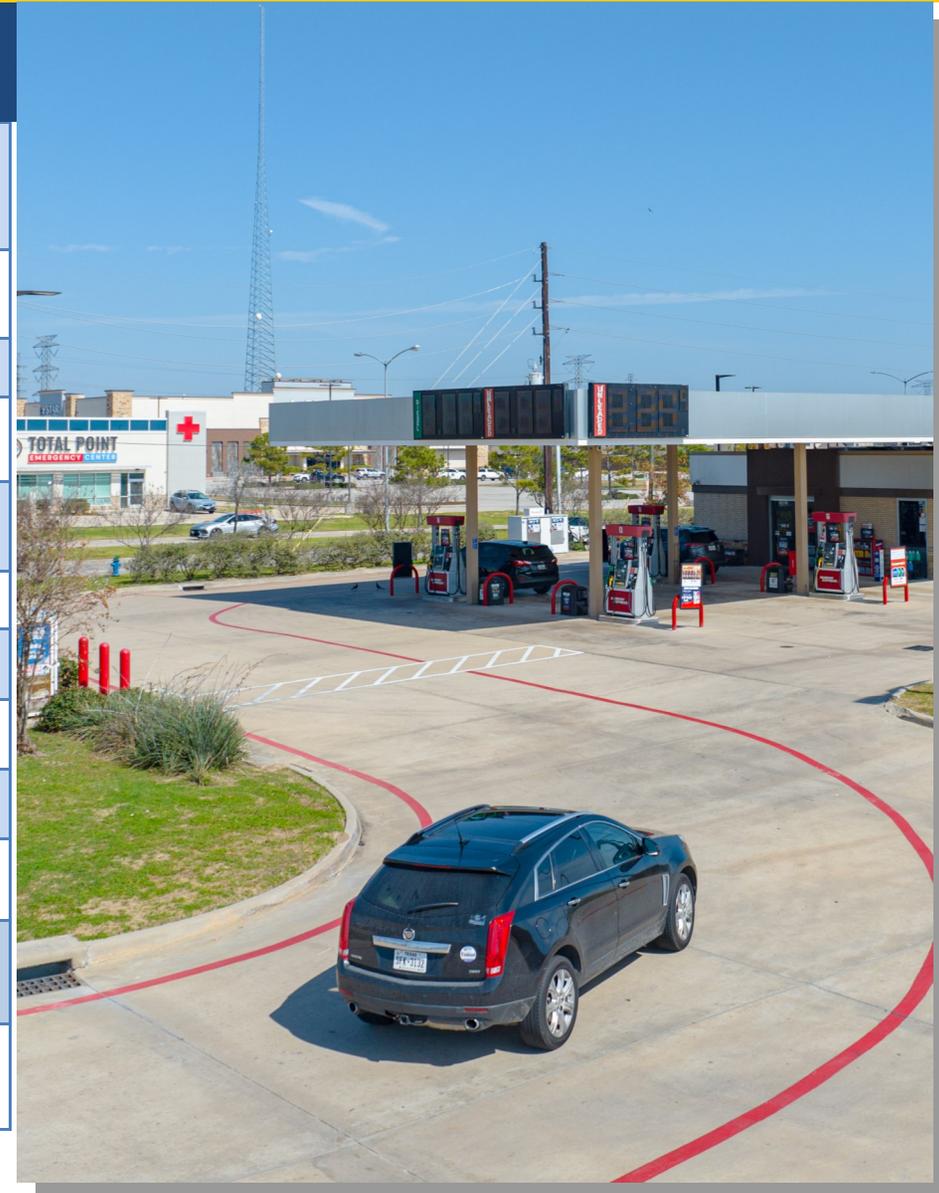
- Corporate Guarantee lease
- Absolute NNN Ground Lease – Zero landlord responsibilities
- Long-Term 20-Year Lease – Originally signed 9/30/2017 and expires 9/30/2037
- Attractive Rent Increases – 10% rental increases every 5 years
- Strong Renewal Structure – Four (4) additional 5-year option periods
- Stable Income Stream – \$151,250 Net Operating Income
- High-Traffic Retail Location – Positioned on Fry Rd in Cypress, TX
- Large 1.44-Acre Parcel – 62,770 SF lot providing excellent visibility and access
- Efficient Retail Footprint – 1,350 SF freestanding retail building
- Established National Operator – Murphy Express (Murphy Oil USA branded retail concept)



Property Information

Tenant	Murphy USA
Property Address	8770 Fry Rd, Cypress, TX 77433
Land Size	1.44 acres
Building Size	1,350 sf
Purchase Price	\$3,025,000 *
Cap Rate	5.00%
NOI	\$151,250
Rent Commencement Date	September 30, 2017
Lease Term	20 Years
Term Remaining	11 Years
Options	4 x 5 Year Options
Rent Increase	10% rent increase every 5 years

*Priced based on 2027 NOI. Seller will credit the buyer for the rent at closing.



Property Summary

Triple Net Investment Group is pleased to present Corporate Murphy Express at 8770 Fry Rd, Cypress, TX 77433, offered at \$3,025,000 with NOI of \$151,250. The property is secured by a 20-year Absolute NNN lease (9/30/2017 – 9/30/2037) with 10% rent increases every five years and four (4) five-year renewal options. Built in 2017, the asset features a 1,350 SF freestanding retail building on a 62,770 SF (1.44-acre) parcel with strong visibility along Fry Road. This investment offers long-term passive income backed by a nationally recognized fuel and convenience retailer.

The site is supported by 39,100 residents within a 1-mile radius, reflecting strong recent population growth. The area reports a median household income of \$144,600 with projected continued growth. Additionally, the trade area includes approximately 28,100 employees and a strong homeowner-dominant residential base.

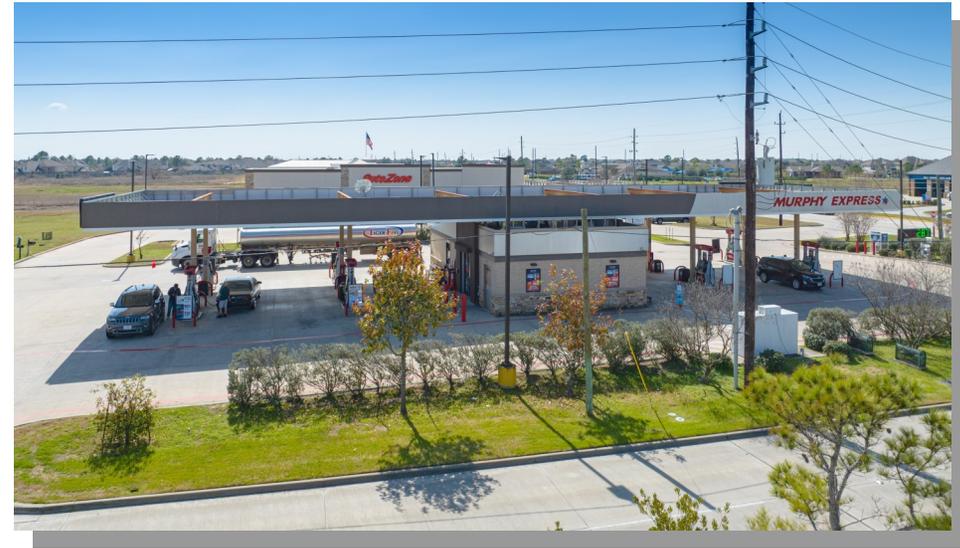




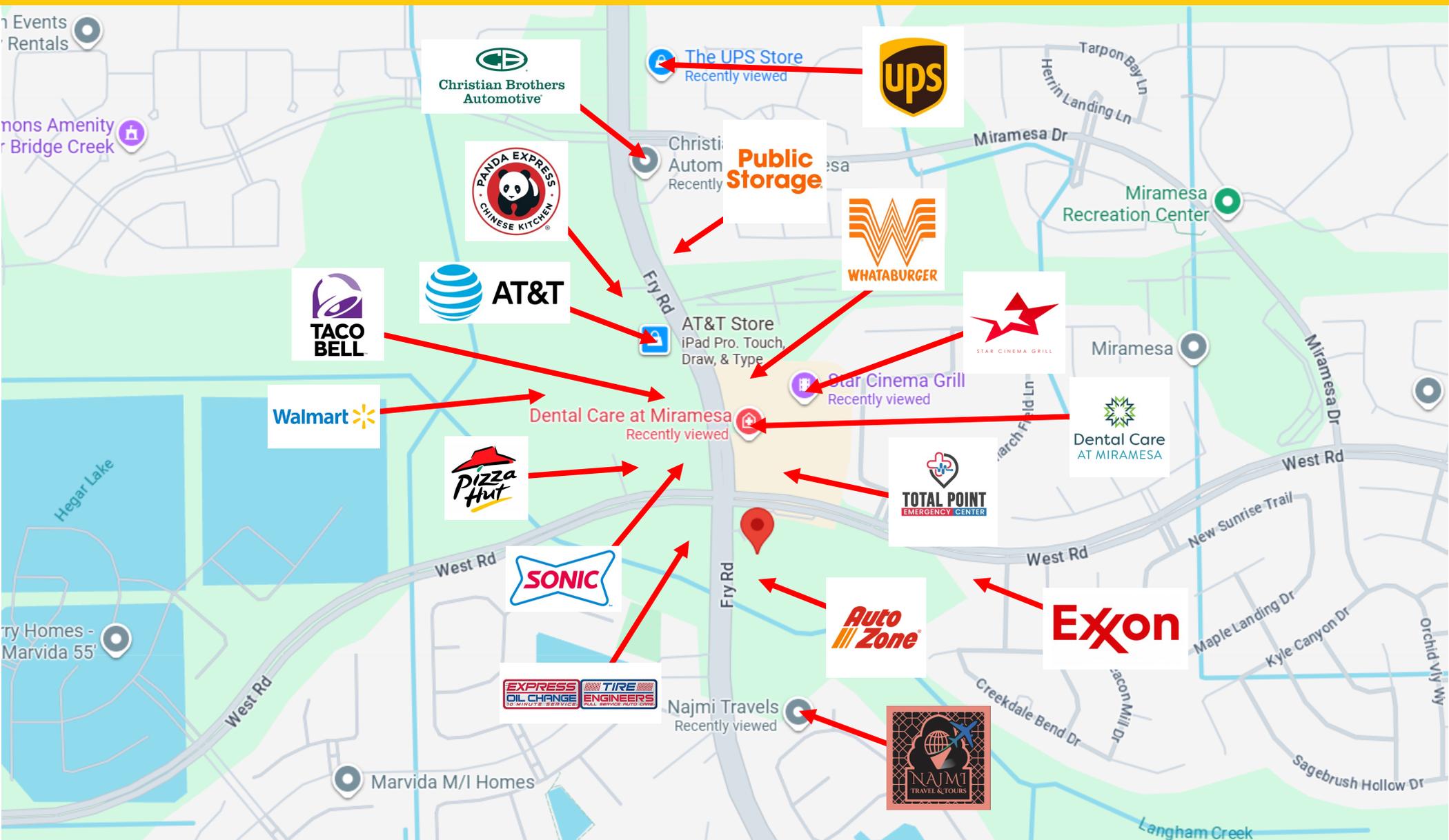
About the Tenant:

Murphy USA is a leading national gasoline and convenience store retailer focused on providing value-priced fuel and everyday essentials. Founded in 1996 as a subsidiary of Murphy Oil Corporation, the company became an independent publicly traded company in 2013 and is headquartered in El Dorado, Arkansas. Since its founding, Murphy USA has expanded to operate over 1,700 retail locations across 27 states, primarily located near major retailers and high-traffic corridors.

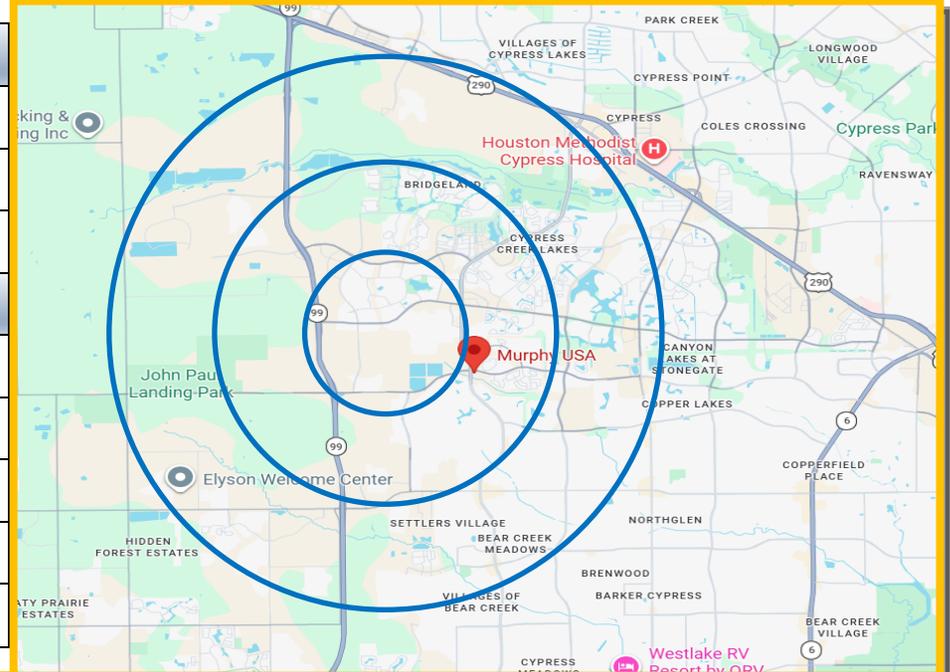
Murphy USA is publicly traded on the New York Stock Exchange (NYSE: MUSA) and generates over \$20 billion in annual revenue. The company's business model emphasizes high-volume fuel sales, competitive pricing, and efficient operations, posi-







Population	1 Mile	3 Mile	5 Mile
2024	47,881	156,393	363,116
2023	42,986	146,536	340,214
2022	38,881	141,794	328,133
Households Income			
2024 Median Income	\$157,055	\$117,401	\$109,623
Under \$25K	647	2,373	6,446
\$50K—\$100K	2,205	11,842	32,323
\$100K—\$150K	2,724	10,194	26,000
Above \$150K	7,541	16,970	35,339



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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.