



A tall, grey metal sign for Phillips 66. At the top is the Phillips 66 shield logo. Below it, the text "White Oak Station" is written in red. The sign has two digital displays: the top one shows "Regular" in red above "2.79 9/10" in yellow, and the bottom one shows "Diesel" in green above "3.39 9/10" in green. At the bottom of the sign, it says "E85 Available" in red.

WHITE OAK STATION

1503 SOUTH RANGE LINE RD | JOPLIN, MO 64804

OFFERING MEMORANDUM



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PROPERTY OVERVIEW

WHITE OAK STATION | JOPLIN, MO

INVESTMENT HIGHLIGHTS



PRICE
\$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.



CAP RATE
5.25%

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.



NOI
\$243,348

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.



TERM REMAINING
±9.1 YEARS

SIGNALIZED INTERSECTION | 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.



LOT SIZE
±1.13 AC

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 use the accelerated Bonus Depreciation Model (Consult with your CPA).





JOPLIN REDWOOD GARDEN ESTATES
52 UNITS

THE PLAZA APARTMENTS
234 UNITS

VILLAS AT THE PLAZA
70 UNITS

Walmart Supercenter
± 195,998 VISITS PER MONTH

HOBBY LOBBY

OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP

Academy
SPORTS+OUTDOORS

Mac'doodles
Beer • Fine Wine • Spirits

My Dentist
Complete Care Dentistry

WING-STOP
sleep number.

WHITE OAK STATION
SINCE ~1983~



Jimmy's egg
Breakfast • Lunch

E 15TH ST

INTERSTATE 49
± 35,000 VPD



Pepper's





THE DOCK APARTMENTS
44 UNITS

JOPLIN HIGH SCHOOL
2,233 STUDENTS

LOWE'S
74TH PERCENTILE RANK
NATIONALLY

INTERSTATE 44
± 40,000 VPD



POPEYES



Joplin Public Library



INTERSTATE 49
± 35,000 VPD



E 15TH ST

Mercy GoHealth
URGENT CARE





FINANCIAL OVERVIEW

WHITE OAK STATION | JOPLIN, MO

INVESTMENT SUMMARY

Price	\$4,635,000
NOI	\$243,348.38
Cap Rate	5.25%

LEASE ABSTRACT

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





YEARS REMAINING
±9.1 YEARS



BUILDING SIZE
±4,884 SF



GUARANTOR LOCATIONS
800+ NATIONWIDE



LOT SIZE
±1.13 AC

ANNUALIZED OPERATING DATA

	LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT INCREASE (%)
Primary Term (Current): Years 11-15	3/1/2024 - 2/28/2029	\$243,348	\$20,279	-
Primary Term: Years 16-20	3/1/2029 - 2/28/2034	\$262,816	\$21,901	8%
Option 1: Years 21-25	3/1/2034 - 2/28/2039	\$283,842	\$23,654	8%
Option 2: Years 26-30	3/1/2039 - 2/28/2044	\$306,549	\$25,546	8%
Option 3: Years 31-35	3/1/2044 - 2/28/2049	\$331,073	\$27,589	8%
Option 4: Years 36-40	3/1/2049 - 2/28/2054	\$357,559	\$29,797	8%



TENANT OVERVIEW

WHITE OAK STATION | JOPLIN, MO



White Oak Station is a well-established convenience store chain that has been 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.

» GUARANTOR ENTITY	Kum & Go L.C.
» COMPANY NAME	White Oak Station
» OWNERSHIP	Private
» YEAR FOUNDED	1983
» # OF STORES	800+ Nationwide
» HEADQUARTERS	Newport, Rhode Island



Kum & Go, a leading Midwest convenience store brand, serves customers in nearly 400 locations across 12 states – Arkansas, Colorado, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, North Dakota, Oklahoma, South Dakota, and Wyoming. In 2023, Kum & Go became part of Maverik - Adventure's First Stop. This combination was a transformative moment for Kum & Go and increases their ability to serve customers each and every day - just as they have been doing for over 60 years. This merge created a best-in-class c-store network across the Midwest and Rocky Mountain regions, growing Maverik's footprint to more than 800 stores in 20 states with approximately 14,000 team members.

Maverik — Adventure's First Stop fuels is the largest independent fuel marketer in the Intermountain West. Maverik is known for its premium BonFire™ food, and awesome values on fuel, drinks, and snacks. Maverik is owned by FJ Management Inc, a Utah-based private holding company that manages a diverse portfolio of petroleum, healthcare, and hospitality related assets. Founded in 1968, FJ Management ranks among the largest privately held companies in the United States.

» COMPANY NAME	Kum & Go/Maverik
» OWNERSHIP	Private
» YEAR FOUNDED	1928
» INDUSTRY	Gas Station
» HEADQUARTERS	Salt Lake City, UT



MARKET OVERVIEW

WHITE OAK STATION | JOPLIN, MO

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.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Estimate	48,643	77,979	117,218
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	20,732	32,292	47,019
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$65,600	\$75,300	\$81,700





ECONOMY

The economy in Joplin, Missouri is diverse with strong foundations in healthcare, manufacturing, retail, and transportation. As a regional hub for southwest Missouri, Joplin benefits from a steady workforce and a relatively low cost of living, making it an attractive location for businesses and residents alike. The city is home to major employers like Freeman Health System and Mercy Hospital, which provide a significant number of jobs in the healthcare sector. Manufacturing and logistics also play a key role, with companies like Leggett & Platt and EaglePicher Technologies contributing to industrial growth. Retail and hospitality have expanded in recent years, driven by the city's role as a shopping and service destination for surrounding rural communities. Additionally, Joplin's location along major transportation routes, including Interstate 44, supports a thriving trucking and distribution industry. While the city has faced economic challenges, including recovery from the 2011 tornado, continued investment in infrastructure and business development has helped maintain a steady economic outlook.

TOURISM

Tourism in Joplin is driven by a mix of historical landmarks, outdoor attractions, and Route 66 nostalgia. As a city with deep ties to the famous highway, Joplin draws road-trippers looking to explore its classic Americana charm, including vintage diners, murals, and historic stops like the Bonnie and Clyde hideout. Nature enthusiasts visit Grand Falls, Missouri's largest continuously flowing waterfall, and the scenic trails of Wildcat Glades Conservation Area. The city also has a growing arts and cultural scene, with local galleries, theaters, and events like the annual Joplin Arts Fest. Sports tournaments, conventions, and community festivals bring in visitors throughout the year, while nearby attractions, such as the Precious Moments Chapel and George Washington Carver National Monument, further add to the region's tourism appeal. With a variety of lodging options and easy access to major highways, Joplin remains a convenient and appealing stop for travelers exploring southwest Missouri.

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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 contained herein.

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

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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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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.

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