

SECURE NET LEASE

Subject Property



Murphy USA

\$2,973,500 | 5.65% CAP

7081 Airport Blvd, Mobile, AL 36608

- ✓ Brand New 20-Year Ground Lease With 8% Rental Increases Every Five Years and (4) 5-Year Options to Renew
- ✓ Closest Major Gas Station to Mobile Regional Airport | Massive Benefits From Being Closest Gas Station to All Rental Car Companies
- ✓ High-Visibility, Oversized, Signalized Hard Corner Parcel off Airport Blvd and Cody Rd (45,000+ VPD)
- ✓ Surrounded By Major Anchors Including Infirmary Health, University of South Alabama, and Regional Retailers
- ✓ Mobile MSA With 430,000+ Residents and \$422M+ Annual Capital Investment

Murphy USA is one of the nation's largest independent fuel retailers, with over 1,760 locations across 27 states. Ranked #214 on the Fortune 500 and serving nearly 2 million customers daily, the brand is known for value, convenience, and high-volume performance.



HANCOCK WHITNEY STADIUM

MOBILE REGIONAL AIRPORT
• 600,000 ANNUAL VISITORS

USA UNIVERSITY OF SOUTH ALABAMA
• 14,000 STUDENTS
• 5,500 STAFF

OLD SHELL ROAD
±27,541 VPD

bp
6 PUMPS

SCHILLINGER ROAD
±34,671 VPD

SUPER K GAS STATION
2 PUMPS

76
2 PUMPS

Shell
6 PUMPS

CIRCLE K
2 PUMPS

AIRPORT BOULEVARD
±40,000 VPD

MURPHY USA
SUBJECT PROPERTY
7081 AIRPORT BLVD.

USA HEALTH PROVIDENCE HOSPITAL
(349 BEDS)

CITGO
4 PUMPS

14 DIFFERENT CAR RENTAL PROVIDERS WITHIN 2.5 MILES
enterprise Hertz
National AVIS
Budget Alamo

Wawa
UNDER CONSTRUCTION

DAWES ROAD
±11,678 VPD

CODY ROAD S
±15,000 VPD

LAST STOP GAS STATION BEFORE MOBILE REGIONAL AIRPORT
• WITHIN 2.5 MILES OF 14 DIFFERENT CAR RENTAL PROVIDERS
• SUBJECT PROPERTY IS THE LAST GAS STATION DIRECTLY OFF AIRPORT BLVD HEADING WEST FROM DOWNTOWN MOBILE TO THE MOBILE REGIONAL AIRPORT

CEFCO
8 PUMPS

Shell
4 PUMPS

Shell
5 PUMPS

INVESTMENT OVERVIEW

MURPHY USA MOBILE, AL



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AL Broker of Record: Wesley Crunkleton

License #: 000072499-0

\$2,973,500

5.65% CAP

NOI

\$168,000

Building Area

±2,824 SF

Land Area

±1.30 AC

Year Built

2025

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Brand New 20-Year Ground Lease** With 8% Rental Increases Every Five Years in Both the Primary Term and Renewal Options, Plus (4) 5-Year Options to Renew
- ✓ **Strong Location Along Airport Blvd (31,000+ VPD).** Subject property is the last gas station that sits directly off Airport Blvd heading West from Downtown Mobile to the Mobile Regional Airport. Subject property is also within 2.5 miles of 14 different car rental providers.
- ✓ **Near Infirmiry Health, University of South Alabama, and Mobile County Public Schools** These anchors include over 10,000 employees and more than 65,000 students combined, supporting steady retail demand from hospital staff, students, faculty, and government workers.
- ✓ **Less Than 5 Miles From Mobile Regional Airport and USS Alabama Battleship Memorial Park** Together these regional draws see over 1 million annual travelers and visitors, boosting year-round activity from both business and tourism traffic.
- ✓ **Murphy USA Operates 1,760+ Locations and Serves Nearly 2 Million Customers Daily** Ranked #214 on the Fortune 500 and #89 on Fortune's Fastest-Growing Companies, Murphy USA is a leading national convenience retailer with strong margins, innovation, and loyal customer base.
- ✓ **Mobile Is Alabama's Fourth-Largest City With 430,000+ Metro Residents and Major Expansion Projects** Underway The city is home to Airbus, Austal USA, and the Port of Mobile—which is on track to become the Gulf's deepest port—while the region is experiencing over \$422M in capital investment and 1,400+ new jobs annually.

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 MOBILE, AL

Murphy USA

Lessee: MURPHY OIL USA, INC.

Guarantor: MURPHY OIL USA, INC.

REVENUE
\$20.244 B

CREDIT RATING
BB+

STOCK TICKER
MUSA

LOCATIONS
1,760+



[murphyusa.com](https://www.murphyusa.com)

Murphy USA is one of the nation's largest independent fuel retailers, operating more than 1,700 locations across 27 states and serving nearly 2 million customers every day. Originally established in 1996 as a spin-off from Murphy Oil, the company has grown into a dominant presence in the convenience retail sector.

Headquartered in El Dorado, Arkansas, Murphy USA is a publicly traded company listed on the NYSE under the ticker MUSA and **ranked #214** on the **2024 Fortune 500 list**. The company is also recognized as one of Fortune's 100 Fastest-Growing Companies, **ranking #89**.

Historically positioned adjacent to Walmart stores, Murphy USA has expanded its real estate strategy through the development of larger, standalone Murphy Express sites. These newer formats offer an expanded product mix, competitive fuel pricing, and convenience-driven services such as free ATMs, fountain drinks, and hot food offerings. In **Q1 2025 alone**, Murphy USA opened **eight new stores** and continued its aggressive rollout of raze-and-rebuild projects nationwide. Operationally, the company emphasizes cost discipline, **in-store category growth**, and innovation in technology, including its proprietary FuelAssure™ platform and the popular Murphy Drive Rewards loyalty program. Murphy USA's retail fuel margins, merchandise performance, and **robust logistics network** have positioned the brand as a resilient and profitable tenant, even in volatile markets. With over **15,000 employees** and a long-term commitment to growth, Murphy USA represents a stable, creditworthy national tenant with a proven record of customer loyalty, **operational efficiency**, and market leadership.



File Photo

IN THE NEWS

MURPHY USA MOBILE, AL

Murphy USA Inc. Reports First Quarter 2025 Results

MAY 7, 2025 (MURPHY USA)

EL DORADO, Ark.--(BUSINESS WIRE)-- Murphy USA Inc. (NYSE: MUSA), a leading marketer of retail motor fuel products and convenience merchandise, today announced financial results for the three months ended March 31, 2025.

Key Highlights:

- Net income was **\$53.2 million, or \$2.63** per diluted share, in Q1 2025 compared to net income of \$66.0 million, or \$3.12 per diluted share, in Q1 2024.
- Total fuel contribution for **Q1 2025 was 25.4 cpg**, compared to 24.8 cpg in Q1 2024.
- Total retail gallons decreased 1.9%, and volumes on a same store sales ("SSS") basis **declined 4.2%, in Q1 2025** compared to Q1 2024.

Murphy USA added eight new stores in Q1 and accelerated growth through raze-and-rebuild projects, reinforcing its national expansion strategy.

- Merchandise contribution dollars for **Q1 2025** increased **2.3% to \$195.9 million** on average unit margins of 19.6%, compared to Q1 2024 contribution dollars of \$191.6 million on unit margins of 19.2%.
- During Q1 2025, the Company repurchased approximately **321.1 thousand** common shares for **\$151.2 million** at an average price of \$470.80 per share.
- The Company paid a quarterly cash dividend of \$0.49 per share, or \$1.96 per share on an annualized basis, on March 5, 2025, a **2.1% increase** from December of 2024, for a total cash payment of \$9.8 million.
- On **April 7, 2025**, the Company successfully completed a refinancing and upsize of both its revolving credit facility and its Term Loan B to extend maturities and provide additional liquidity for the next **several years**.

EXPLORE ARTICLE



Murphy USA to Accelerate Store Growth in 2025

HANNAH HAMMOND, FEBRUARY 5, 2025 (CSP DAILY NEWS)

Murphy USA showed strength in its core areas, fuel and nicotine, in 2024, President and CEO Andrew Clyde said in the convenience-store chain's fourth-quarter 2024 earnings results, which were released Wednesday afternoon.

Overall, though, the company was down when it came to net income for the **fourth quarter of 2024** and for the full year. "Strength in our core areas, particularly our fuel and nicotine categories, continued to drive significant value, with retail fuel margins up **50 basis points year-over-year**, despite lower volatility and a flatter price profile. Total merchandise margin dollars **increased nearly 4%** year-over-year, despite challenges in our Northeast market especially for food retailers."

Murphy USA plans to open 80–90 new stores in 2025, including raze-and-rebuild projects and expanded formats, marking its most aggressive growth year to date.

The chain accelerated its **new-store activity** in 2024, Clyde said, completing 32 new-to-industry stores and 47 raze-and-rebuilds. There was a **total of 1,757 Murphy USA/Express** and QuickChek stores as of Dec. 31, and it has plans to keep growing its store count in 2025.

Murphy USA is increasing its growth trajectory in **2025 and 2026** as it focuses on long-term growth opportunities, Clyde said. Its 2025 guidance showed that Murphy USA will open up to **50 new stores** and up to 30 raze-and-rebuilds in the coming year.

"Looking ahead, we remain committed to **organic growth** in attractive markets, leveraging our strengths and capabilities to take share and investing in innovation to deliver exceptional value to our customers," Clyde said.

EXPLORE ARTICLE



LEASE OVERVIEW

MURPHY USA MOBILE, AL

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	December 2025
Lease Expiration	December 2045
Lease Type	Ground Lease
Rent Increases	8% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$168,000.00
Annual Rent YRS 6-10	\$181,440.00
Annual Rent YRS 11-15	\$195,955.20
Annual Rent YRS 16-20	\$211,631.62
Option 1	\$228,562.15
Option 2	\$246,847.12
Option 3	\$266,594.89
Option 4	\$287,922.48

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.



MOBILE REGIONAL AIRPORT
• 600,000 ANNUAL VISITORS

FAITH ACADEMY
(1,974 STUDENTS)

ORCHARD ELEMENTARY SCHOOL
(585 STUDENTS)

C-L SCARBOROUGH MIDDLE SCHOOL
(644 STUDENTS)

FOREST HILL ELEMENTARY SCHOOL
(485 STUDENTS)

CLARK-SHAW MAGNET SCHOOL
(544 STUDENTS)

JOHN WILL ELEMENTARY SCHOOL
(510 STUDENTS)

Winn-Dixie

DOLLAR GENERAL

Waffle House

TRACTOR SUPPLY CO

Church's

AUGUSTA EVANS SCHOOL
(214 STUDENTS)

USA UNIVERSITY OF SOUTH ALABAMA
• 14,000 STUDENTS
• 5,500 STAFF

HOBBY LOBBY **ROSS**
MATTRESS FIRM **DRESS FOR LESS**

KIRKLAND'S **HIBBETT**
PET SMART **SPORTS**

AutoZone **DUNKIN'**

FIVE GUYS **CAFO** **CHIPOTLE**
BURGERS and FRIES **Chick-fil-A** **Wendy's**

SUBWAY

MURPHY USA
SUBJECT PROPERTY
7081 AIRPORT BLVD.

Waffle House

Subway
McDonald's

at home
HobbyTown
LESLIE'S
Checkers

LOWE'S
McDonald's
Arby's
Peppercorn's

Academy
Wing Stop

WELLS FARGO

Walmart Neighborhood Market
Zaxby's

Harbor Freight Tools

DOLLAR GENERAL
Chick-fil-A

TJ-maxx **DSW**
Office DEPOT **OfficeMax**
MOE's **Culver's**
Walgreens

AIRPORT BOULEVARD
±40,000 VPD

Wawa **POPEYES**
Starbucks **Waffle House**

Walmart Supercenter
bealls
golden corral

PET SUPPLIES PLUS
Buffalo Wild Wings

USPS.COM

DOLLAR TREE
POPEYES
OUTBACK STEAKHOUSE
garden of eatin'

IHOP

BAKER HIGH SCHOOL
(2,421 STUDENTS)

Target **planet fitness**
chili's
Panera BREAD **SMOOTHIE KING**
DOLLAR TREE

KOHL'S **THE HOME DEPOT**
AMC THEATRES
ALDI **PANDA EXPRESS** **ROCKY BARREL**

CODY ROAD S
±15,000 VPD

TIMBER RIDGE APARTMENTS
(320 UNITS)

STONE RIDGE APARTMENT HOMES
(317 UNITS)

Waffle House **Starbucks**
FIREHOUSE SUBS

Family Dollar **planet fitness**

DENTON MAGNET SCHOOL OF TECHNOLOGY
(330 STUDENTS)

DAVIDSON HIGH SCHOOL
(1,473 STUDENTS)

SOUTHERN OAKS APARTMENTS
(224 UNITS)

KNOLLWOOD CHRISTIAN ACADEMY
(204 STUDENTS)

KNOLLWOOD APARTMENTS
(704 UNITS)

CHRYSLER
Jeep
RAM

DOLLAR GENERAL

Shell

McDonald's

Walmart Neighborhood Market

McDonald's



MOBILE REGIONAL AIRPORT
• 600,000 ANNUAL VISITORS

DOLLAR GENERAL
Save on Home Goods, Mattress & Furniture

Walmart
Supercenter
bealls
OUTLET
golden corral

MURPHY USA

WELLS FARGO

CODY ROAD S
(15,000 VPD)

AIRPORT BOULEVARD
(40,000 VPD)

LAST STOP GAS STATION BEFORE MOBILE REGIONAL AIRPORT

- WITHIN 2.5 MILES OF 14 DIFFERENT CAR RENTAL PROVIDERS
- SUBJECT PROPERTY IS THE LAST GAS STATION DIRECTLY OFF AIRPORT BLVD HEADING WEST FROM DOWNTOWN MOBILE TO THE MOBILE REGIONAL AIRPORT



SITE OVERVIEW

MURPHY USA MOBILE, AL

Year Built | 2025

Building Area | ± 2,824 SF

Land Area | ± 1.30 AC

NEIGHBORING RETAILERS

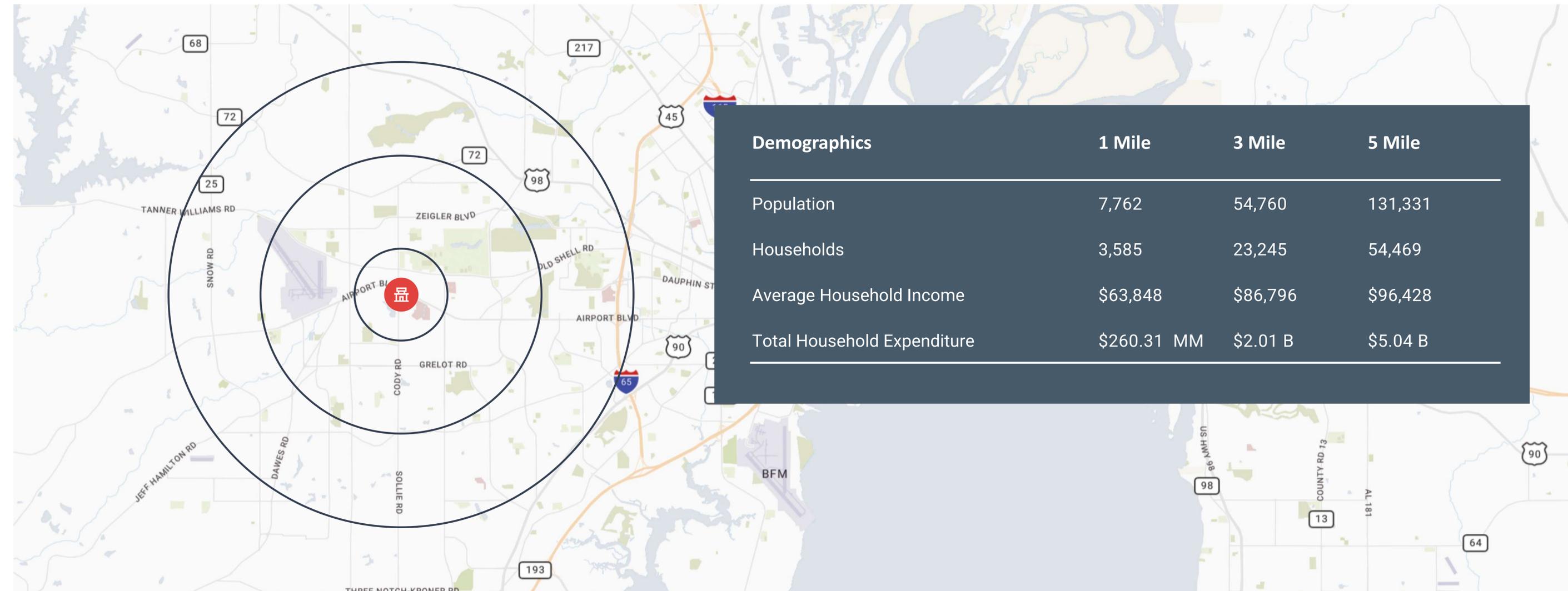
- Walmart Supercenter
- Lowe's
- Chick-fil-A
- T.J. Maxx
- ROSS Dress For Less
- Walmart Neighborhood Market
- The Home Depot
- ALDI
- Kohl's
- Target



Subject Photo

LOCATION OVERVIEW

MURPHY USA MOBILE, AL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. University of South Alabama & USA Medical Facilities (11,500)
2. Mobile County Public School System (7,200)
3. Infirmary Health Systems (4,700)
4. Austal USA (3,000)
5. Airbus (2,800)
6. City of Mobile (2,000)
7. Altapointe (1,700)
8. AM/NS Calvert (1,600)
9. Springhill Medical Center (1,600)
10. County of Mobile (1,600)

LOCATION OVERVIEW

MURPHY USA MOBILE, AL

Mobile

Alabama



430,000 (Mobile MSA)

Population



\$56,438

Median Household Income



Annual Trade via Port of
Mobile

\$85 Billion

Brookley Airport
Redevelopment

400+ Acres

Located along the Gulf Coast, Mobile is a thriving mid-size metro with a diverse economy, robust transportation infrastructure, and one of the nation's busiest ports.

As Alabama's only seaport city, Mobile is home to the Port of Mobile—ranked among the top 10 largest U.S. ports by tonnage—which continues to fuel economic activity and attract major industrial investment.

Major industrial employers and a top-ranked U.S. port continue to drive long-term economic growth across the Mobile MSA.

The metro also benefits from strong access to Interstates 10 and 65, CSX and Canadian National railways, and an expanding airport system, providing

multimodal logistics advantages for employers and residents alike. The city's strategic location and pro-business policies have supported the growth of key sectors including aerospace, shipbuilding, manufacturing, and chemical production. Mobile is home to global names like Airbus, Austal USA, and AM/NS Calvert, while the Brookley Aeroplex is undergoing a \$400M expansion as it transforms into the new commercial terminal for Mobile International Airport. Ongoing development around the waterfront and downtown core is revitalizing the urban landscape, with a surge in new housing, hotels, and entertainment venues. Mobile also features a rich cultural heritage, historic neighborhoods, and year-round tourism—including America's original Mardi Gras. With a relatively low cost of living, strong public institutions, and a labor force supported by multiple colleges and universities, Mobile is well-positioned for continued growth and long-term economic sustainability.

IN THE NEWS

MURPHY USA MOBILE, AL

Mobile Chamber reports booming local economy in 2024 with significant capital investment, job creation

AUSTEN SHIPLEY, JANUARY 9, 2025 (YELLOW HAMMER)

The Mobile Chamber has revealed that the city's economy had over \$422 million in capital investment and almost 1,400 jobs created in 2024 alone.

The numbers have translated into a booming economy that has drawn **both businesses and new residents** to the Port City. With the strong performance in both categories, Mobile is continuing its rise as a national hub for **innovation, manufacturing, and distribution**.

"The success of 2024 is a reflection of the vision and determination of businesses that see Mobile as a place where innovation and opportunity thrive," said Mobile Chamber President and CEO Bradley Byrne. "Team Mobile is laying the **groundwork for long-term prosperity** and our best days are ahead. We are just getting started."

Port expansion will allow larger vessels, boosting trade volume and attracting national logistics investment.

Mobile Mayor Sandy Stimpson believes the investment into Mobile's economy by various corporations is **"shaping a brighter future"** for the city and its citizens.

"The growth we've seen over the last year is a testament to our region's economic strength, our skilled workforce, and the confidence that industry has in Mobile's trajectory," said Stimpson. "Across multiple sectors, **leading companies** are choosing to **invest and reinvest** in our community."

According to Mobile County Commission President Merceria Ludgood, **teamwork** was the key to the year's success.

EXPLORE ARTICLE



Mobile secures historic \$550 million USDOT grant for Mobile River Bridge and Bayway

JULY 18, 2024 (ALABAMA POLITICAL REPORTER)

In a landmark achievement, the U.S. Department of Transportation (USDOT) has awarded a \$550 million discretionary grant to the Mobile River Bridge and Bayway Project.

Mayor Sandy Stimpson expressed his **profound gratitude** during a statement this morning, following a congratulatory call from Secretary of Transportation Pete Buttigieg.

This grant, part of the Bridge Investment Program, is the largest federal grant in Alabama's history.

"Hallelujah! It is hard to overstate how important today's announcement is for the future of Mobile," Mayor Stimpson said. He emphasized the **collaborative effort** that made this possible, thanking President Joe Biden, Governor Kay Ivey, Alabama's congressional delegation, and **numerous local officials** and advocates for their **unwavering support and dedication** to this project over the years.

Governor Kay Ivey hailed the grant as a **"game-changer"** for Alabama, highlighting its potential to boost not only Mobile and Baldwin Counties but also the entire state and region. She praised the federal government for **recognizing the critical importance** of this infrastructure project.

Senator Katie Britt also celebrated the grant, noting, **"The \$550 million investment** in the Mobile River Bridge and Bayway Project is a huge win for Alabamians and any American who drives along I-10."

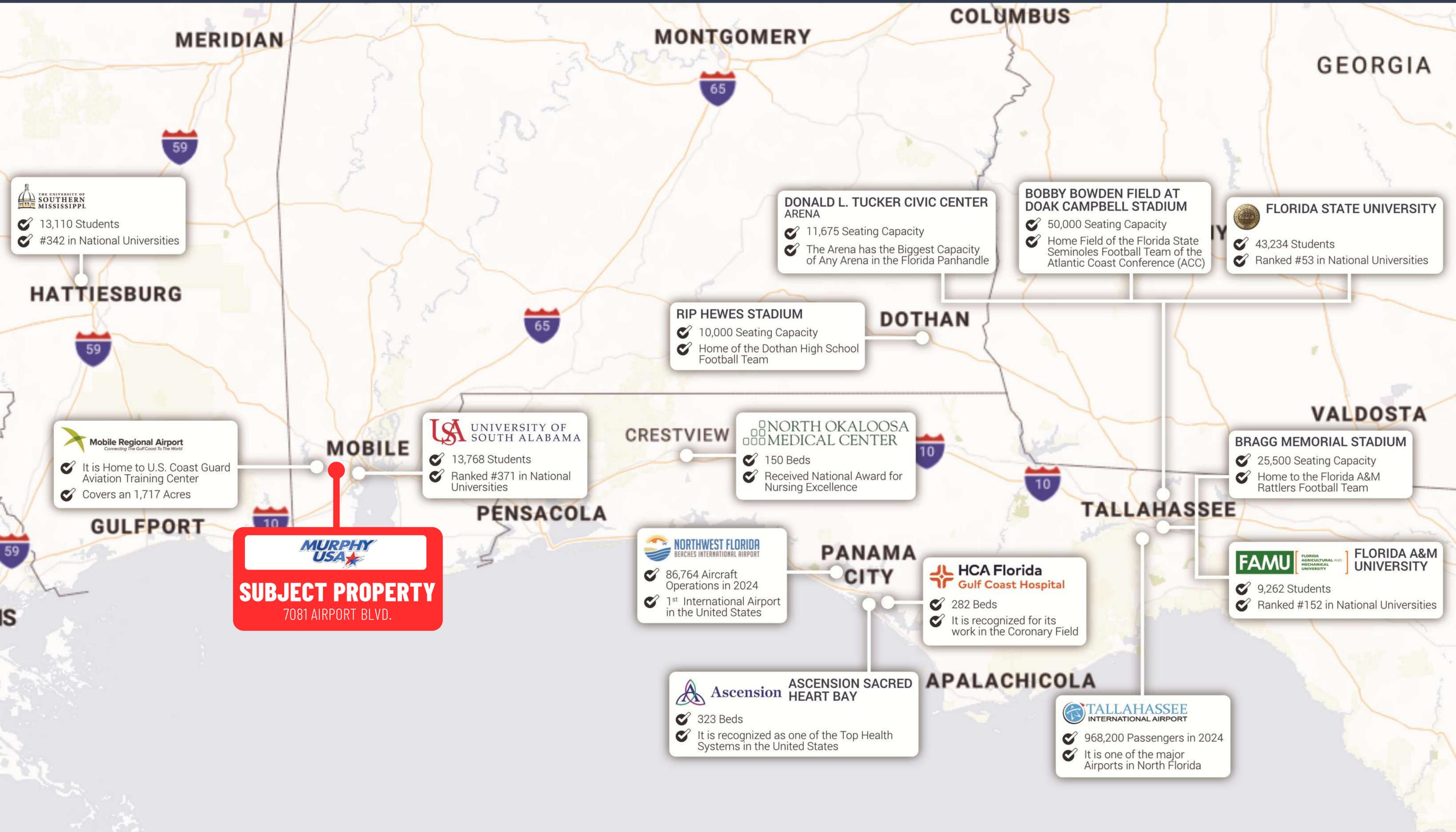
The **\$550 million grant** significantly advances the **decades-long effort** to construct a new I-10 bridge and bayway, expected to cost a total of **\$3.5 billion**. This project aims to alleviate congestion in the Wallace Tunnel and expand the bayway, which is crucial for improving traffic flow, enhancing public safety, and **supporting commerce and tourism** along the Gulf Coast.

EXPLORE ARTICLE



METRO AREA

MURPHY USA MOBILE, AL



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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

Los Angeles

Office

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El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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