



Murphy USA

\$2,291,500 | 5.15% CAP

2002 N Main St, Cleburne, TX 76033

- ✓ 20 Year Corporate Absolute NNN Ground Lease, with 8% Rental Increases Every 5 Years
- ✓ Large Format Store | 16 Total Fueling Positions On 1.08 Acres
- ✓ Strategically Located on the Main Retail Corridor (25,000+ VPD) as a Pad Site to High Performing Lowe's Home Improvement.
- ✓ High Growth Market | Railhead Development is Less than 1 Mile Away and Includes over 1,300 Residential & Multi-Family Units
- ✓ Subject Property Is 20 Miles from Fort Worth, Texas –the Fastest Growing Large City in the US.



Murphy USA operates more than **1,733 retail stations** in 27 U.S. states under the brands **Murphy USA** and Murphy Express. The majority of the locations are positioned near Walmart locations. The brands **provide quality fuels** at the best value to **approximately 2 million** customers a day.



WABASH

THE HOME DEPOT

Johns Manville
A Berkshire Hathaway Company

Albertsons

CONNECT
WORK TOOLS

Shell

TEXAS R.V.
CENTER, LLC

RaceTrac

ONCOR

Pinnacle Bank
THE WAY BANKING SHOULD BE

CHRYSLER
Jeep
RAM

IHOP

HIGHWAY 67
(16,093 VPD)

67

Jack
in the box

CIRCLE K

Exxon

Applebee's
GRILL + BAR

Exxon

McDonald's

LOWE'S

COBBLESTONE
VILLAGE APARTMENTS

WHATABURGER

Flowco
Production Solutions

FHH

TAKE 5
OIL CHANGES

DOUBLE D

SCOOTER'S
COFFEE

Days Inn
BY WYNDHAM

TACO BELL

174
TEXAS

MURPHY
USA

MULBERRY STREET

Pylon sign

INVESTMENT OVERVIEW

MURPHY USA CLEBURNE, TX



CONTACT FOR DETAILS

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Managing Partner
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\$2,291,500

5.15% CAP

NOI

\$118,000.00

Building Area

±2,824 SF

Land Area

±1.08 AC

Year Built

2024

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **20 Year Corporate Absolute NNN Ground Lease**, with 8% rental increases every 5 years, in primary terms and (4) 5-year options to renew
- ✓ **Large Format Store** | 16 Fueling Positions with 8 Pumps that sit on an oversized parcel of 1.08 acres
- ✓ **Strategically Located on the Main Retail Corridor that sees over 25,000 VPD and is Pad Site to a High Performing Lowe's Home Improvement.** Nearby retailers include: Taco Bell, Scooter's Coffee, Take 5 Oil Change, McDonalds, Whataburger, the Home Depot & more
- ✓ **High Growth Trade Area.** Within a 5 mile radius of the property there are over 5,200 residential and multifamily units under construction. Railhead Development is less than 1 mile away and will include over 1,300 units.
- ✓ **Located in Close Proximity to Fort Worth Which is Currently the #1 Fastest Growing Large City in the U.S.** In addition DFW ranked #1 in the country for total job growth adding 322,200 jobs between December 2015 and December 2020
- ✓ **Murphy USA (NYSE: MUSA) Is a Leading Retailer of Gasoline and Convenience Merchandise** with more than 1,733 locations, and employes more than 15,000 people.
- ✓ **Murphy USA Stores Provide Quality, Low-Priced Fuels and Outstanding Service to Nearly 2 Million Customers Every Day** to get them where they need to go. Such exponential growth speaks to Murphy's commitment to provide quality fuels, convenient locations and best-in-class customer service.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

MURPHY USA CLEBURNE, TX

REVENUE
\$23.45 B

STOCK TICKER
MUSA

LOCATIONS
1,733+

Murphy Express

Lessee: Murphy Oil USA

Guarantor: Murphy Oil USA

Murphy USA Inc. (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with over 1,700 stores located primarily in the Southwest, Southeast, Midwest and Northeast United States.

The company and its team of nearly **15,000 employees** serve an estimated **2.0 million customers each day** through its network of retail gasoline stations in **27 states**. The majority of Murphy USA's sites are located in close proximity to Walmart stores.

The company also markets gasoline and other products at **standalone stores** under the Murphy Express and QuickChek brands. Murphy USA ranks among the **Fortune 500 companies**.



murphyoilcorp.com



File Photo



File Photo

IN THE NEWS

MURPHY USA CLEBURNE, TX

Murphy Oil Corp (MUR) Q1 Earnings: Aligns with EPS Projections, Surpasses Revenue Forecasts

MAY 2, 2024 (GURUFOCUS RESEARCH)

Net Income: Reported \$90 million, falling short of the estimated \$132.99 million.

Earnings Per Share (EPS): Achieved \$0.59 per diluted share, below the estimated \$0.84.

Adjusted EPS: Recorded \$0.85 per adjusted diluted share, slightly above the estimate of \$0.84.

Revenue: Totalled \$794.6 million from production, surpassing the estimated \$748.65 million.

Production: Averaged 170 thousand barrels of oil equivalent per day (MBOEPD), aligning with the upper end of guidance.

Capital Expenditure: Accrued \$264 million in Q1, focusing on strategic asset development and exploration.

Murphy Oil's first-quarter results demonstrate a solid start to 2024, marked by strategic capital management and robust production metrics. As the company continues to execute its operational plans and capital allocation strategy, it remains well-positioned to navigate the dynamic energy market and deliver sustained value to its shareholders.

Murphy Oil Corp (NYSE:MUR) disclosed its financial and operational results for the **first quarter** ended March 31, 2024, through its **8-K filing**. The company reported a **net income of \$90 million**, or \$0.59 per diluted share.

EXPLORE ARTICLE



Murphy USA Creates New Role as It Prepares for Future Growth

AMANDA KOPROWSKI, FEBRUARY 22, 2024 (CONVENIENCE STORE NEWS)

Murphy USA Inc. enacted several executive leadership changes that are due to take effect in March, including promoting Mindy West to the newly created position of executive vice president and chief operating officer (CFO).

West will be responsible for both the **Murphy USA** and **QuickChek brands**, including store operations, merchandise, marketing and fuels. She will also drive strategic initiatives and enhance the **performance** and profitability of the entire business, including synergistic activities across the brands. West previously served as executive vice president and chief financial officer since the 2013 spin-off before also assuming responsibilities for all **fuels activities in 2018**.

Mindy West will be promoted to executive vice president and chief operating officer as of March 1.

"Since our spin-off, Mindy has made her mark on the company's **outstanding track** record of creating **shareholder** value as CFO and **more recently leading** our fuels organization to record profits," said Andrew Clyde, Murphy USA president and CEO. "As we continue our trajectory and commitment to all stakeholders, she is uniquely positioned to **lead and drive** the next wave of **advantaged growth** for the business in this **new and critical role.**"

Galagher Jeff will be taking over from West in the executive vice president and chief financial officer role.

EXPLORE ARTICLE



LEASE OVERVIEW

MURPHY USA CLEBURNE, TX

Initial Lease Term	20 Years, plus (4) 5-Year Options To Renew
Rent Commencement	September 2024
Lease Expiration	September 2044
Lease Type	Corporate Absolute NNN Ground Lease
Rent Increases	8% Every 5 Years, In Primary Terms and Options
Annual Rent YRS 1-5	\$118,000.00
Annual Rent YRS 6-10	\$127,440.00
Annual Rent YRS 11-15	\$137,635.20
Annual Rent YRS 16-20	\$148,646.02
Option 1	\$160,537.70
Option 2	\$173,380.71
Option 3	\$187,251.17
Option 4	\$202,231.26

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

File Photo





AutoZone

H&R BLOCK

NAPA

enterprise

DOLLAR GENERAL

DQ

LULRICH

ENGLAND

Bruckner's TRUCK & EQUIPMENT

LA QUINTA BY WYNDHAM

MOORE Supply Co.

Kwik-Kar AUTO REPAIR & CAR CARE CENTER

MULBERRY STREET

MURPHY USA

LOWE'S

Days Inn BY WYNDHAM

TACO BELL

AA MARTIAL ARTS

FH

DOUBLE D

McDonald's

TAKE 5

SCOOTER'S COFFEE

Flowco Production Solutions

WHATABURGER

COBBLESTONE VILLAGE APARTMENTS

Exxon

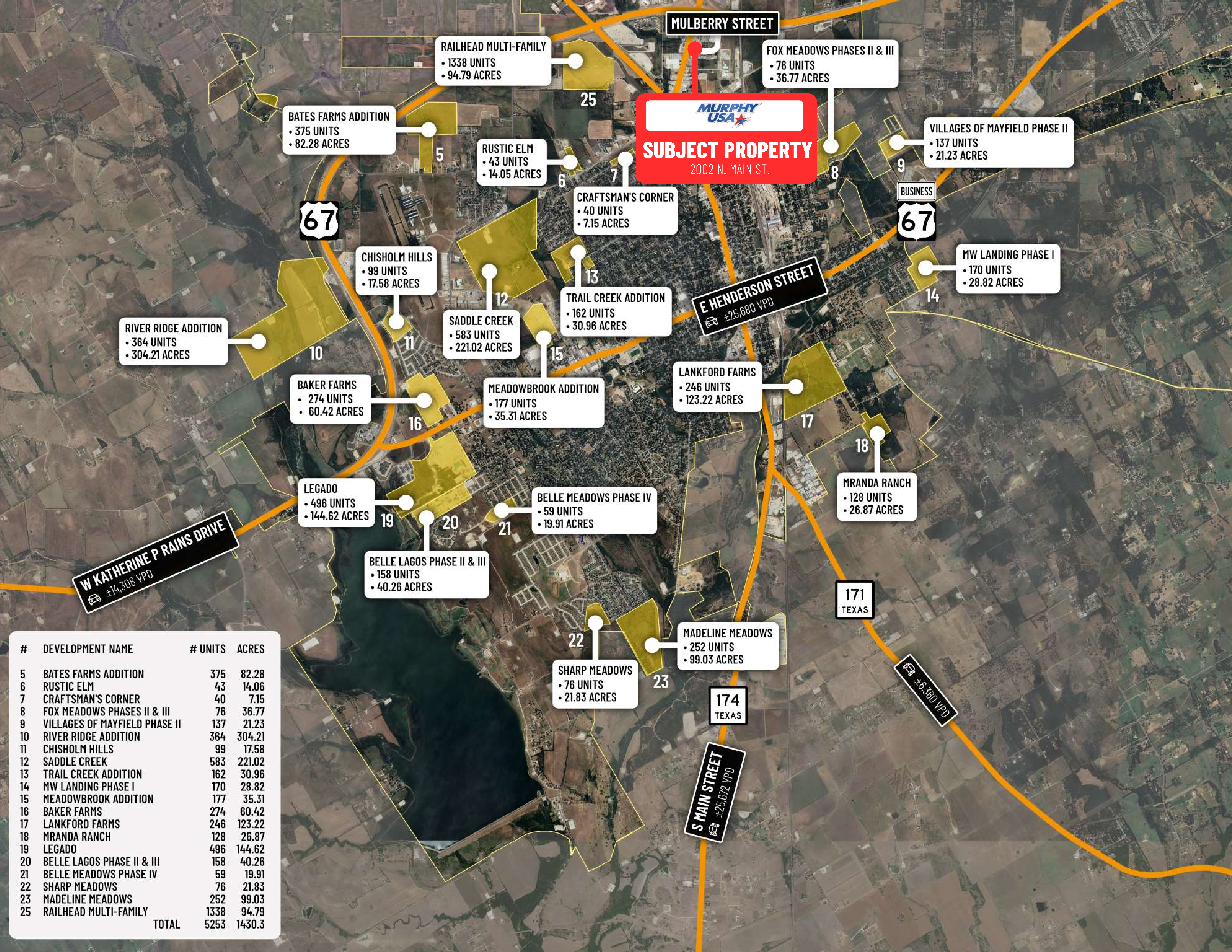
N MAIN STREET (25,000 VPD)

174 TEXAS

E KATHERINE P RAINS ROAD (15,430 VPD)

67

MURPHY USA
SUBJECT PROPERTY
 2002 N. MAIN ST.



RIVER RIDGE ADDITION
 • 364 UNITS
 • 304.21 ACRES

BATES FARMS ADDITION
 • 375 UNITS
 • 82.28 ACRES

RAILHEAD MULTI-FAMILY
 • 1338 UNITS
 • 94.79 ACRES

RUSTIC ELM
 • 43 UNITS
 • 14.05 ACRES

FOX MEADOWS PHASES II & III
 • 76 UNITS
 • 36.77 ACRES

VILLAGES OF MAYFIELD PHASE II
 • 137 UNITS
 • 21.23 ACRES

CRAFTSMAN'S CORNER
 • 40 UNITS
 • 7.15 ACRES

CHISHOLM HILLS
 • 99 UNITS
 • 17.58 ACRES

TRAIL CREEK ADDITION
 • 162 UNITS
 • 30.96 ACRES

MW LANDING PHASE I
 • 170 UNITS
 • 28.82 ACRES

SADDLE CREEK
 • 583 UNITS
 • 221.02 ACRES

MEADOWBROOK ADDITION
 • 177 UNITS
 • 35.31 ACRES

LANKFORD FARMS
 • 246 UNITS
 • 123.22 ACRES

BAKER FARMS
 • 274 UNITS
 • 60.42 ACRES

MRANDA RANCH
 • 128 UNITS
 • 26.87 ACRES

LEGADO
 • 496 UNITS
 • 144.62 ACRES

BELLE MEADOWS PHASE IV
 • 59 UNITS
 • 19.91 ACRES

BELLE LAGOS PHASE II & III
 • 158 UNITS
 • 40.26 ACRES

MADLINE MEADOWS
 • 252 UNITS
 • 99.03 ACRES

SHARP MEADOWS
 • 76 UNITS
 • 21.83 ACRES

#	DEVELOPMENT NAME	# UNITS	ACRES
5	BATES FARMS ADDITION	375	82.28
6	RUSTIC ELM	43	14.06
7	CRAFTSMAN'S CORNER	40	7.15
8	FOX MEADOWS PHASES II & III	76	36.77
9	VILLAGES OF MAYFIELD PHASE II	137	21.23
10	RIVER RIDGE ADDITION	364	304.21
11	CHISHOLM HILLS	99	17.58
12	SADDLE CREEK	583	221.02
13	TRAIL CREEK ADDITION	162	30.96
14	MW LANDING PHASE I	170	28.82
15	MEADOWBROOK ADDITION	177	35.31
16	BAKER FARMS	274	60.42
17	LANKFORD FARMS	246	123.22
18	MRANDA RANCH	128	26.87
19	LEGADO	496	144.62
20	BELLE LAGOS PHASE II & III	158	40.26
21	BELLE MEADOWS PHASE IV	59	19.91
22	SHARP MEADOWS	76	21.83
23	MADLINE MEADOWS	252	99.03
25	RAILHEAD MULTI-FAMILY	1338	94.79
TOTAL		5253	1430.3

FORT WORTH
(20 MILES)

WEATHERFORD HIGHWAY
±8,973 VPD

N MAIN STREET
±25,000 VPD

85,000 SF \$17.5 MILLION
REDEVELOPMENT
PROJECT

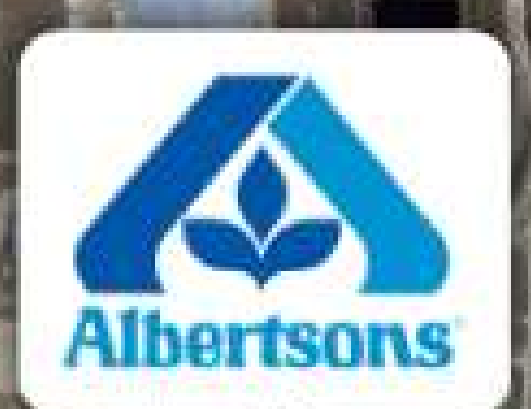
UNITED COOPERATIVE
SERVICES NEW \$33
MILLION DEVELOPMENT
PROJECT

DALLAS
(45 MILES)

171
TEXAS

67

HIGHWAY 67
±16,093 VPD



BUENA VISTA
SENIORS COMMUNITY
(230 UNITS)



MULBERRY STREET

MURPHY
USA
SUBJECT PROPERTY
2002 N. MAIN ST.

174
TEXAS

CLEBURNE
RAILROADERS
STADIUM

RAILHEAD
MULTIFAMILY



DOLLAR GENERAL



CLEBURNE
PLAZA APARTMENTS
(72 UNITS)



COOKE
ELEMENTARY SCHOOL
(610 STUDENTS)



SANTA FE
ELEMENTARY SCHOOL
(395 STUDENTS)

CLEBURNE
REGIONAL
AIRPORT

SADDLE CREEK



BOOKER T. WASHINGTON
RECREATION
CENTER



E HENDERSON STREET
±25,637 VPD

P. D. LACEWELL
PARK



BUSINESS
67



CLEBURNE
HIGH SCHOOL
(1,965 STUDENTS)

A.D. WHEAT MIDDLE
SCHOOL
(702 STUDENTS)

ARBORS OF
CLEBURNE
(160 UNITS)








CLEBURNE
SPORTS COMPLEX



SITE OVERVIEW

MURPHY USA CLEBURNE, TX

	Year Built		2024
	Building Area		±2,824 SF
	Land Area		±1.08 AC
	Pumps		8
	Fueling Positions		16



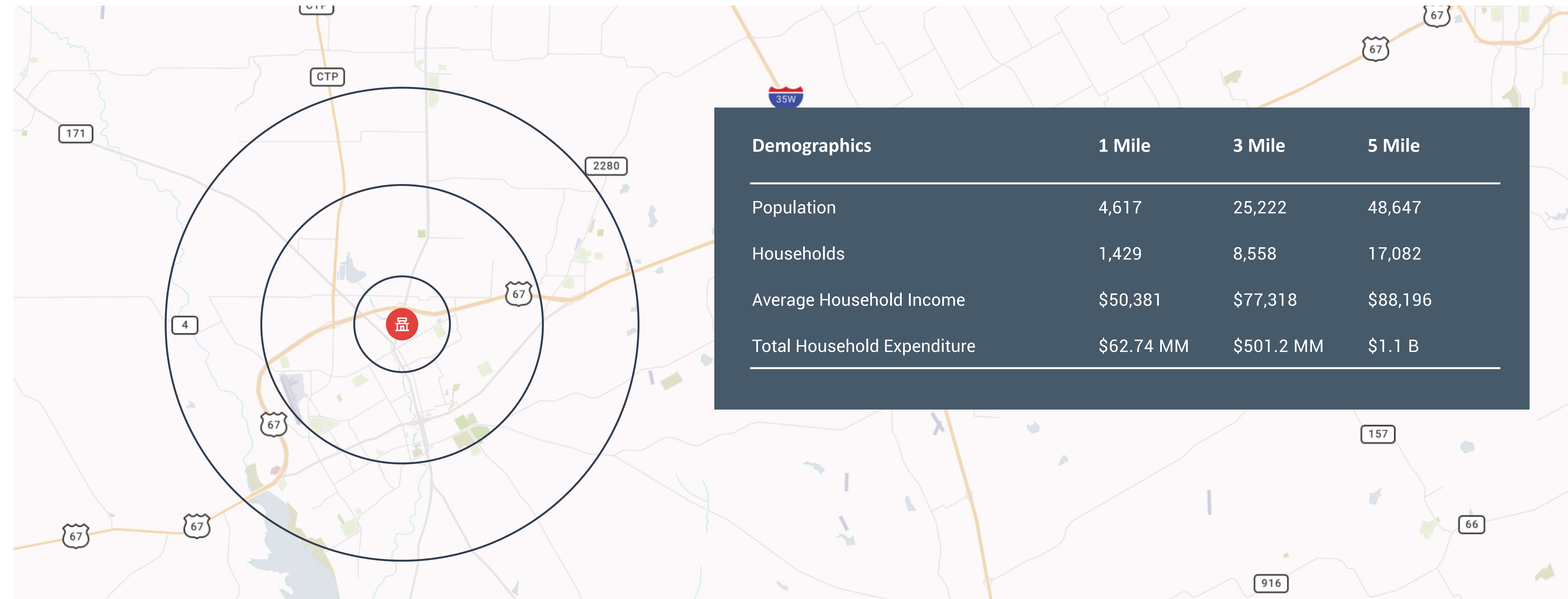
NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's
- The Home Depot
- H-E-B
- Albertsons
- McDonald's
- Dollar General
- Dollar Tree
- Taco Bell
- Jack in the Box



LOCATION OVERVIEW

MURPHY USA CLEBURNE, TX




ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Cleburne Independent School District (968)
2. Wal-Mart Distribution (916)
3. Johnson County (598)
4. Hill College (455)
5. Wal-Mart Stores East (450)
6. Johns-Manville Corporation (415)
7. Texas Health Harris Hospital (413)
8. City of Cleburne (348)
9. Greenbriar Rail Services (200)
10. Supreme Corporation of Texas (175)

LOCATION OVERVIEW

MURPHY USA CLEBURNE, TX

Cleburne Texas

 33,826
Population

 \$60,929
Median Household Income



Cost of living is 8.1%
lower than the U.S.
average.

8.1% LOWER

Ranked #4 'Best Cities to
Relocate to in America.

#4

Once a stop along the historic Chisholm Trail, Cleburne was home to one of the largest railroad shops in the world.

Today, you can visit our history in one of our many museums, but Cleburne is more than just a historic stop.

Downtown Fort Worth is a mere 25 minutes away via the Chisholm Trail Parkway, and less than an hour from downtown Dallas via US 67 or the Chisholm Trail Parkway/Interstate 30.

Today, Cleburne boasts a wide array of culture. You can take in a play through the Plaza Theater or witness a production through the local Carnegie Players, hear a variety of jazz at Songbird Live, enjoy outdoor concerts at Market Square, take in

the vistas along one of North Texas' best municipal golf courses (don't forget to try North Texas' best golf course burger), or just relax in one of our many parks and there is more to come. The past two years, the academic advanced placement program at CISD was rated in the top 3% of all Texas schools and is nationally recognized as one of the very best. Our neighborhoods are quiet and friendly. A simple trip to the grocery store requires additional time to catch up with neighbors and friends. Some say American cities aren't what they used to be. They haven't been to Cleburne. New retail, dining and entertainment will soon arrive at Cleburne Station. And you can catch a professional baseball game at the Depot at Cleburne Station. 2017 marked the return of professional baseball and defense of the 1906 Texas League championship won by the legendary Tris Speaker and his Cleburne Railroaders. The Depot is one of the most unique professional baseball stadiums in America with its railroad theme and intimate setting. The depot is also home to minor league soccer and hosts concerts and events all year.

IN THE NEWS

MURPHY USA CLEBURNE, TX

Dallas-Fort Worth leads all metro areas in population growth

AHRAYA BURNS, MARCH 14, 2024 (NBC DFW)

The DFW Metroplex surpassed 8 million residents between 2022 and 2023, adding 152,598 residents for a total population of 8,100,037.

This was the **largest numeric population** increase of any U.S. metro area between that timeframe, followed by Houston-Pasadena-The Woodlands, TX, which added **139,789 over** the same period, bringing its total population to **7,510,253**. The Austin metro area ranked **seventh**, adding just **over 50,000** people. Meanwhile, the San Antonio area was ninth with **48,071 new residents**.

Over 8.1 million people now call the Dallas-Fort Worth Metroplex home after the region experienced the largest population growth of any metropolitan area in the country in 2023, according to the U.S. Census.

Texas counties also claimed **eight** of the **top 10 spots** for most new residents, with Harris County gaining **53,000 people**. Collin County added **over 36,300 people**, while Denton and Tarrant counties **attracted** over **27,000 new residents** each.

In 2023, federal data also showed that the Metroplex created the **second-most new jobs** of any metro area in the country. US Census data showed that at **7.9 million** people at the time, the DFW metro made up only **2% of the population** of the US. But **4.5%** of all new US jobs created from August 2022-23 were located in the Metroplex, according to data from the Bureau of **Labor Statistics**.

EXPLORE ARTICLE



Electric Co-op to Build \$33M Cleburne Facility

SEPTEMBER 13, 2023 (CONNECT CRE)

A power cooperative is looking to develop a nearly 60,000 square foot facility in Cleburne. Cleburne is a town of 30,000, 20 miles south of Ft. Worth.

United Cooperative Services is considering building a **\$33 million project** that would include offices, a warehouse, a vehicle service bay and a vehicle wash bay.

Construction on the potential development is anticipated to start January 2024 and scheduled to be completed June 2025.

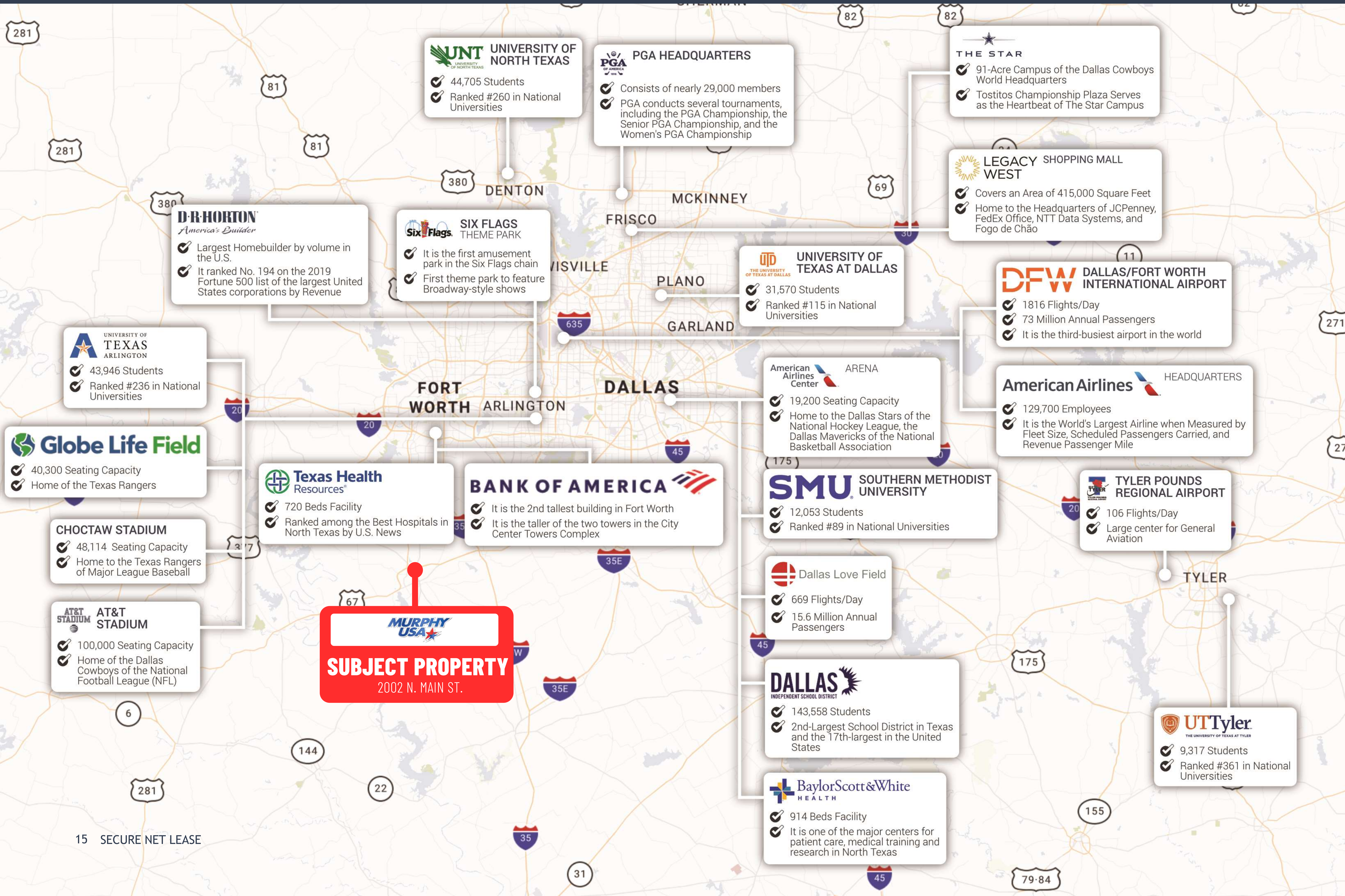
Its website says United Cooperative Services is an electric distribution cooperative serving more than **100,000 meters and over 72,000 members**. The cooperative was formed in April 2000 after Johnson County Electric Cooperative and Erath County Electric Cooperative consolidated.

EXPLORE ARTICLE



METRO AREA

MURPHY USA CLEBURNE, TX



MURPHY USA
SUBJECT PROPERTY
 2002 N. MAIN ST.

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Ben Johnson

Associate
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bjohnson@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

MURPHY USA CLEBURNE, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.