



GAS STATION & CONVENIENCE STORE LEASED INVESTMENT

1302 N STATE ST | JACKSON, MS 39202

ACRE
PARTNERS

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INVESTMENT SUMMARY

1302 N State Street presents a rare opportunity to acquire a stabilized, long-term leased fuel and convenience retail asset in the heart of Jackson, Mississippi. Unlike many competing fuel station investments, the property is unencumbered by restrictive fuel supply agreements, providing unmatched operational flexibility and enhancing its long-term value.

The asset is leased to an experienced multi-unit operator with more than eight years of successful operating history at the location and over seven years remaining on the primary lease term, offering investors durable, predictable cash flow backed by a personal guaranty.

Offered at \$1,780,000 (7.27% capitalization rate), the investment combines immediate yield with compelling long-term fundamentals. The absence of brand restrictions allows future owners the flexibility to optimize fuel supply economics, rebrand the site, or capitalize on evolving market opportunities that are unavailable to many competing assets.

In a market such as Jackson, where essential-service real estate continues to command strong investor demand, 1302 N State Street offers an attractive combination of stable income, minimal management responsibility, and meaningful upside potential through future operational enhancements and strategic operator relationships. Whether acquired as a passive, long-term investment or as part of a strategic portfolio expansion, this asset represents a compelling opportunity to own a high-performing convenience retail property with exceptional flexibility and value creation potential.

PRICE	\$1,780,000
CAP RATE	7.27%
NOI	\$129,000
LEASE TERM REMAINING	7+ years
ADDRESS	1302 N State St Jackson, MS 39202
BUILDING AREA	1,000 SF
LAND AREA	0.31 AC
YEAR BUILT	1989
GUARANTORS	Corporate and Personal





INVESTMENT HIGHLIGHTS

- **Prime Location - High-Traffic Corridor** - Jackson, MS - Mississippi's Capital & Largest Metro Located on North State Street - Major commercial thoroughfare. Adjacent to residential, office, and retail districts. High daily traffic counts. Visibility and accessibility ideal for impulse fuel/convenience purchases. Jackson metro population: 550,000+
- **Long-Term Lease Security** - 7.5 Years Remaining on current lease term. Two 5-year renewal options for potential 20-year total lease life. Seasoned, performing tenant (Third Petro SS1 Inc.). Individual guarantor (Kuljit Singh) adds personal recourse. Predictable 2% annual escalations built into lease
- **Credit & Credit Strength** - Tenant backed by both corporate guarantor (Third Petro SS1 Inc.) and individual guarantor (Kuljit Singh). Unconditional guarantee structure provides significant risk mitigation. Tenant has demonstrated operational competence (lease now in year 3+ of performance). No history of payment issues (lease is performing)
- **Direct Cash Flow** - Immediate 7.27% cap rate investment. Rent Growth - 2% annual escalations compound over time. Tenant Upgrade Opportunity - Upon lease renewal/new tenant, higher credit quality operators may support 8-9% rents. Operational Synergies - Unbranded status allows next tenant to improve margins; potential to share in profit growth. Long-Term Hold or Exit - 7.5+ year runway provides flexibility; strong exit strategies in place
- **Bonus Depreciation Opportunity** - The property is eligible for bonus depreciation, allowing qualified investors to accelerate depreciation deductions through a cost segregation study. This can generate meaningful upfront tax benefits, improve after-tax cash flow, and enhance overall investment returns, subject to each investor's tax situation.



N STATE ST | 25,000 VPD



E FORTIFICATION ST | 14,000 VPD

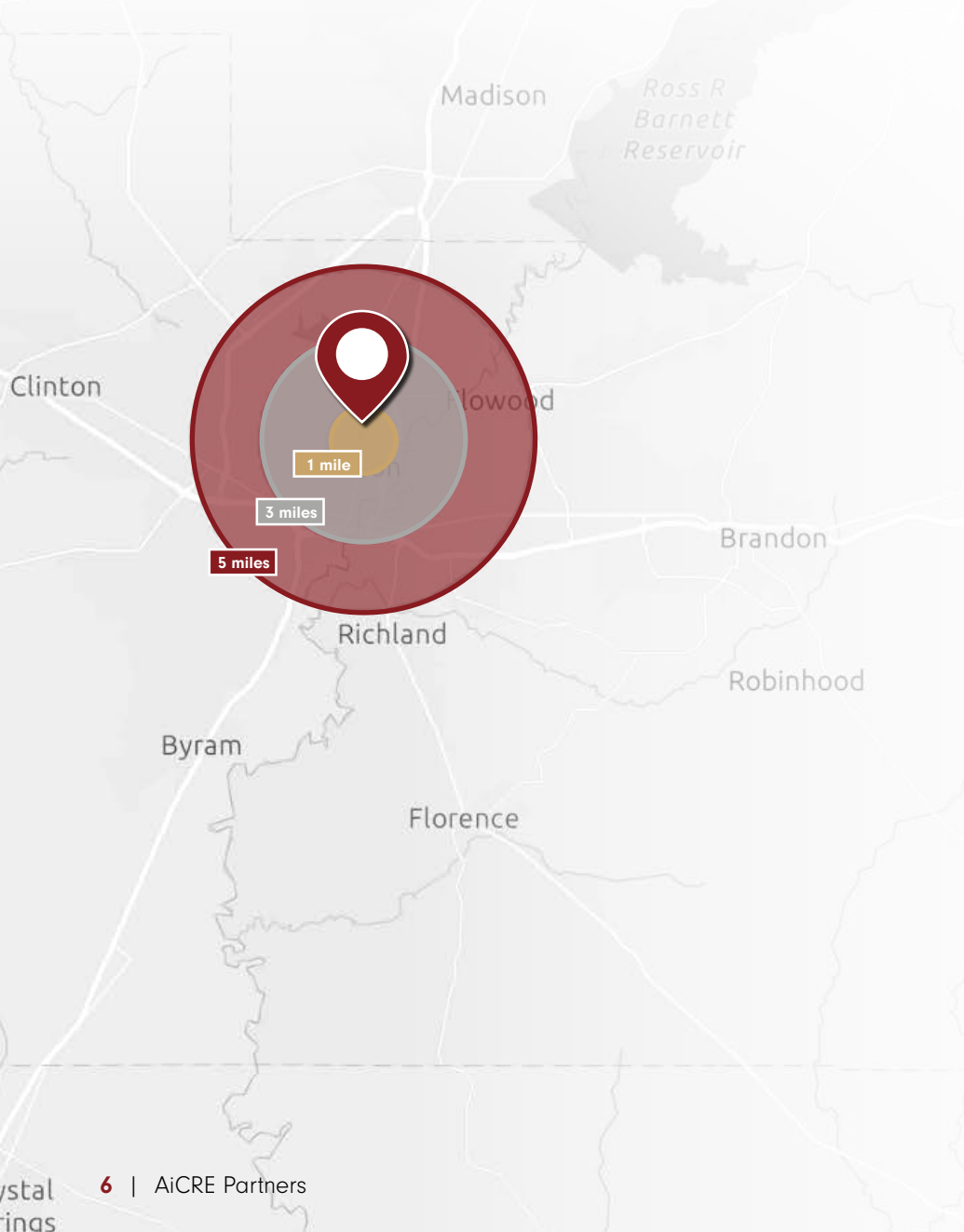
LEASE SUMMARY



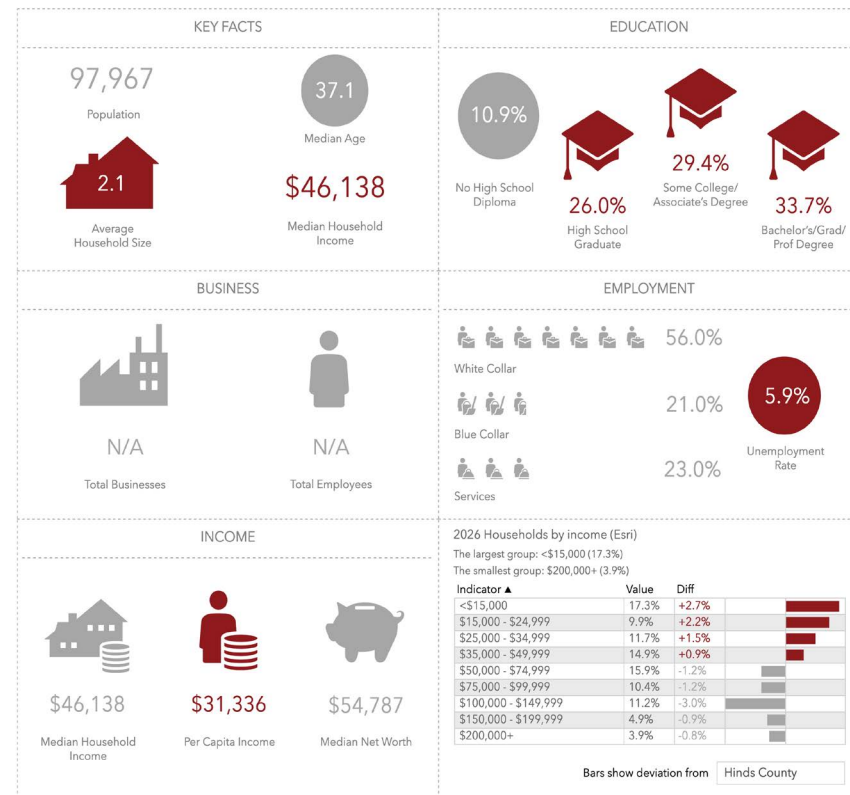
TENANT	Fast Lane
PREMISES	Power Fuel
LEASE COMMENCEMENT	11/20/2023
LEASE EXPIRATION	11/20/2033
LEASE TERM REMAINING	7+ years
RENEWAL OPTIONS	2 x 5 Year

RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (ABS NNN)
USE	Retail
SQUARE FOOTAGE	1,000 SF
MONTHLY RENT	\$10,750

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,618	36,488	97,967
Households	3,956	17,596	45,001
Families	1,402	7,811	23,412
Average Household Size	1.67	1.89	2.09
Owner Occupied Housing Units	1,307	8,148	22,553
Renter Occupied Housing Units	2,649	9,448	22,448
Median Age	34.1	38.2	37.1
Median Household Income	\$42,597	\$38,430	\$46,138
Average Household Income	\$64,399	\$63,349	\$67,605



JACKSON MISSISSIPPI

As the state capital and largest city in Mississippi, Jackson serves as a major economic, cultural, and governmental hub for the region. Strategically located at the intersection of major transportation corridors, including Interstate 55, Interstate 20, and Interstate 220, Jackson provides convenient connectivity throughout Mississippi and the broader Southeast. The city's central location, combined with its role as the state's political center, has established Jackson as a key destination for business, healthcare, education, and government services.

Jackson offers a diverse range of cultural, recreational, and entertainment amenities that contribute to its regional appeal. Known as the "City with Soul," Jackson has a rich history rooted in music, arts, and Southern culture, with attractions including museums, performing arts venues, historic districts, and local dining destinations. The city is home to institutions such as the Mississippi Museum of Art, the Mississippi Civil Rights Museum, and the Mississippi Symphony Orchestra, providing residents and visitors with year-round cultural experiences. Outdoor amenities, including parks, trails, and access to the nearby Ross Barnett Reservoir, offer additional opportunities for recreation and leisure.

As the economic center of Mississippi, Jackson benefits from a strong employment base supported by healthcare, education, government, manufacturing, and professional services. The city is home to major regional employers, including the State of Mississippi, University of Mississippi Medical Center, Jackson Public School District, and Entergy Mississippi. The presence of leading healthcare and educational institutions has helped position Jackson as a regional destination for medical services, research, and workforce development.

























W WOODROW WILSON AVE | 28,000 VPD

LAKELAND DR | 59,000 VPD

I-55 | 107,000 VPD










BELHAVEN UNIVERSITY

1302 N State St

W FORTIFICATION ST | 14,000 VPD

STATE ST | 18,000 VPD




























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