JONESBORO MAVERIK

3920 Southwest Drive | Jonesboro, AR

Net Lease Investment Offering - 100% Bonus Depreciation

CBRE

CONTACT LISTING TEAM

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Licensed in the State of Iowa

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INVESTMENT HIGHLIGHTS

- Original 15-year lease expires December 1, 2036
- Long-term absolute net lease structure provides passive ownership with stable cash flow and no landlord responsibilities
- Investment-grade real estate fundamentals supported by a long-standing operating location
- Positioned along Southwest Drive with convenient access to major transportation corridors serving both local and regional traffic
- Jonesboro is one of Arkansas' fastest-growing commercial markets, benefiting from a diverse employment base, continued residential growth, and a large regional trade area that supports long-term consumer demand
- Qualifies for 100% Bonus Depreciation (check with tax advisor)
- FJ Management Inc, formerly known as Flying J Inc, is a privately-held American corporation which operates as the parent company to Maverik
- Maverik is an industry-leading convenience store chain with 840+ locations in 21 states

Executive Summary

CBRE is pleased to exclusively offer for sale a 5,800 SF freestanding Maverik sale-leaseback with 10+ years remaining on the initial lease term. This property is situated on 2.3 acres in Jonesboro, one of Arkansas' fastest growing commercial markets.

Investment Summary

PRICE	$6,750,000
NOI*	$378,131
CAP RATE	5.60%
LEASE EXPIRATION	12/1/2036
LEASE STRUCTURE	Absolute Net

*Includes 7.5% Rent Bump in December

The Property

STORE NUMBER	5378
ADDRESS	3920 Southwest Drive Jonesboro, AR 72404
BUILDING SIZE	5,800 SF
LAND SIZE	101,059 SF (2.32 Acres)
YEAR BUILT	2011

The Lease

LESSEE	Maverik
LEASE TYPE	Absolute Net
LANDLORD RESPONSIBILITIES	None
LEASE COMMENCEMENT	12/1/2021 (15 Year Lease)
RENEWAL OPTIONS	Four, 5-Year Options at 5% Increase

A E R I A L

Belt St
Jonesboro
Jonesboro Municipal Airport
E Highland Dr
555
226
Flemon Rd
S Culberhous
Stadium Blvd
Willow Rd
MAVERIK
ADVENTURE'S FIRST STOP

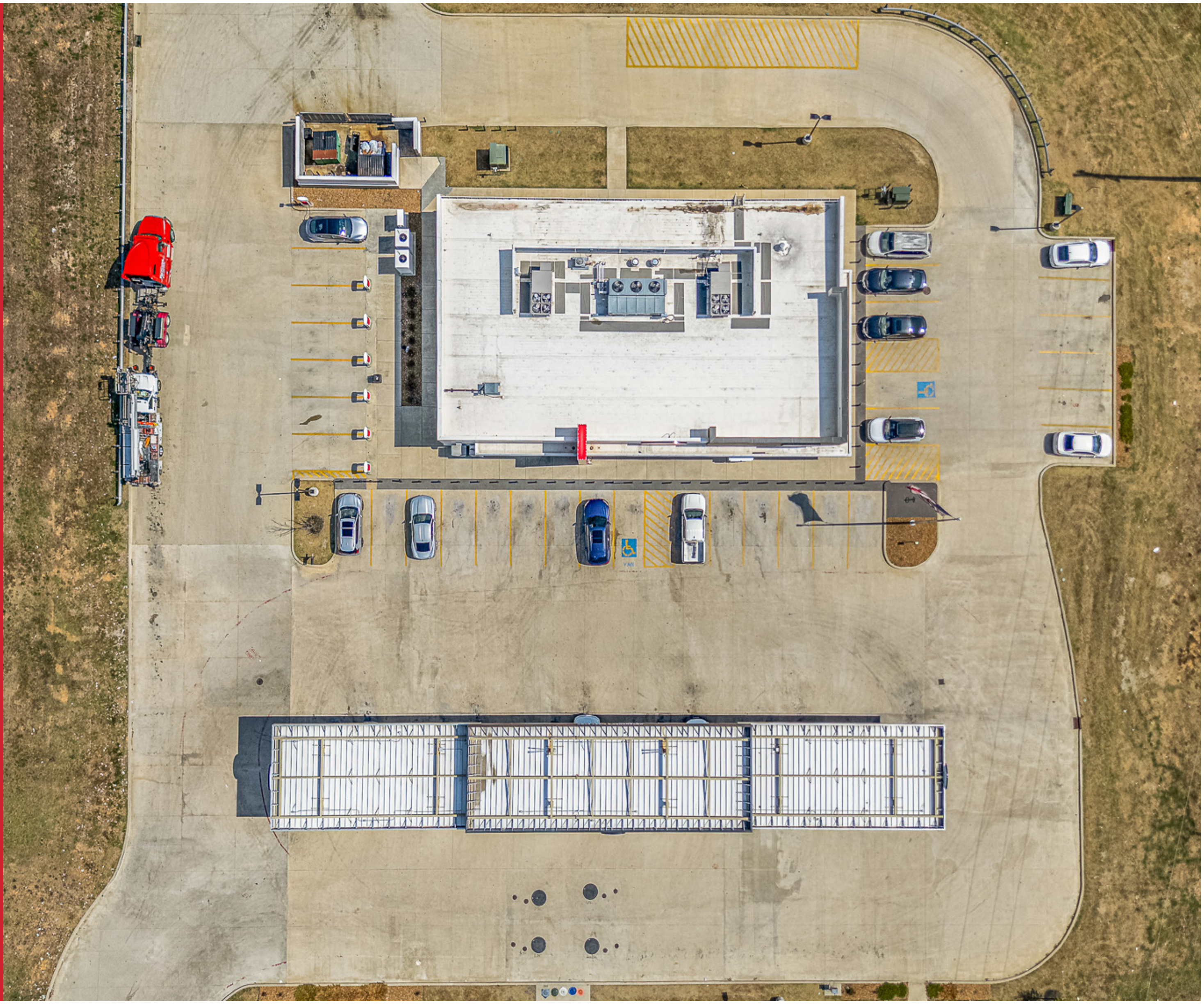
SITE PLAN

5,800

RENTABLE SQUARE FEET

2.32

ACRES



M A P

WHATABURGER
TOMMY'S EXPRESS CAR WASH
SHADRACHS COFFEE
O'Reilly AUTO PARTS
Lebowski's BREWING CO.
MAVERIK
ADVENTURE'S FIRST STOP
CUBESMART self storage
Southern Br Dr
Southwest Dr
22,000 VPD
Kellers Chapel Rd

D E M O G R A P H I C S

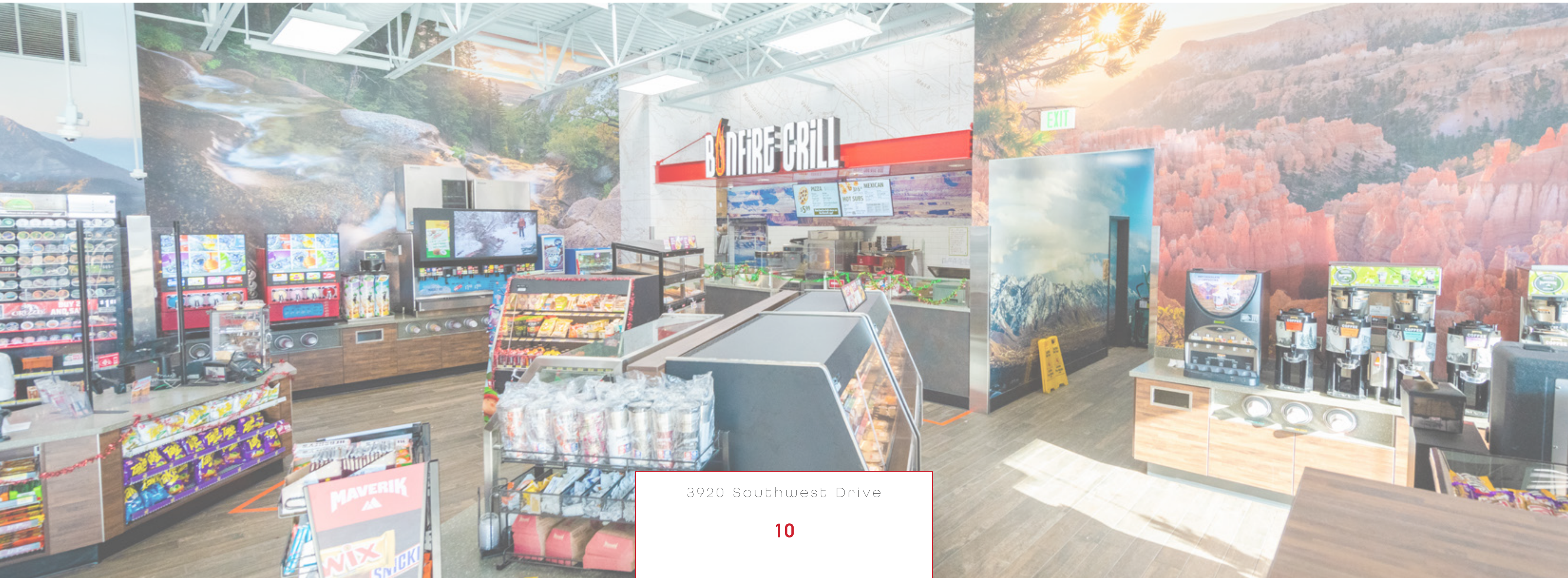
DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	36,350	67,024	99,349
2025 Daytime Population	30,748	81,161	110,030
2020-25 Annual Population Rate	0.88%	0.73%	1.05%
GENERATIONS			
Generation Alpha	4,327	8,529	12,638
Generation Z	9,348	19,909	27,892
Millennials	8,629	16,020	24,378
Generation X	6,550	10,826	16,541
Baby Boomers	5,996	9,496	14,720
Greatest Generations	1,500	2,245	3,180
HOUSEHOLD INCOME			
Average Household Income	$103,241	$85,709	$89,258
Median Household Income	$66,524	$54,332	$59,040
HOUSING VALUE			
Median Home Price	$272,865	$245,318	$237,341
Average Home Price	$345,214	$331,542	$315,474
HOUSING UNITS			
Owner-Occupied Housing	9,156	13,292	22,149

TENANT OVERVIEW

MAVERIK

Maverik is one of the nation's premier convenience store operators and the largest independent fuel marketer in the Intermountain West. Founded in 1928, the company has grown from a single two-pump gas station in Afton, Wyoming, into a leading convenience retailer known for its fuel offerings, fresh food program, and customer-focused service.

In 2023, Maverik and its parent company, FJ Management, completed the acquisition of Kum & Go, significantly expanding the brand's geographic footprint and market presence. Today, Maverik operates more than 840 convenience stores across 20+ states, serving customers throughout the Midwest, Rocky Mountain region, Southwest, and West Coast. The company's continued growth, strong brand recognition, and commitment to operational excellence have established Maverik as a dominant force in the convenience retail and fuel distribution industry.



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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