



NNN
Domino's
Ground Lease

1216 W Keiser
Osceola AR,
72370

\$664,615.00

0.5 Acres

Cap Rate 6.5%



**GAZAWAY
& WHITE**
REAL ESTATE

Jason Gazaway
3500 East Johnson Ave
Jonesboro, AR 72405
cell: 870.215.1300
office: 870.236.1115
jgazaway@gazawaywhite.com

Investment Highlights

Term: 10 year initial term (Term began November 1, 2022). Tenant has three, five-year options with 5% increases per option period.

Rent: \$3,600.00/mo

.

NOI: \$43,200.00

CAP: 6.5%

Price: \$664,615.00.

LL Responsibilities: None

Insurance: Tenant

Taxes: Tenant (LL pays, Tenant reimburses)

Maintenance: Tenant

ROFR: Tenant has ROFR

42 Unit Franchisee

15,000+CPD on W. Keiser - Osceola's main throughfare



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Osceola: Industry, Access, and Growth

U.S. Steel \$1.9 Billion Expansion: U.S. Steel is constructing a first-of-its-kind direct reduced iron (DRI) plant directly on the Big River Steel Works campus. The massive, vertically integrated facility will take iron ore from Minnesota and process it into steel, supported by a workforce of over 200 full-time employees and an estimated 2,000 construction jobs.

Marubeni-Itochu Steel America (MISA) \$37 Million Plant: MISA is building an advanced flat-rolled steel and coil processing plant adjacent to the Big River Steel facility. The 100,000-square-foot facility is expected to bring 35 high-paying jobs, with operations projected to begin in December 2027.

Merrill Steel \$32 Million Facility: Steel fabrication company Merrill Steel is establishing a new manufacturing plant at the former Denso Manufacturing site in Osceola. The \$32 million project will create 108 new jobs over three years, with hiring spanning a range of positions

Ferrosurface Metal Processing Plant: Ferrosurface is finishing a state-of-the-art metal processing facility on the Big River Steel campus, designed to eliminate inbound freight costs and significantly streamline supply chains for central U.S. manufacturers.



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Osceola: Industry, Access, and Growth

Strategic Location

Direct access to river, rail, and highway transportation along the Mississippi River, with proximity to Memphis and Mid-South markets.

Steel Industry Center

Home to Big River Steel/U.S. Steel, with ongoing multi-billion-dollar investments driving jobs and industrial expansion.

Diverse Industrial Base

Major employers include Big River Steel, American Greetings, Kagome Foods, and Roehm, with continued growth in manufacturing and logistics.

Business-Friendly Climate

Active support from local and regional economic development organizations committed to recruiting and expanding industry.

Skilled Regional Workforce

Labor pool drawn from Northeast Arkansas, West Tennessee, and Southeast Missouri, supporting trades, manufacturing, logistics, and technical fields.

Affordable Operating Costs

Lower housing and business costs than many competing industrial markets.

Strong Momentum

Significant public and private investment in infrastructure, utilities, housing, and industrial development, creating new opportunities across multiple sectors