





Investment Highlights

- Corporate Tenant – Murphy USA (NYSE: MUSA) – National fuel retailer with 1,700+ locations
- Absolute NNN Ground Lease – Zero landlord responsibilities (tenant pays taxes, insurance & maintenance).
- Long-Term 20-Year Lease – Lease runs through July 12, 2037.
- 11+ Years of Term Remaining – Provides long-term stable income with \$99,144.00 NOI
- 8% Rent Increases Every 5 Years – Built-in rental growth throughout the lease term.
- Four (4) Five-Year Renewal Options – Potential occupancy through 2057.
- Strong Retail Location in Schertz – Part of the rapidly growing San Antonio MSA.
- Newer Construction (Built 2017) – Modern 1,260 SF building on 0.83 acres.
- High-Traffic FM 3009 Corridor – Surrounded by dense residential and retail development.
- Essential Retail – Fuel & Convenience Store – Recession-resistant, necessity-based business model.



Property Information

Tenant	Murphy USA
Property Address	853 FM3009, Schertz, TX 78154
Land Size	0.831 acres
Building Size	1,260 sf
Purchase Price	\$1,982,880 *
Cap Rate	5.00%
NOI	\$99,144.00
Rent Commencement Date	July 12, 2017
Lease Term	20 Years
Term Remaining	11 Years
Options	4 x 5 Year Options
Rent Increase	8% rent increase every 5 years

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



Property Summary

Corporate Murphy Express (a subsidiary of Murphy USA) is located at 853 FM3009 in Schertz, within the growing San Antonio MSA. The property consists of a 1,260 SF retail building situated on 0.831 acres and was constructed in 2017. The tenant operates under a 20-year Absolute NNN lease that commenced July 12, 2017 and runs through July 12, 2037, featuring 8% rental increases every five years and four renewal options. This structure provides investors with stable, passive income and long-term rent growth.

Offered at \$1,982,880 with an annual NOI of \$99,144.00 the asset reflects an approximate 5% cap rate. The property benefits from strong commuter traffic along FM 3009 and continued residential expansion in the trade area. As a necessity-based fuel and convenience retailer, Murphy Express offers recession-resistant demand and consistent customer traffic. This investment presents a secure, corporate-backed net lease opportunity in a high-growth Texas market.





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.

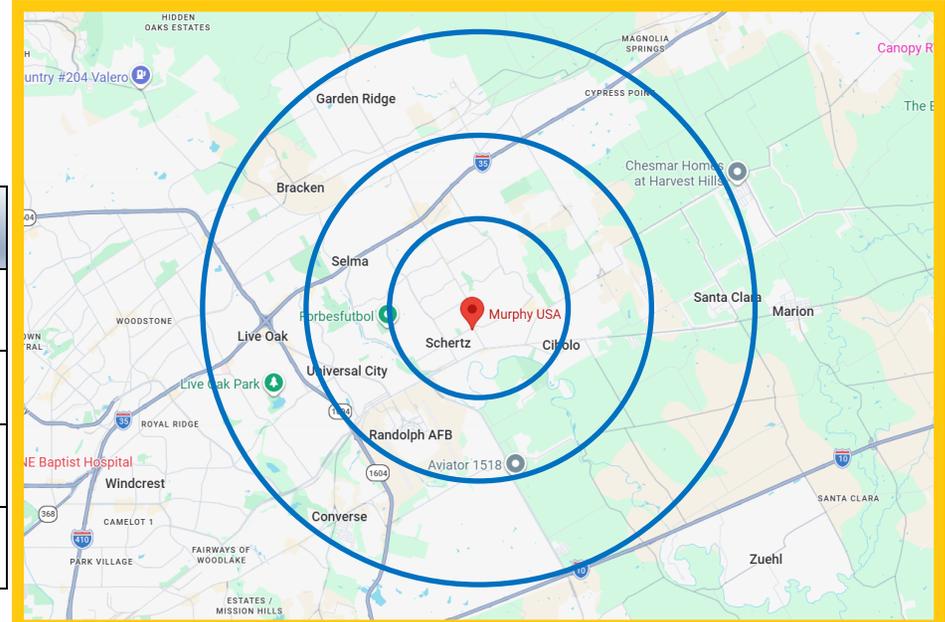
Murphy USA is publicly traded on the New York Stock Exchange (NYSE: MUSA) and generates over \$20 billion in annual revenue. The company's business model emphasizes high-volume fuel sales, competitive pricing, and efficient operations, posi-





Demographic Information

	1 Mile	3 Mile	5 Mile
Population	8,681	70,538	139,852
Households	3,339	24,994	50,770
Median HH Income	\$75,909	\$94,023	\$86,568
Median Home Value	\$186,951	\$237,038	\$228,883





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.

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