





WHITE OAK STATION

1503 SOUTH RANGE LINE RD | JOPLIN, MO 64804

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY:



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PROPERTY OVERVIEW

FINANCIAL OVERVIEW

TENANT OVERVIEW

MARKET OVERVIEW



INVESTMENT HIGHLIGHTS



\$4,635,000









ABSOLUTE NNN LEASE

There are zero landlord responsibilities as the tenant is directly responsible for all CAM, taxes, insurance, as well as roof and structure. This provides a hands-off, passive investment opportunity to an investor.

CORPORATE GUARANTEE

The lease is backed by Kum & Go L.C, with Maverik being the parent company, one of the largest convenience store operators with 800+ locations nationwide.

LONG-TERM LEASE WITH RENTAL ESCALATIONS

There are approximately 9 years remaining on the primary lease term providing a stable investment opportunity. The lease features four, 5-year options to extend with 8% rental increases every five years to hedge against inflation.

SIGNALIZED INTERSECTION I MULTI ACCESS CORNER LOT

This asset is strategically positioned on S Rangeline (US-71) which is the primary retail corridor in Joplin, MO (±35,000 VPD). The property benefits from multiple points of ingress and egress, ensuring easy customer access. Proximity to major highways such as I-44 and I-49 further supports traffic flow and accessibility.

DENSE RETAIL CORRIDOR

This property is surrounded by high-performing national and regional tenants, driving consistent customer traffic to the area. Nearby tenants include Walmart, Aldi, Lowe's, Chick-fil-A, Starbucks, and many others.

40% BONUS DEPRECIATION IN YEAR ONE

Fee simple ownership of a Gas Station provides the landlord the opportunity to us the accelerated Bonus Depreciation Model (Consult with your CPA).











 Price
 \$4,635,000

 NOI
 \$243,348.38

 Cap Rate
 5.25%

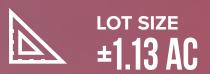
LEASE ABSTRACT

White Oak Station **Tenant Trade Name Lease Guarantor** Kum & Go L.C. **Type of Ownership** Fee Simple **Absolute NNN Lease Type Original Lease Term** 20 Years **Term Remaining on Lease** ±9.1 Years **Rent Commencement Date** March 1st, 2024 February 28th, 2034 **Lease Expiration Date** 8% Increases Every 5 Years In Primary Term and Options **Rental Increases** Four, 5-Year Options **Option Periods Landlords Responsibilities** None















serving communities across the Ozark Mountain region, Florida, and Texas since 1983. With a strong commitment to local engagement, the company actively supports small businesses, schools, youth sports leagues, community events, and charitable organizations. As of January 2023, White Oak Station operates 89 locations throughout Arkansas, Missouri, Nebraska, Kansas, Florida, and Texas, with recent expansions including the acquisition of six Kum & Go stores in Missouri—four in Joplin and two in Webb City.

The convenience stores provide a range of essential products and services, catering to both local residents and travelers. White Oak Station offers various foodservice options, including hot and fresh items such as chicken strips, sub sandwiches, pizza, biscuits and gravy, and breakfast sandwiches. Some locations also carry White Oak Vapor products, adding to the store's diverse selection. The brand prides itself on delivering a clean, environmentally safe shopping experience while maintaining a reputation for fast, friendly, and professional service.

White Oak Station's business model is centered around community involvement, quality products, and customer convenience. Its continued expansion and commitment to local partnerships have solidified its presence in the regions it serves. The company remains focused on providing a welcoming and reliable experience for its customers, making it a preferred choice for fuel, food, and everyday essentials.

» Gl	JARANTOR ENTITY	Kum & Go L.C.
» C(DMPANY NAME	White Oak Station
» O\	WNERSHIP	Private
» YE	AR FOUNDED	1983
» #(OF STORES	800+ Nationwide
» HE	EADQUARTERS	Newport, Rhode Island





JOPLIN, MO

Joplin, Missouri is a city in the southwestern part of the state, known for its strong transportation network, growing economy, and strategic location along major highways. Positioned near Interstate 44 and U.S. Route 71, Joplin sees a steady flow of commercial and passenger traffic, making it a key stop for travelers and truckers moving through the region. The city has a history rooted in mining and industry, but in recent years, it has expanded with new businesses, retail centers, and infrastructure improvements. Joplin also serves as a regional hub for healthcare, education, and commerce, attracting visitors and commuters from neighboring communities. With a mix of local residents, students, and transient traffic, the demand for fuel, convenience items, and quick-service food remains consistent.

Owning a gas station in Joplin presents several advantages, primarily due to its high visibility along well-traveled routes and the consistent demand from both local drivers and long-haul travelers. The city's affordability compared to larger metro areas allows for lower operational costs while still capturing a broad customer base. Additionally, Joplin experiences seasonal tourism and events, increasing foot traffic to businesses along major roadways. A well-placed gas station could benefit from repeat local customers as well as travelers seeking reliable fuel stops and convenience store items. With strategic pricing, strong customer service, and added amenities like a car wash or expanded food offerings, a gas station in Joplin could be a profitable venture in a stable and growing market.





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 1503 South Range Line Rd, Joplin, MO 64804 ("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 co

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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- 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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