



## NET LEASE INVESTMENT OFFERING



### Maverik

Rare Corporate Maverik Guaranty | 100% Bonus Depreciation | 15+ Yrs | NNN  
Fayetteville, AR (Northwest Arkansas MSA | University of Arkansas)





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# Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant Maverik property located in Fayetteville, AR, which is a central part of the Northwest Arkansas MSA - one of the fastest-growing regions in the United States. The Maverik property is positioned approximately 2.5 miles east of the University of Arkansas (35,000+ students) and is 2 miles east of Downtown Fayetteville. The property is located along East Huntsville Road (Highway 16), the main east-west thoroughfare in the trade area with limited gas competition in the immediate area. This store ranks exceptionally well on Placer.ai as it's the #2 ranked gas station within a 15-mile radius of the property and is a top 50 ranked gas station in Arkansas. It also ranks in the top 91st percentile for all gas stations in the U.S. per Placer.ai.

The property features an extremely rare corporate guaranty from Maverik and a long-term lease with over 15 years remaining. The absolute triple net lease has no landlord responsibilities and 7.5% rental increases every five years throughout the primary term. Maverik is an industry leading convenience store chain and they have over 840 locations in 21 states.

The property qualifies for 100% Bonus Depreciation. Investors are advised to consult with their CPAs.



# Investment Highlights

- » Located in the **Northwest Arkansas MSA, a top 15 fastest growing MSA in the U.S.** (Bentonville, Fayetteville, Springdale, and Rogers)
- » Qualifies for **100% Bonus Depreciation** (consult with your CPA)
- » Long-term lease with **15+ years** remaining
- » Extremely **rare Maverik corporate guaranty**
- » **Highly rated on Placer.ai** (#2 ranked gas station within 15 miles, a top 50 gas station in Arkansas, and 91st percentile of all gas stations in U.S.)
- » Approximately **2.5 miles east of University of Arkansas** (35,000+ students) and **2 miles east of Downtown Fayetteville**
- » Original Kum & Go store **recently rebranded to a Maverik**
- » Absolute triple net lease with **no landlord responsibilities**
- » 7.5% **rental increases every 5 years** in primary term
- » Positioned along **East Huntsville Road (Highway 16)**, the main east-west thoroughfare in the trade area with limited gas competition in immediate area
- » Approximately **50,000 people living within 3 miles**
- » Maverik is an **industry leading convenience store chain with 840+ locations in 21 states**





# Investment Overview



PRICE  
\$7,475,000



CAP RATE  
5.20%\*



NOI  
\$388,720\*



ADDRESS  
1875 E Hunstville Road  
Fayetteville, AR 72701

COMMENCEMENT DATE:	August 10, 2021
LEASE EXPIRATION:	August 31, 2041
RENTAL ESCALATIONS:	7.5% Every 5 Years in Primary Term, 5% in Each Option
RENEWAL OPTIONS:	Four 5-Year
TENANT:	Kum & Go, L.C.
GUARANTOR:	Maverik, Inc.
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	5,600 SF
LAND SIZE:	1.89 Acres
YEAR BUILT:	2021

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
\$388,720	9/1/2026	Primary Term	7.5%	5.20%
\$417,874	9/1/2031	Primary Term	7.5%	5.59%
\$449,215	9/1/2036	Primary Term	7.5%	6.01%
\$471,675	9/1/2041	Option 1	5.0%	6.31%
\$495,259	9/1/2046	Option 2	5.0%	6.63%
\$520,022	9/1/2051	Option 3	5.0%	6.96%
\$546,023	9/1/2056	Option 4	5.0%	7.30%



\*Current NOI is \$361,600 (\$30,133.33/Month). NOI increases to \$388,720 (\$32,393.33/Month) on September 1, 2026. Seller will provide a rent credit at closing for the difference in rent.



# Aerial





# 100% Bonus Depreciation is Back

With the July 4th, 2025 signing of the “One Big Beautiful Bill Act”, 100% Bonus Depreciation is officially back and now permanent. All qualifying properties purchased after January 20, 2025 will be eligible for 100% Bonus Depreciation. Convenience store (gas station) properties may qualify one of three ways:

- » 50% or more of the C-Store’s gross revenues are derived from petroleum sales
- » 50% or more of the floor space in the C-Store is devoted to the petroleum marketing activity
- » The C-Store consists of 1,400 square feet or less

Assumptions	
Asset	Qualifying Gas Station
Ownership	Fee Simple
NOI	\$388,720
Cap Rate	5.20%
Purchase Price	\$7,475,000

100% Bonus Depreciation Analysis	
Estimated Land Value*	\$1,495,000
Estimated Building Value**	\$5,980,000
Amount Eligible for Year-1 Depreciation	\$5,980,000
Estimated Tax Rate	37%
2025 Tax Savings	\$2,212,600

\*20% of Purchase Price  
\*\*80% of Purchase Price

Disclaimer: All analysis and assumptions are estimated and for illustration purposes. Purchasers are advised to consult with their CPA or tax advisors, and shall not rely upon the above analysis.



# Photographs





# Site Plan





# Map

## Demographics



### TOTAL POPULATION

1-MILE	4,706
3-MILE	49,010
5-MILE	87,955



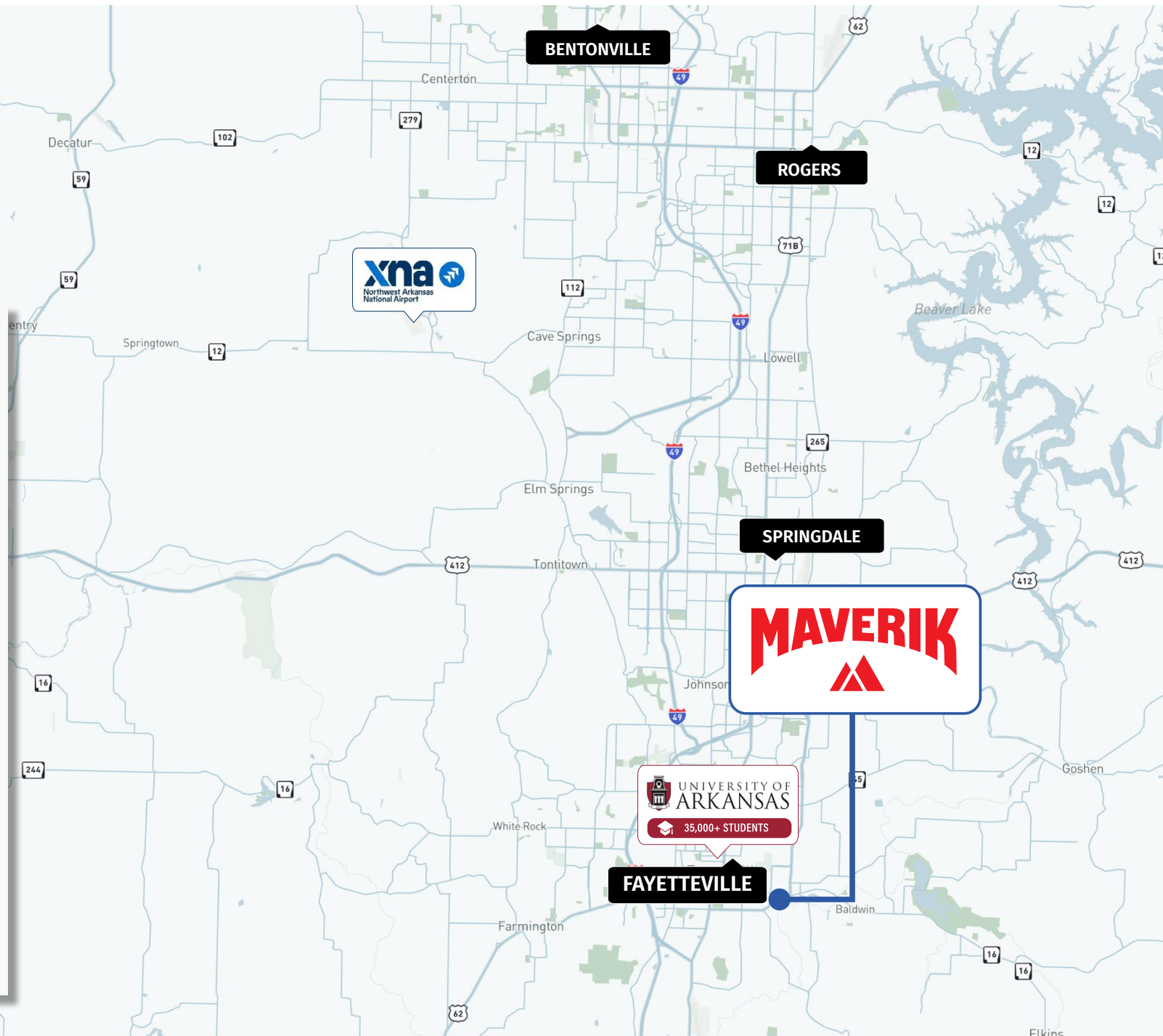
### TOTAL HOUSEHOLDS

1-MILE	2,265
3-MILE	19,012
5-MILE	37,142



### AVERAGE HOUSEHOLD INCOME

1-MILE	\$64,737
3-MILE	\$86,734
5-MILE	\$89,782





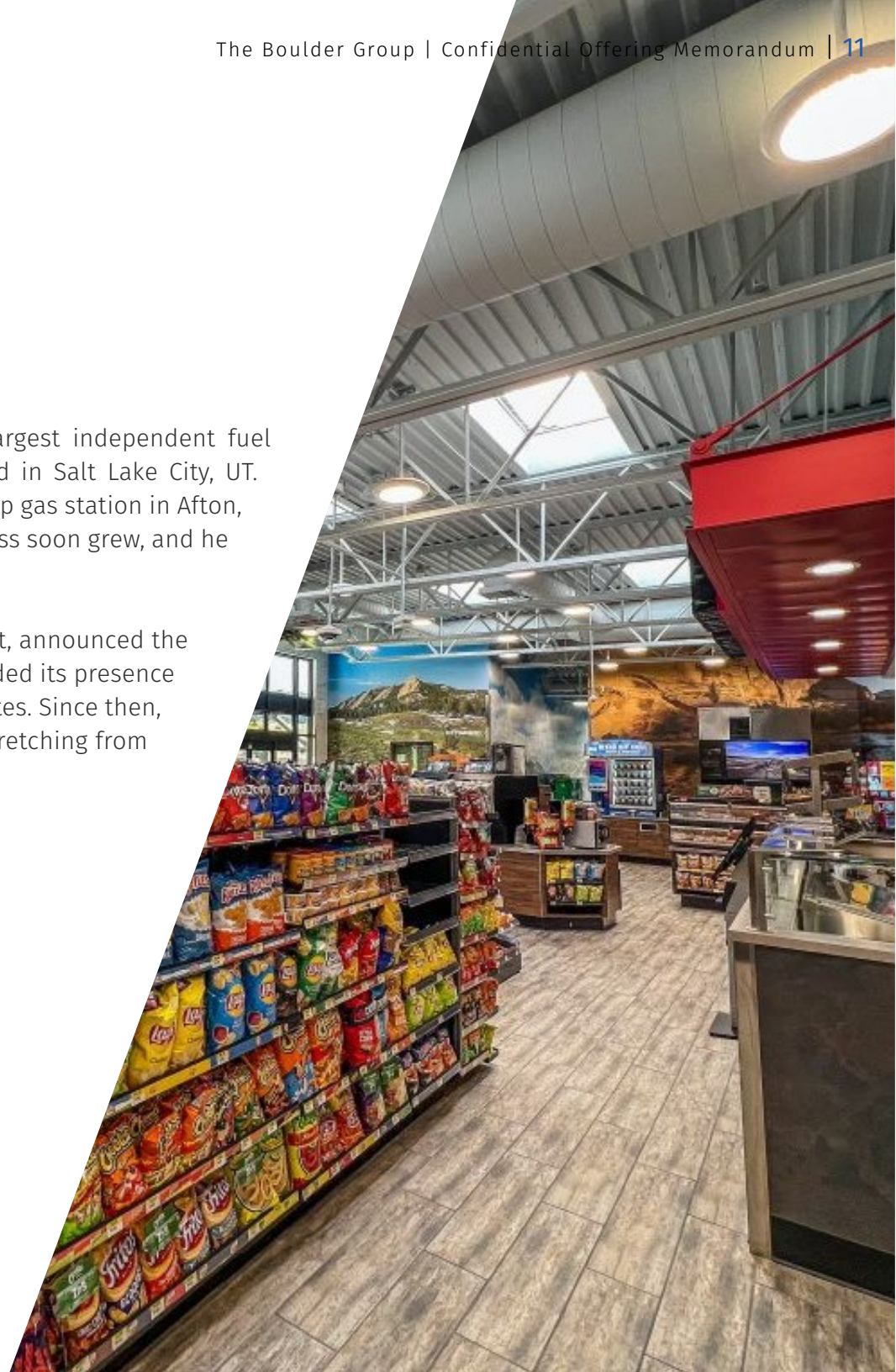
# Tenant Overview

## MAVERIK

Maverik is an industry leading convenience store chain and the largest independent fuel marketer in the Intermountain West. The company is headquartered in Salt Lake City, UT. Maverik began in 1928 when 20-year-old Reuel Call opened a two-pump gas station in Afton, Wyoming with money he earned from renting roller skates. The business soon grew, and he started providing fuel to surrounding towns and ranches.

In August 2023, Maverik along with its parent company, FJ Management, announced the acquisition of Kum & Go. This strategic acquisition significantly expanded its presence from approximately 400 stores in 13 states to over 800 stores in 20 states. Since then, the combined network has grown further to 840 stores in 21 states, stretching from the Midwest to the West Coast.

Website:	<a href="http://www.maverik.com">www.maverik.com</a>
Company Type:	Private
Number of Locations:	840+
Headquarters:	Salt Lake City, UT







## Location Overview

### FAYETTEVILLE, ARKANSAS

Fayetteville is a vibrant, fast-growing city in the heart of Northwest Arkansas, positioned along the I-49 corridor just 10 miles south of Springdale and 28 miles south of Bentonville. With a population of more than 98,000, it is the third-largest city in the state and a central hub within the Fayetteville–Springdale–Rogers–Bentonville Metropolitan Statistical Area—one of the fastest-growing regions in the United States. Fayetteville offers seamless access to the region's major employment centers, including the headquarters of three Fortune 500 companies—Walmart, Tyson Foods, and J.B. Hunt Transport Services—that anchor the Northwest Arkansas economy.

Fayetteville is home to the University of Arkansas (35,000+ students), the state's flagship institution and a nationally recognized research university. The university anchors the local economy, supplies a highly educated workforce, and fuels a dynamic entrepreneurial ecosystem that has helped position Northwest Arkansas as a hub for innovation, startups, and professional services.

Over the past decade, Fayetteville has experienced strong population growth and urban development, supported by investments in infrastructure, sustainability, and quality of life. The city is consistently ranked among the best places to live in the U.S. thanks to its balance of affordability, outdoor recreation, cultural amenities, and economic opportunity.

Fayetteville's downtown and entertainment district serve as the cultural heartbeat of the city, with historic Dickson Street offering live music, restaurants, and nightlife. Cultural anchors include the Walton Arts Center, TheatreSquared, and the Fayetteville Public Library—one of the most innovative libraries in the country.

Outdoor enthusiasts enjoy the city's extensive trail system, lakes, and parks, as well as direct access to the Razorback Greenway, a 40-mile regional trail connecting Fayetteville to neighboring communities. Nestled in the scenic Ozark Mountains, Fayetteville offers residents and visitors a unique blend of small-town charm, natural beauty, and big-city amenities.







## Location Overview

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### NORTHWEST ARKANSAS

Northwest Arkansas is a metropolitan area and region in Arkansas that includes four of the state's ten largest cities – Bentonville, Fayetteville, Springdale, and Rogers. It's a top 15 fastest growing metropolitan areas in the U.S. and is currently the 98th most populous.

Growth has been driven by the three Fortune 500 companies based in NWA: Walmart, Tyson Foods, and J.B. Hunt Transport Services, Inc. as well as over 1,700 suppliers and vendors drawn to the region by these large businesses and NWA's business climate. There are also several large private employers like Simmons Foods in Siloam Springs. The region has also seen significant investment in amenities, including the Crystal Bridges Museum of American Art, the Walmart AMP, and the NWA Razorback Regional Greenway.

Located in the Ozark mountains, the area is home to an extensive network of biking and hiking trails. The Oz Trails network is particularly popular for mountain biking, with trails winding through lush forests, offering everything from beginner paths to more challenging routes. Dickson Street and the surrounding area in downtown Fayetteville is the main entertainment district of the region, located just off the University of Arkansas campus. The area is dense with restaurants, bars, and shops. Dickson Street is home to the Walton Arts Center, the Bikes, Blues, and BBQ Festival, and many parades.





## CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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