

SECURE

NET LEASE

FILE PHOTO



SHELL

\$704,960 | 7.50% CAP

21 Main St., Agra OK

- ✓ Absolute NNN Lease - No Landlord Responsibilities
- ✓ 10% Rent Bumps Every 5 Years
- ✓ Newly Rebranded Shell C-Store Property
- ✓ Located in Heart of Agra Along Main Street
- ✓ Agra is Part of Oklahoma City MSA



Shell has operations in over 70 countries, over 83,000 employees, and 44,000 Shell branded service stations worldwide. Tenant has successfully operated C-Stores throughout the Southeast for almost 20 Years. With over 60 locations under management, they have a proven track record of maximizing profitability through streamlining operations, strategic site selection and empowering their employees to succeed.

INVESTMENT OVERVIEW

SHELL | AGRA, OKLAHOMA

\$704,960 | 7.50% CAP

 **\$52,872**
NOI

 **±3,625 SF**
BUILDING AREA

 **±0.64 ACRES**
LAND AREA

 **1978**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **NEW 2021 REMODEL** including additions of new Shell imaging/signage, new LED canopy lights and LED interior lights, and new gas pumps.
- ✓ **New 20 Year Lease** with 10% rent bumps every 5 Years.
- ✓ Priced well below replacement cost **with strong operating history.**
- ✓ **Newly rebranded as Shell property.** Excellent visibility along Main Street in the heart of Agra.
- ✓ **Very limited C-Store competition** in surrounding area. Agra is located 25 miles from Stillwater, home of Oklahoma State University and 50 miles from Oklahoma City, the capital of Oklahoma.

SECURE

NET LEASE

CONTACT FOR DETAILS

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OK BROKER OF RECORD
GRANT MCKINNEY
GLM COMMERCIAL PROPERTIES
LICENSE #: 120857

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TENANT OVERVIEW

SHELL | AGRA, OKLAHOMA



SHELL

(www.shell.com)

LESSEE: SRG OKLAHOMA HOLDINGS, LLC

GUARANTOR: MSM STORES, INC., MOHAMMED MUNAF; AND MOHAMMED SHAYAN, JOINTLY AND SEVERALLY

Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and Gas Company headquartered in the Netherlands and incorporated in England and Wales. The company is one of the six oil and gas "supermajors" and produces around 3.7 million barrels of oil equivalent per day. Shell is a vertically integrated company, allowing them to be active in all areas of the oil and gas industry, including exploration and production, refining, transport, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy activities, including in bio fuels, wind, energy-kite systems, and hydrogen. Shell has operations in over 70 countries, over 83,000 employees, and 44,000 Shell branded service stations worldwide. There are over 14,000 Shell branded gas stations in the United States.

\$344.9 B

REVENUE

RDS-A

STOCK TICKER

A-1+

CREDIT RATING



44,000+

TOTAL LOCATIONS

GUARANTOR OVERVIEW

MSM STORES, INC., MOHAMMED MUNAF; AND MOHAMMED SHAYAN, JOINTLY AND SEVERALLY

Tenant has successfully operated C-Stores throughout the Southeast for almost 20 Years. With over 60 locations under management, they have a proven track record of maximizing profitability through streamlining operations, strategic site selection and empowering their employees to succeed. MSM Stores are looking to expand their operations in 2021. The tenant is guaranteeing the Lease with a strong personal financial statement with over \$26,116,060 in assets and a net worth of approximately \$18,204,195. Fuel distributor has a proven track record of 100 million gallons of fuel being distributed in 2020.

SHELL LAUNCHES OPEN INNOVATION STUDIO

September 14, 2020 (Shell.us)

Studio X, a first-of-its-kind open innovation studio powered by Shell - Open on Shell.com (NYSE: RDS), launched today with three initial products to help define the future of exploration.

Starting with three products focused on exploration and discovery, Studio X will immediately offer software tools, on-demand work, prize-winning challenges, mentorship opportunities, and more to energy innovators.

Studio X aims to usher in new era of tech advances, flexible work opportunities, and big ideas to an industry ripe with opportunity and to re-imagine the future of work in exploration.

"Studio X brings tech advances at a challenging time for exploration and the global economy," said Mauhan Zonoozy, Acting GM of Studio X. "The technology within will lead to better ways of working in the exploration field -- increasing collaboration and ultimately improving outcomes. Studio X will fuel big ideas, connect a network of global talent with remote work opportunities, empower and guide entrepreneurs and startups, and crowd source bold solutions to make the ideas of today into the industry-leading tools of tomorrow."

While technology and innovation are constantly being introduced, the ways of working in the exploration space have generally remained the same until now. Studio X will break down silos, improve outcomes, and increase collaboration, using a flexible workforce.

"Studio X was developed by Shell to reimagine the future of work in exploration," said Marc Gerrits, Shell's Executive Vice President of Global Exploration. "To meet increasing global energy demand, oil and gas will remain an element of the energy mix for decades to come. By harnessing efficiencies, embracing new technologies, and deploying digital capabilities, Studio X will be at the forefront as the exploration profession evolves."

In launching Studio X, Shell (or potentially third-party project sponsors) offers real-world projects with data to an untapped worldwide network of scientists, entrepreneurs, and tech leaders - crowdsourcing ideas and nurturing companies to usher in a new chapter in exploration.



[CLICK HERE TO READ MORE](#)



FILE PHOTO

LEASE OVERVIEW

SHELL | AGRA, OKLAHOMA

INITIAL LEASE TERM	20-Years, Plus (2), 5-Year Options
RENT COMMENCEMENT	August 2020
LEASE EXPIRATION	August 2040
LEASE TYPE	Absolute NNN Lease
RENT INCREASES	10% Every 5 Years, in Primary Term and Option Periods
ANNUAL RENT YRS 1-5	\$52,872
ANNUAL RENT YRS 6-10	\$58,159
ANNUAL RENT YRS 11-15	\$63,975
ANNUAL RENT YRS 16-20	\$70,373
OPTION 1 YRS 21-25	\$77,410
OPTION 2 YRS 26-30	\$85,151

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FILE PHOTO

DOLLAR GENERAL

AGRA PUBLIC SCHOOL
(314 STUDENTS)



 **SUBJECT PROPERTY**
21 MAIN STREET

Robin's Main Street Cafe

AGRA HIGH SCHOOL
(97 STUDENTS)

18

GRANT STREET
± 404 VPD

MAIN STREET
± 3,020 VPD

SITE OVERVIEW

SHELL | AGRA, OKLAHOMA



1978
YR BUILT



±3,625 SF
BUILDING AREA



±0.64 ACRES
LAND AREA

NEIGHBORING RETAILERS

Dollar General

Robin's Main Street Cafe



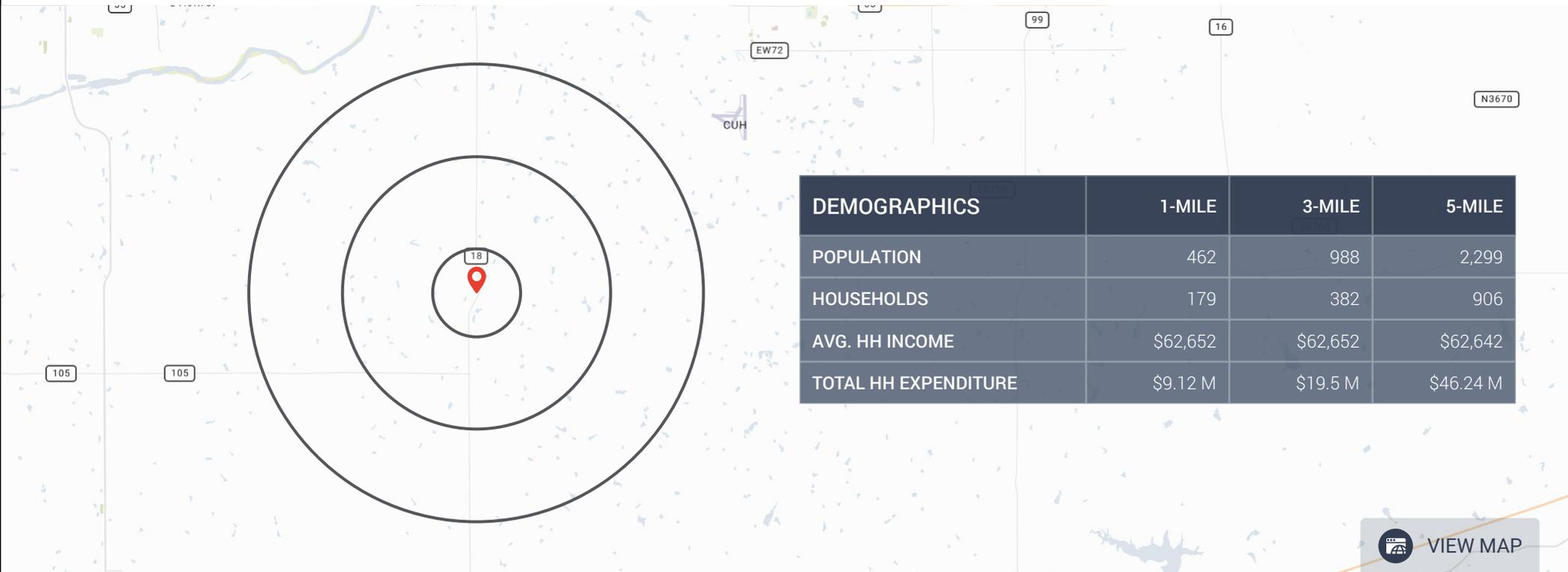
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LOCATION OVERVIEW

SHELL | AGRA, OKLAHOMA



 [VIEW MAP](#)

ECONOMIC DRIVERS (# of Employees)

Oklahoma State University (6,007)
 Stillwater Medical Center (1,031)
 Stillwater Public Schools (779)
 City of Stillwater (585)
 Oklahoma Department of Career and Technology Education (222)

ASCO Aerospace USA (186)
 Stillwater Design/Kicker (180)
 National Standard (165)
 OnCue (152)
 Meridian Technology Center (129)

Stan Clark Companies (128)
 Frontier Electronic Systems (123)
 Armstrong World Industries (107)
 Central Electric Cooperative (98)
 Stillwater Milling Company (85)

LOCATION OVERVIEW

SHELL | AGRA, OKLAHOMA



AGRA OKLAHOMA



339
POPULATION



\$25,750
MEDIAN HOUSEHOLD INCOME

Agra is a town in northern Lincoln County, Oklahoma, approximately 55 northeast of Oklahoma City and 25 miles southeast of Stillwater. An early real estate developer coined the town's name from the word "agriculture." Agra was recently

Agra is a town in northern Lincoln County, Oklahoma, approximately 55 northeast of Oklahoma City and 25 miles southeast of Stillwater

put back on the map due to their connection to Chad "The Silver Surfer" Chastain. Population is projected to grow by 6-9% by 2025. Lincoln County is a county in eastern Central Oklahoma. As of the 2010 census, the population was 34,273. Its county seat is Chandler. Lincoln County is part of the Oklahoma City Metropolitan Statistical Area. The county economy has traditionally largely depended on agriculture. **Stillwater** is often called one of America's most livable cities. Quality neighborhoods, excellent schools and low crime rates are hallmarks of the community, as well as the recreational and cultural opportunities you can only

find in a college town. With its cost of living being 10% below the national average, Stillwater is consistently ranked among the nation's top small cities for quality of life. The city is a uniquely international community with more than 100 countries represented at Oklahoma State University. Stillwater is home to a diverse mix of business and industry, from manufacturing to advanced technology. Among its export industries are printing and publishing, floor covering, wire products, software and food products. Oklahoma State University plays a significant part in Stillwater's overall economy with more than 20,000 students, 5,500 staff and a focus on research and technology. Stillwater is centrally located between two large metropolitan areas, Tulsa (65 miles) and Oklahoma City (60 miles). The city's close proximity to both allows its business community easy access to many markets.

#9

STILLWATER RANKED AS THE #9 "BEST COLLEGE TOWN IN AMERICA TO START YOUR CAREER" BY BUSINESS INSIDER IN 2019

54,000+

54,000+ PEOPLE ATTEND OSU FOOTBALL ON HOME GAME WEEKENDS.

LOCATION, LOCATION, LOCATION: STILLWATER WELL-POSITIONED FOR ECONOMIC DEVELOPMENT

Michelle Charles, November 15, 2019 (*Stillwater News Press*)

In economic development as in real estate, there are some things you can't change and often the key to making a deal is "location, location, location."

The Stillwater Chamber of Commerce recently hosted its annual Economic Summit with guest speakers Eric Long, research economist for economic development with the Greater Oklahoma City Chamber of Commerce, and Oklahoma State Department of Commerce Director Brent Kising.

Stillwater is fortunate to be located within an hour of Oklahoma's two largest metro areas and just under two hours from Wichita, Kansas. That means 2.5 million people live within a 90 minute drive from Stillwater, Long said.

Payne County is part of the 10-county Greater Oklahoma City Region that has a population of 1.52 million and a labor force of more than 765,000. Since 2005, the regional population has grown at twice the national rate.

The entire 10-county region functions as a single market for labor, and offers an easy commute with 50 miles equaling 50 minutes in the car. The average commute for the Greater Oklahoma City region is 21 minutes.

Oklahoma also lies in the mid range of the I-35 Megalopolis population corridor that includes almost 20 million people and stretches about 813 miles from San Antonio to Kansas City.



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AMERICAN AIRLINES WILL KEEP STILLWATER ROUTE

Dale Denwalt, September 17, 2020 (*Oklahoman.com*)

Less than a month after American Airlines said it would halt commercial passenger service to Stillwater Regional Airport, the carrier has changed its mind.

City officials and members of Oklahoma's congressional delegation praised both the company and members of the community who reached out in a bid to save the daily flights between Stillwater and Dallas.

"Maintaining air service in Stillwater, even if it is just a few flights, is the best way to protect our community's investment," said City Manager Norman McNickle.

"We have shown American Airlines that we truly value their partnership and, by agreeing to work with us on our upcoming flight schedule, American Airlines has shown us that they value our partnership as well," said Airport Director Paul Priegel.

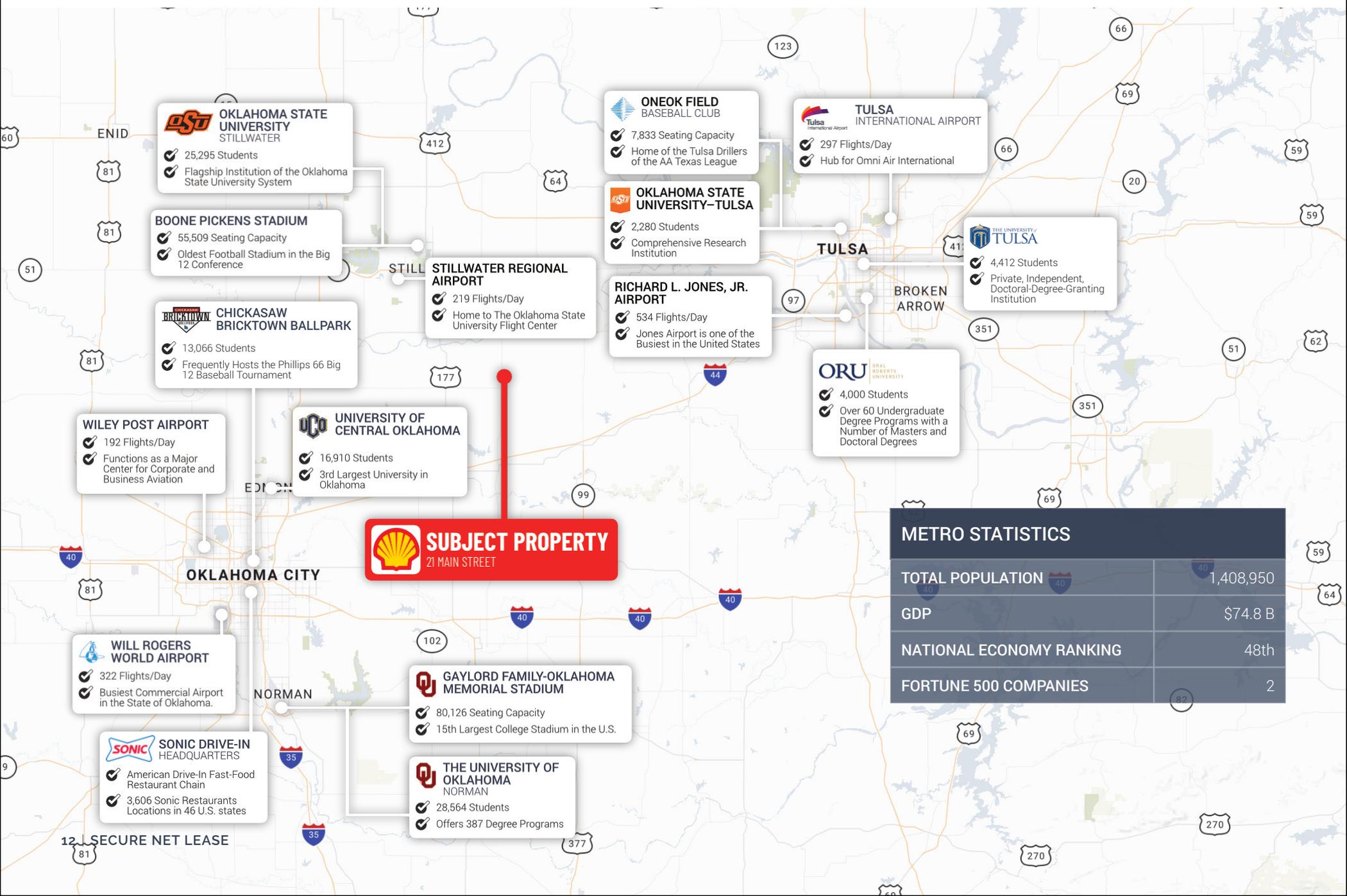
American Airlines announced last month that it would suspend flights to 15 cities starting in October, when federal coronavirus relief funding expires. That funding included a mandate that air carriers continue existing routes. Their decision was also based on low advance booking numbers.



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OKLAHOMA CITY MSA

SHELL | AGRA, OKLAHOMA



SUBJECT PROPERTY
21 MAIN STREET

METRO STATISTICS	
TOTAL POPULATION	1,408,950
GDP	\$74.8 B
NATIONAL ECONOMY RANKING	48th
FORTUNE 500 COMPANIES	2

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SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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