bp

$1,413,333

7.65% CAP RATE

N5698 850TH ST
ELK MOUND, WI 54739

Absolute-NNN Lease | ±19 Years Remaining With 2% Annual Rent Increases
Established Elk Mound, WI Location Along US-12 & Right Off I-94 With Strong Traffic Exposure
Brand New Operating BP Gas Station & Convenience Store With Proven Consumer Demand
Backed By Established and Successful Operator | Potential For 100% Bonus Depreciation

Marcus & Millichap
NFB GROUP

WHY INVEST?

Strategic Western Wisconsin Corridor Location | Supported by Local Agriculture, Residential & Regional Commuter Traffic

- **Strategically Located Along 850th Street (Near US-12) With Direct Access To Interstate 94**, A Major East-West Corridor Connecting Eau Claire And The Greater Western Wisconsin Region
- **Freestanding BP Gas Station & Convenience Store** With Strong Visibility, Easy Ingress/Egress, And On-Site Parking Positioned To Capture Local Residents And Daily Commuter Traffic
- **Located Just Minutes From Eau Claire And Within Close Proximity To Menomonie**, Supported By Regional Employment Drivers And Steady Agricultural Activity
- **Positioned Within An Established Rural Commercial Node** Serving Surrounding Communities And Highway-Oriented Consumers
- **Benefits From Consistent Traffic Exposure Along A Primary Local Thoroughfare** Connecting Residential Areas, Farmland, And Interstate Travel Routes Throughout The Market

Long-Term NNN Lease With ±19 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **±19 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow, With $108,120 In Annual Base Rent** ($9,010/Month) Backed By Established Operator KeyStone Retail and Affiliates (39 Units)
- **Attractive Rent Growth Structure, Featuring 2% Annual Increases**
- **Long-Term Income Security, With Four (4) Five-Year Renewal Options**, Extending Potential Lease Duration And Investment Upside
- **High-Yield Investment Opportunity Offered At A 7.65% Cap Rate**, Supported By A Proven Operating Location Within The Dunn County Trade Area

Established Operator Nationally Recognized Fuel & Convenience Brand

- **Operated And Guaranteed By Established Franchisee KeyStone Retail and Affiliates (39 Units)**, With A Demonstrated Track Record Of Operating Fuel And Convenience Retail Locations Across Multiple Markets
- **Global Convenience & Fuel Brand — BP Is One Of The Most Recognized Energy And Fuel Brands In The World**, With Thousands Of Locations Across The U.S. And A Strong International Presence
- **Widely Known For Its Fuel, Convenience Retail, And Grab-And-Go Offerings**, Driving Consistent Consumer Demand Through Daily Commuter Traffic And Accessible Neighborhood Locations

INVESTMENT SUMMARY

Address: GOOGLE MAPS	N5698 850th St, Elk Mound, WI 54739
Branding:	BP
Guarantor:	KeyStone Retail and Affiliates (39-Units)
Price:	$1,413,333
Cap Rate*:	7.65%
NOI*:	$108,120
Building Size (SF):	±3,043 SF
Lot Size (AC):	±1.00 Acres
Year Built/Remodeled:	2000/2019

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE TERMS

Lease Commencement:	8/26/2025
Lease Term Expiration:	8/31/2045
Term Remaining:	±19 Years
Lease Type:	NNN
Landlord Responsibilities:	None
100% Bonus Depreciation:	Eligible**
Monthly Rent*:	$9,010
Annual Base Rent*:	$108,120
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years

*Annual Rent, NOI, and Cap Rate reflect the upcoming rent increase scheduled for 9/1/2026. If close of escrow occurs prior to rent increase, Seller to credit Buyer rent on a prorated basis through the rent increase date.

**Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.

$1,413,333
LISTING PRICE

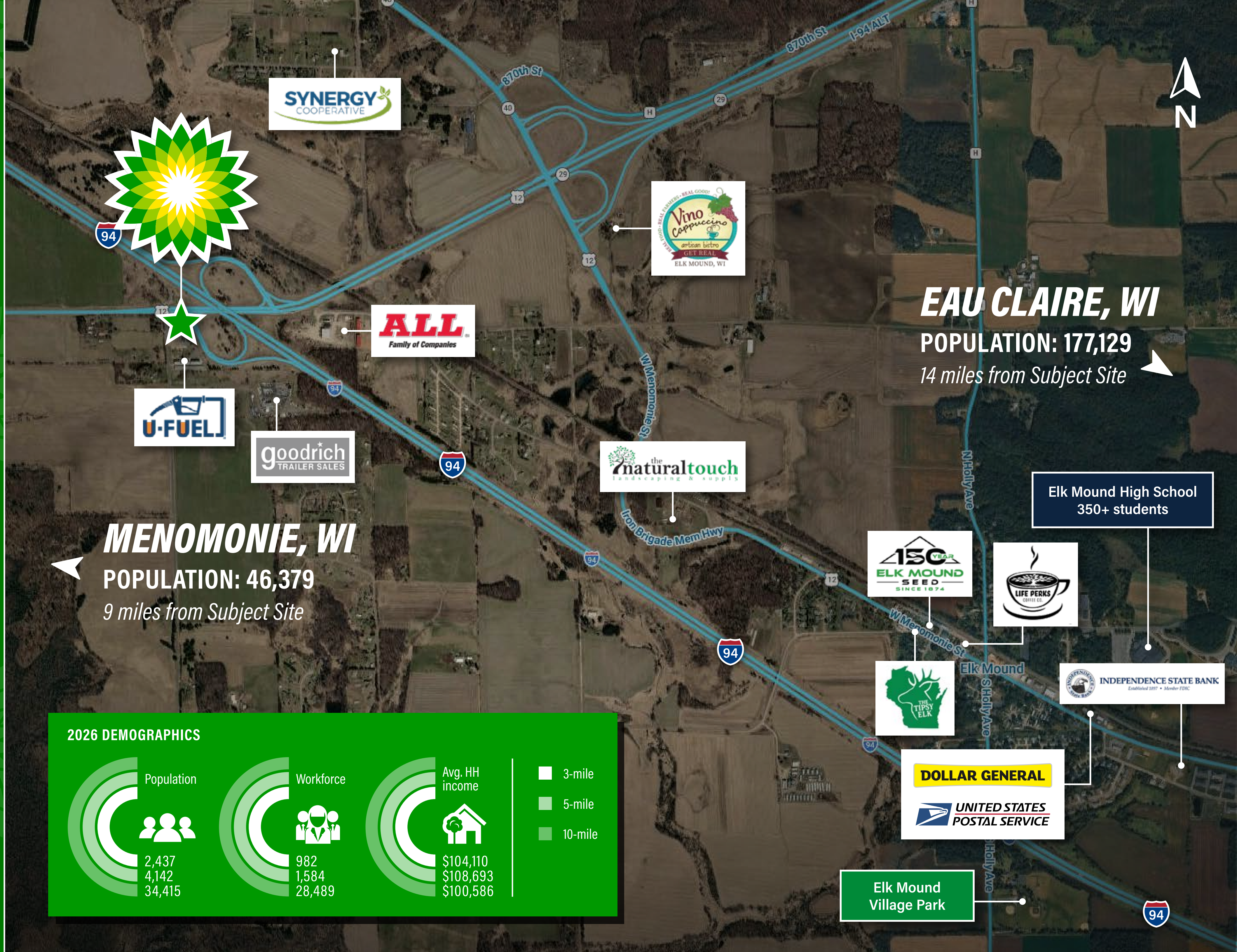
7.65%
CAP RATE*

±19 YRS
LEASE TERM

$108,120
NOI*

NNN
LEASE TYPE

±3,043 SF
BUILDING SIZE




diesel

Chill
Coors
LIGHT
to go

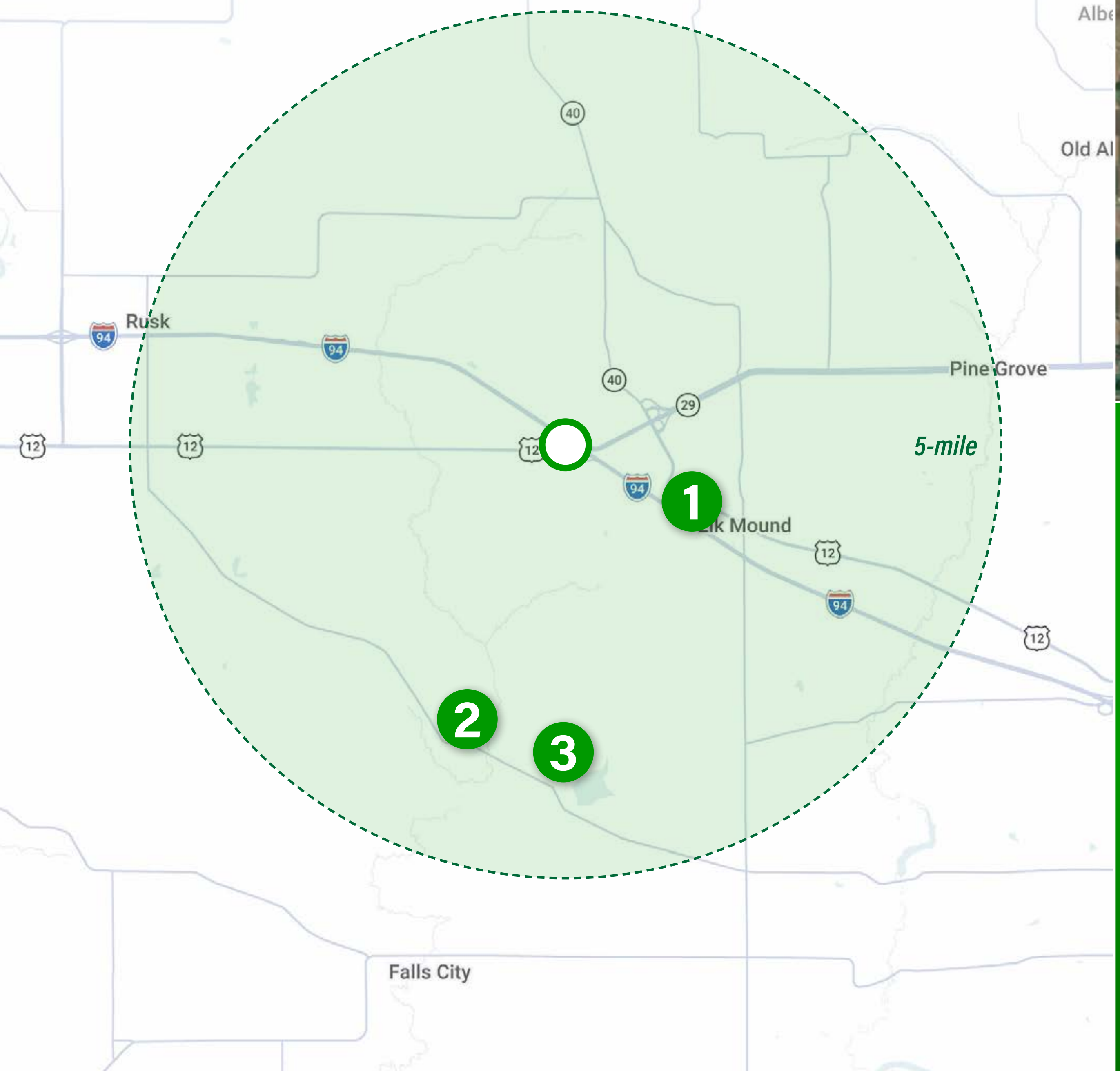
diesel

diesel

bp
3.79
4.99
JUICY
SHRIMP SHACK
ADULT SUPERSTORE

diesel

NEARBY DEVELOPMENTS



1. WisDOT US 12 / WIS 40 Resurfacing: $9M Highway Improvement Project (Transportation Infrastructure)

Gov. Tony Evers approved an $8.99 million contract with Monarch Paving Co. for a resurfacing project along US 12 from Princeton Drive in Elk Mound to north of WIS 29, and along WIS 40 from US 12 to County M in Colfax. Construction began March 30, 2026, and is expected to continue through October 2026, including asphalt replacement, bridge joint improvements, culvert replacements, sidewalk ramp upgrades, and a new railroad crossing in Colfax. Single-lane closures with automated flagging will remain in place during construction. As US 12 serves as the primary east-west corridor through Elk Mound and the surrounding trade area, these improvements enhance access, safety, and overall roadway conditions supporting the subject property.

READ MORE

2. Elk Creek Solar and Energy Storage Project: 300 MW Solar Array with 76.6 MW Battery Storage (Energy / Industrial)

Xcel Energy is developing the Elk Creek Solar and Energy Storage Project in the Town of Spring Brook in Dunn County, with construction underway in 2026 and completion targeted for late 2028. The project, originally developed by TED Renewables and acquired by Xcel Energy in 2024, includes a 300-megawatt solar array paired with a 76.6-megawatt battery storage system across approximately 2,024 acres, capable of powering roughly 60,000 homes. The development is expected to generate over $1.2 million annually in tax revenue for Dunn County, the Town of Spring Brook, and the Elk Mound Area School District, while also creating approximately 650 construction jobs. A voluntary road repair agreement is in place with Dunn County to address all project-related roadway impacts.

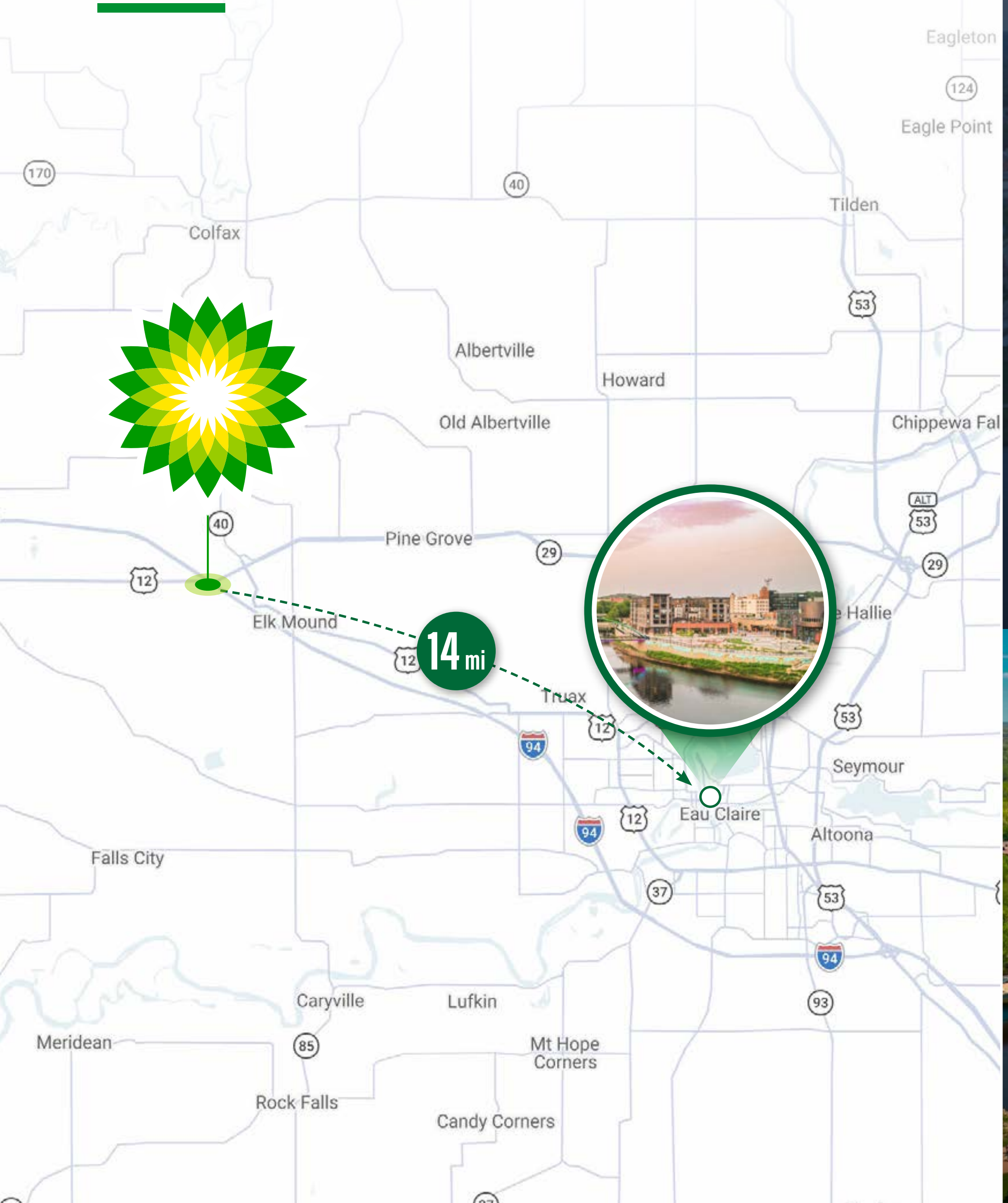
READ MORE

3. Muddy Creek Solar Project: 322 MW Proposed Solar Array in Town of Spring Brook (Energy / Industrial)

A second large-scale solar project, the 322-megawatt Muddy Creek Solar Project, has been proposed for the Town of Spring Brook in Dunn County, adjacent to the Elk Creek Solar site. The project was submitted to the Public Service Commission of Wisconsin (PSCW) for approval, with a public comment period open through February 23, 2026. If approved by the PSCW, construction is targeted to begin in 2027. At 322 MW, Muddy Creek would be slightly larger than Elk Creek and together the two projects would bring over 600 MW of combined solar generating capacity to Dunn County. The Muddy Creek project would generate additional annual tax revenues for the county, Spring Brook township, and the Elk Mound Area School District, further building on the agricultural-to-renewable-energy land use transition occurring in the region immediately north and northeast of the subject property.

READ MORE

EAU CLAIRE
MSA



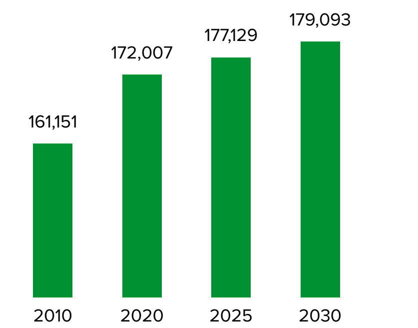
The Eau Claire Metropolitan Statistical Area (MSA), located in Western Wisconsin, is a growing and economically stable region that serves as a key healthcare, education, and regional commerce hub for the state. With a population of over 160,000, the Eau Claire MSA is supported by strong economic sectors including healthcare, education, manufacturing, and retail trade. The area is anchored by major regional institutions such as Mayo Clinic Health System and HSHS Sacred Heart Hospital, which contribute significantly to the region's economic stability and service-based economy. The healthcare sector continues to play a central role in supporting population growth and long-term economic resilience throughout the market.

Eau Claire, widely recognized for its high quality of life and vibrant regional identity, continues to experience steady residential and commercial growth. The city's cultural appeal is strengthened by events such as Eaux Claires Music & Arts Festival, which reflect the area's creative and community-oriented atmosphere. The Eau Claire MSA's combination of economic stability, educational presence, and cultural energy underscores its importance as one of Western Wisconsin's leading regional markets.

Top 100 Best Places to Live in the U.S.
Livability, 2025

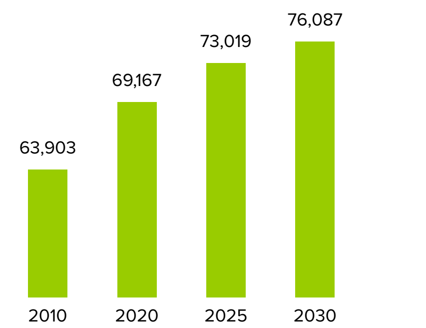
EAU CLAIRE MSA
POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, EAU CLAIRE



EAU CLAIRE MSA
HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, EAU CLAIRE



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
177,129	**$104,272**	**131,524**
within MSA	*within MSA*	*within MSA*

At the heart of Eau Claire's identity is a strong foundation in healthcare and higher education, anchored by University of Wisconsin–Eau Claire, a respected institution that attracts students from across the region and contributes to workforce development and innovation. Beyond its academic presence, Eau Claire features a growing arts and cultural scene, with destinations such as Pablo Center at the Confluence and community events showcasing the area's creative and welcoming atmosphere.

LARGEST EMPLOYERS

Nestlé
MENARDS®
MAYO CLINIC
University of Wisconsin Eau Claire
United Healthcare

Eau Claire is a city that embraces a diversified economy and a strong commitment to education and workforce development. The city is home to a growing base of healthcare, manufacturing, and service-oriented employers, supported by regional distribution and logistics advantages. On the educational front, Eau Claire offers a range of opportunities through institutions such as University of Wisconsin–Eau Claire and Chippewa Valley Technical College, along with a well-regarded network of public and private schools. These institutions provide quality education and contribute significantly to the city's community through training, research, and innovation. Together, education and economic development support sustained growth throughout Eau Claire.

TENANT PROFILE

Founded in 1909, BP is one of the most recognized and enduring energy companies in the world, built on a legacy of innovation, infrastructure, and global fuel operations. Originally established as an oil production and refining company, the brand quickly gained traction through its expansive retail network, fuel offerings, and large-scale operational capabilities — cultivating strong consumer recognition across international markets. In addition to its core fuel operations, BP's portfolio includes convenience retail, EV charging, lubricants, and renewable energy initiatives designed to meet evolving consumer and industry demands while maintaining its position as a leading global energy company.

Today, BP operates thousands of retail and service locations across the United States and international markets, with a significant global footprint spanning more than 70 countries. The company has embraced modernization through upgraded station formats, digital payment integration, EV charging expansion, and convenience-focused initiatives that prioritize customer experience and operational efficiency. These initiatives have reinforced BP's position as a leader within the highly competitive global energy sector.

BP is a publicly traded global energy company listed on the New York Stock Exchange. Supported by strong global brand recognition, large-scale infrastructure, and continued investment in technology and diversified energy solutions, BP remains a resilient and widely recognized industry leader while continuing to adapt to evolving energy demands and changing mobility trends.

2025 REVENUE	LOCATIONS	EMPLOYEES	MOODY'S RATING
$190B	21K+	100K+	A1

SOURCE: BP ANNUAL REPORT 2025

IN THE NEWS

FULL ARTICLE

BP'S PROFIT MORE THAN DOUBLES IN Q1 AS US GAS PRICES RISE

April 27, 2026 | *Transport Topics*

BP reported first-quarter 2026 profit of approximately $3.2 billion, significantly outperforming analyst expectations. The company's earnings more than doubled compared to the same period last year, marking its strongest quarterly result since 2023. Much of the increase was attributed to exceptionally strong oil trading performance amid geopolitical instability in the Middle East. Rising crude prices and supply disruptions tied to the Iran conflict created favorable trading conditions for...

BP TRIALS INSIGHT-LED RETAIL FORMATS ACROSS UPGRADED FORECOURTS

January 5, 2026 | *GroceryGazette*

Fuel retailer bp has reopened four UK retail sites following major upgrades, marking the launch of a test-and-learn programme. The refurbished locations – Pinkham Way in Barnet, Merrow in Guildford, Budbrooke South near Warwick and Poppleton near York – each showcase bp's latest thinking on convenience, store design and food missions. Together, they form a live trial of two new retail formats, with a third multi-mission concept planned for next year and a potential rollout to up to 20 additional...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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