




Murphy USA

\$2,381,000 | 5.25% CAP

FM 495 & Alamo Road, Alamo, TX 78516

- ✓ **20-Year Absolute NNN Ground Lease** Corporate Guarantee with 8% Rental Increases Every 5 Years
- ✓ **Signalized Hard Corner at FM 495 & Alamo Road** Regional Access to IH-2/US-83 with 80,000+ Vehicles Per Day
- ✓ **Daily-Needs Anchors Nearby** Walmart Supercenter, H-E-B, Walgreens, and Dollar General Within 1 Mile
- ✓ **Institutional Demand Drivers** UTRGV (35,800+ Students), Bert Ogden Arena (9,000 Seats), McAllen Intl. Airport (1.2M+ Travelers)
- ✓ **Located in the McAllen-Edinburg-Mission MSA** One of the Fastest-Growing Metros in South Texas



Murphy USA is a leading **U.S. fuel and convenience retailer** with **1,750+ locations** across **27 states**, primarily positioned near Walmart stores. The brand focuses on **value-priced fuel** and efficient, quick-stop merchandising, serving approximately **2 million customers each day**.

INVESTMENT OVERVIEW

MURPHY USA ALAMO, TX



Subject Property – Taken October 2025

CONTACT FOR DETAILS

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\$2,381,000

5.25% CAP

NOI

\$125,000

Building Area

±2,824 SF

Land Area

±1.25 AC

Year Built

2025

Lease Type

NNN
Ground Lease

Occupancy

100%



Brand New 20-Year Absolute NNN Ground Lease with 8% rental increases every 5 years in both the primary term and renewal options, and (4) 5-year options.



Signalized Hard Corner Location at FM 495 & Alamo Road Prominent intersection less than 0.5 mile north of IH-2/US-83, providing regional access to 80,000+ vehicles per day and serving as a high-visibility connector for daily commuters and retail traffic throughout the Rio Grande Valley.



High-Performing Retail Corridor Anchored by Walmart and H-E-B The adjacent Walmart Supercenter (226,000 SF; 300–400 Employees) draws 15,000+ weekly shoppers, anchoring nearby H-E-B, Walgreens, Dollar General, and AutoZone.



Proximity to Major Regional Demand Drivers Key anchors within the McAllen–Edinburg–Mission MSA include UTRGV (35,800+ Students), South Texas College (32,000+ Students), Doctors Hospital at Renaissance (530 Beds), McAllen International Airport (1.2M+ Annual Travelers), and Bert Ogden & Payne Arenas (Up to 9,000 & 7,000 Seats Each)—driving year-round visitation and consistent retail traffic.



High-Traffic Corridor Serving Commuters, Residents, and Visitors Continuous exposure along FM 495 draws steady daily traffic from local residents and visitors to the Basilica of Our Lady of San Juan del Valle (1M+ Annual Visitors) and the Santa Ana National Wildlife Refuge (165,000+ Annual Visitors).



Diverse Regional Economy Anchored by Retail, Healthcare, and Education The MSA’s top employment sectors include Healthcare (52,865 Jobs), Retail Trade (43,010 Jobs), and Educational Services (42,756 Jobs), supporting more than 450,000 total jobs. GDP has grown 31% since 2019, underscoring one of Texas’ most resilient and fast-developing regional economies.



Fortune 500 Tenant with Strong Growth and Industry Recognition Murphy USA (NYSE: MUSA) ranks as the 8th-largest specialty retailer in the U.S. and among the Top 4 convenience store chains by store count, operating 1,750+ locations nationwide. The company serves ~2 million customers per day, was named among Fortune’s “World’s Most Admired Companies” and “100 Fastest-Growing Companies”, and continues to expand with 50 new stores and dozens of raze-and-rebuilds annually, reinforcing its long-term stability and scale.



Located in the McAllen–Edinburg–Mission MSA – A Top-Growth South Texas Market The MSA—the 5th largest in Texas—has surpassed El Paso in size and remains among the fastest-growing metro areas along the Texas-Mexico border. Recent public- and private-sector investment includes a \$176M McAllen Airport Expansion, new \$1.85M inclusive public park in Alamo, and Foreign Trade Zone enhancements near the Pharr International Bridge, reinforcing long-term economic stability and retail performance.

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 ALAMO, TX

Murphy USA

Lessee: Murphy Oil USA, INC.,

Guarantor: Murphy Oil USA, INC.,

REVENUE

\$17.9 B

STOCK TICKER

MUSA

LOCATIONS

1,750+



murphyusa.com

Murphy USA (NYSE: MUSA) is a Fortune 500 retailer of motor fuels and convenience merchandise headquartered in El Dorado, Arkansas.

The company operates more than **1,750 locations** across **27 states**, providing value-priced fuel and everyday convenience items to approximately **two million customers** each day. Murphy USA's stores are primarily located adjacent to Walmart Supercenters and other high-traffic retail corridors, offering customers a fast, convenient, and affordable experience. The company operates under the Murphy USA, Murphy Express, and QuickChek brands, all focused on delivering quality products, competitive fuel pricing, and **efficient service**. Murphy USA continues to expand through a disciplined pipeline of new-to-industry (NTI) developments and **raze-and-rebuild projects** that enhance operational efficiency and long-term profitability.

Publicly traded on the New York Stock Exchange (NYSE: MUSA), Murphy USA generated **\$20.2 billion** in revenue for fiscal year 2024 and reported second-quarter **2025 net income of \$145.6 million**, reflecting stable performance across varying fuel markets. The company ranks among the Fortune 500 and employs **approximately 15,000 team members** nationwide. Guided by a commitment to reliability, customer value, and shareholder performance, Murphy USA remains one of the nation's most trusted names in convenience retail.



Subject Property – Taken October 2025

IN THE NEWS

MURPHY USA ALAMO, TX

Murphy USA poised to open 50 new c-stores over the next year

HANNAH HAMMOND, JULY 30, 2025 (CSP DAILY NEWS)

Murphy USA’s new-to-industry (NTI) store program is gaining momentum, President and CEO Andrew Clyde said Wednesday in announcing the convenience-store chain’s second-quarter 2025 financial results.

The El Dorado, Arkansas-based company had a total of 1,766 c-stores—1,612 Murphy USA/Express stores and 154 QuickChek stores—as of June 30.

CSP ranks Murphy USA No. 4 by U.S. store count in 2025 and highlights pipeline momentum and margin resilience.

In the second quarter of this year, it opened five new-to-industry and nine raze-and-rebuild Murphy USA/Express stores, and it opened one NTI QuickChek store. Thirty-nine stores, including new builds and rebuilds, were under construction at the end of the second quarter.

Other highlights include:

- Net income was **\$145.6 million** in second-quarter 2025, compared to **\$144.8 million** in second-quarter 2024.
- Total fuel contribution was **32 cents per gallon** in second-quarter compared to 31.7 cpg in second-quarter 2024.
- Merchandise contribution dollars for the latest **quarter increased 1%** to \$218.7 million on average unit margins of 20%. This was primarily driven by higher overall merchandise sales volumes.
- Adjusted EBITDA (earnings before interest, taxes, depreciation and amortization) was \$286 million in the second quarter compared to **\$278.6 million** in the year prior.

EXPLORE ARTICLE

Murphy USA Inc. Reports Second Quarter 2025 Results

JULY 30, 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 and six months ended June 30, 2025.

Key Highlights:

- Merchandise contribution dollars for Q2 2025 increased **1.0% to \$218.7 million** on average unit margins of **20.0%**, compared to Q2 2024 contribution dollars of **\$216.5 million** on unit margins of 20.0%.
- During Q2 2025, the Company repurchased approximately **470.7** thousand common shares for **\$211.9 million** at an average price of **\$450.25** per share.

Q2 2025 net income was \$145.6M with total fuel contribution of 32.0 cpg, reflecting resilient performance in a stable fuel environment.

“Second quarter results highlighted the resiliency of Murphy USA’s advantaged model, **delivering stronger financial results** despite relatively low fuel price volatility and slightly weaker customer traffic,” said President and CEO Andrew Clyde. “Supply margins improved modestly in the second quarter, driving all-in fuel margins of **32 cents** per gallon, up 30 basis points versus the prior-year quarter. We remain focused on store profitability, as evidenced by favorable sequential and y-o-y comparisons in store operating expenses and general and administrative costs. Our NTI store program is gaining momentum, and we are poised to deliver **50 new stores** over the **next 12 Month period**, which will help drive EBITDA growth into 2026 and beyond.”

EXPLORE ARTICLE

LEASE OVERVIEW

MURPHY USAALAMO, TX

Initial Lease Term	20 Years, Plus Four (4) 5-Year Options
Rent Commencement	November 1, 2025
Lease Expiration	October 31, 2045
Lease Type	Ground Lease
Rent Increases	8% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$125,000.00
Annual Rent YRS 6-10	\$135,000.00
Annual Rent YRS 11-15	\$145,800.00
Annual Rent YRS 16-20	\$157,000.00
Option 1	\$170,061.12
Option 2	\$183,666.01

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.



Subject Property – Taken October 2025

ARNOLDO CANTU,
SR. ELEMENTARY
(612 STUDENTS)

DRS. REED &
MOCK ELEMENTARY
(540 STUDENTS)

SGT. LEONEL TREVIÑO
ELEMENTARY
(370 STUDENTS)

IDEA SAN
JUAN COLLEGE
PREP

AMANDA
GARZA-PENA
ELEMENTARY
(578 STUDENTS)

AUDIE MURPHY
MIDDLE SCHOOL
(787 STUDENTS)

NORTH ALAMO ROAD
±21,000 VPD

**MURPHY
USA**
SUBJECT PROPERTY
FM 495 & ALAMO ROAD

ExxonMobil

DOLLAR GENERAL

AUGUSTO GUERRA
ELEMENTARY
(700 STUDENTS)

495
TEXAS

EAST FARM TO MARKET ROAD
±12,000 VPD

DOLLAR GENERAL

ALAMO COUNTRY
CLUB

83

SHOE DEPT.
DOLLAR TREE
WING-STOP
CAFO
AT&T

goodwill

McDonald's

H-E-B

DOLLAR GENERAL
Little Caesars
CHURCH'S

BURGER KING

INTERSTATE
2

±19,660 VPD

U-HAUL

Wendy's

STEPHEN F. AUSTIN
MIDDLE SCHOOL
(871 STUDENTS)

Audi

SUNOCO

Pizza Hut

JAGUAR

Mercedes-Benz

Jack in the box

AutoZone
market
Little Caesars
SUBWAY
boost
mobile

CHURCH'S

LEXUS

DUTCH BROS

SONIC

GOLDEN CHICK

Jackson Hewitt

cricket
metro
by T-Mobile

CARMAX

BURGER KING

Domino's Pizza

MARCO'S
PIZZA

planet fitness

Little Caesars

DOLLAR TREE

PSJA COLLEGIATE
HIGH SCHOOL PROGRAM

PSJA EARLY
COLLEGE HIGH
SCHOOL
(2,360 STUDENTS)

EDITH & ETHEL
CARMAN
ELEMENTARY
(642 STUDENTS)

EXPLORERS
TRAIL PARK

ALFRED SORENSEN
ELEMENTARY
(606 STUDENTS)

JOHN MCKEEVER
ELEMENTARY
(722 STUDENTS)

JAMES BOWIE
ELEMENTARY SCHOOL

PSJA MEMORIAL EARLY
COLLEGE HIGH SCHOOL
(1,946 STUDENTS)

CAPT D SALINAS
ELEMENTARY SCHOOL
(477 STUDENTS)

VANGUARD MOZART
ELEMENTARY
(1,209 STUDENTS)

±19,660 VPD

CIRCLE K

FARM
ROAD
907





Target
Lowe's
Best Buy
Ross Dress for Less
Costco Wholesale
Walmart Supercenter
Sam's Club
Dick's Sporting Goods
at home
PetSmart
HomeGoods
Marshall's
Office Depot
OfficeMax
Burlington

TJ-maxx
Ikea
The Home Depot
World Market
Academy Sports+Outdoors
Ross Dress for Less
Burlington
Five Below
Crunch
Staples
Ashley

Hampton Inn
Red Roof LA Quinta
6
Holiday Inn Express

UTRGV
• 7 MILES AWAY
• 35,800+ STUDENTS

Bob Mills Furniture Irrigation-Mart
Jaguar
RGV Cycles
Mercedes-Benz

H-E-B
AutoZone
Little Caesars

Jaggett Freightliner

Melrose
Greddy Auto Parts
Jack in the Box

Burger King
Domino's Pizza

Carmax

Amanda Garza-Pena Elementary (578 Students)

Raul H. Yzaguirre Middle School

Idea San Juan College Prep

Drs. Reed & Mock Elementary (540 Students)

Walmart Supercenter

H-E-B

East Farm to Market Road (12,000 VPD)

Robby's Burger

Safe Box Self-Storage

MURPHY USA

495 TEXAS

907 ROAD

NORTH ALAMO ROAD (21,000 VPD)

SUNOCO

ExxonMobil



DISCOUNT
AUTO

CM
SANCHEZ
TRAILERS

ALAMO
Metal Recycling

Valley
Heavy Equipment
And Used Parts

VANGUARD MOZART
ELEMENTARY
(1,209 STUDENTS)

CAPT D SALINAS
ELEMENTARY SCHOOL
(477 STUDENTS)

TOWER BURGER CO.

Casa
Kevin
KAUTSCH
True Value
THE SIDING SOURCE

LAQUINTA
BY WYNDHAM

DOLLAR GENERAL
Little Caesars
CHURCH'S

PSJA MEMORIAL EARLY
COLLEGE HIGH SCHOOL
(1,946 STUDENTS)

SANTOS LIVAS
ELEMENTARY
(511 STUDENTS)

McDonald's

Valero

metro
by T-Mobile
DUTCH BROS
WHATABURGER

O'Reilly AUTO PARTS

stripes

SUNOCO

MURPHY
USA

FARM
ROAD 907

NORTH ALAMO ROAD
(21,000 VPD)

Walmart
Supercenter

ExxonMobil

H-E-B

EAST FARM TO MARKET ROAD
(12,000 VPD)

495
TEXAS

UTRGV
• 7 MILES AWAY
• 35,800+ STUDENTS



STEPHEN F. AUSTIN
MIDDLE SCHOOL
(871 STUDENTS)



NORTH ALAMO ROAD
(21,000 VPD)




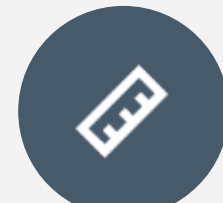


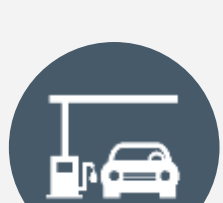
EAST FARM TO MARKET ROAD
(12,000 VPD)



UTRGV
• 7 MILES AWAY
• 35,800+ STUDENTS

SITE OVERVIEW

MURPHY USA ALAMO, TX

	Year Built	2025
	Building Area	±2,824 SF
	Land Area	±1.25 AC
	Pumps	8
	Fueling Positions	16



NEIGHBORING RETAILERS

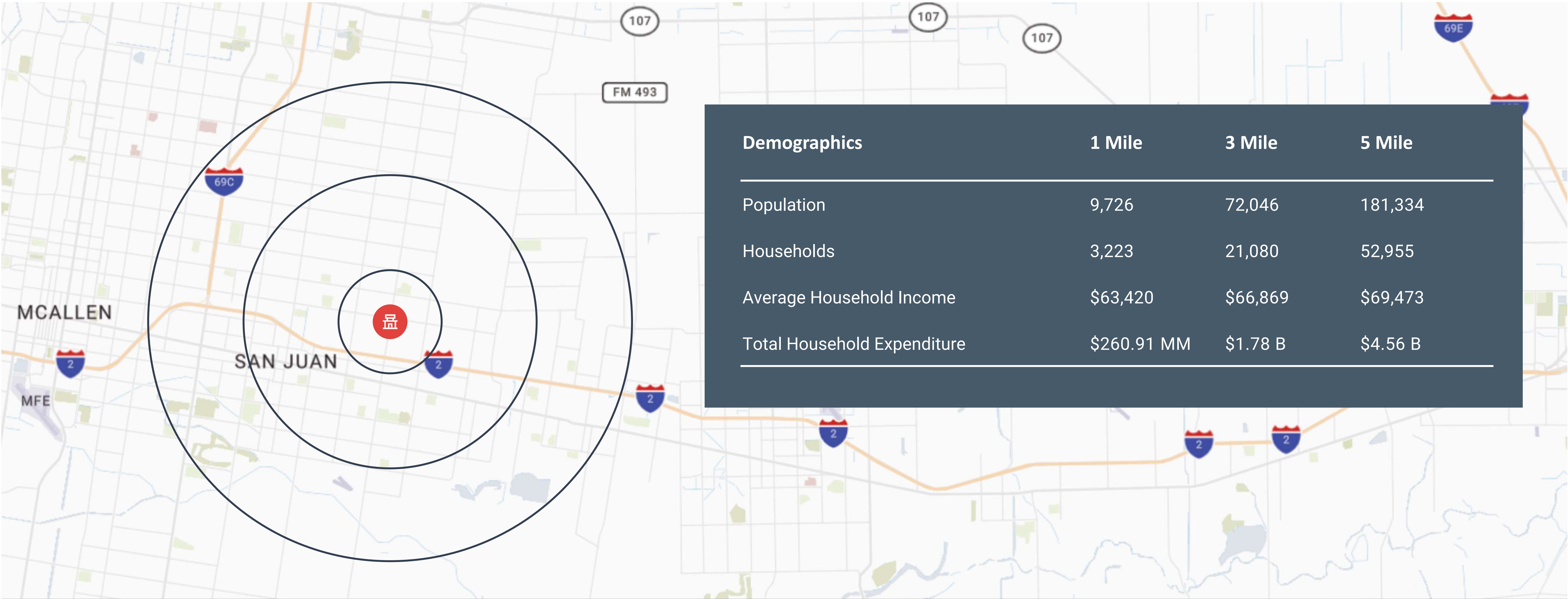
- Walmart Supercenter
- Planet Fitness
- Dollar Tree
- H-E-B
- O'Reilly Auto Parts
- Family Dollar
- Denny's
- AutoZone Auto Parts
- CATO Fashion
- Shoe Dept.



Subject Property – Taken October 2025

LOCATION OVERVIEW

MURPHY USA ALAMO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

H-E-B (5,586)
2.

Doctor's Hospital at Renaissance (5,282)
3.

Wal-Mart (5,100)
4.

Edinburg Consolidated Independent School District (4,823)
5.

Pharr-San Juan-Alamo Independent School District (4,748)
6.

La Joya Independent School District (4,231)
7.

University of Texas-Rio Grande Valley (4,129)
8.

Hidalgo County (3,993)
9.

McAllen Independent School District (3,323)
10.

Edinburg Regional Medical Center (2,750)

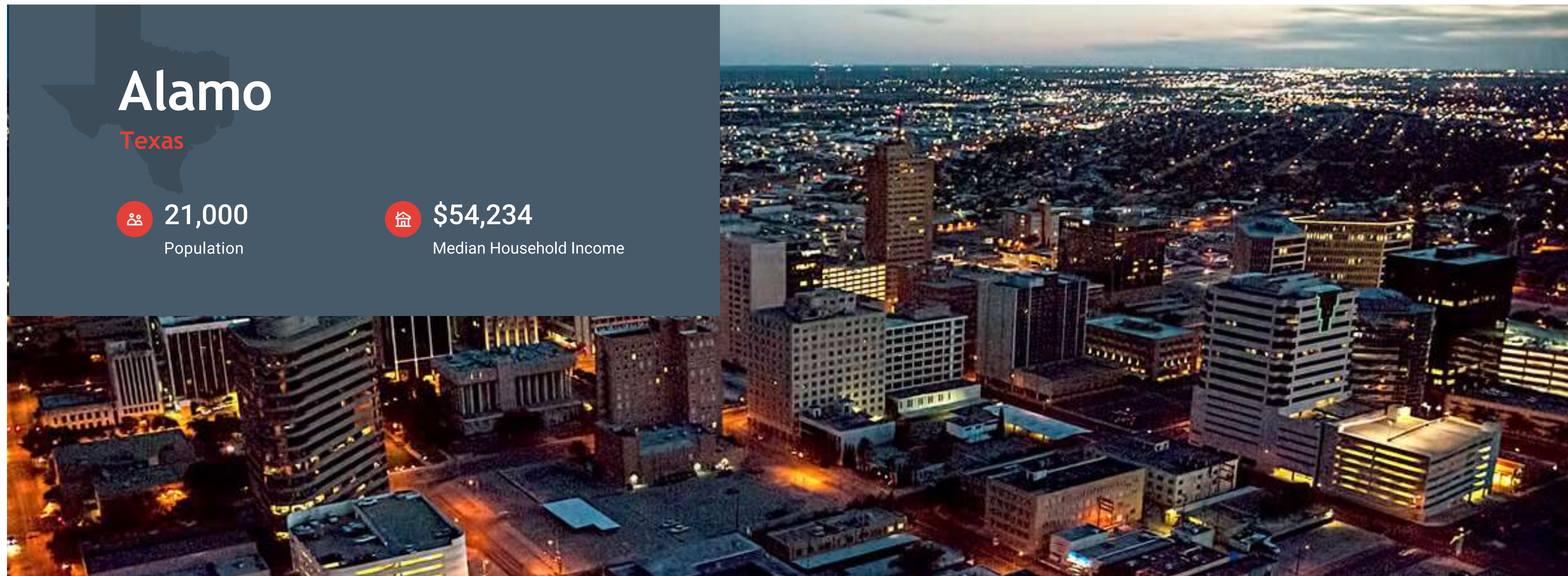
LOCATION OVERVIEW

MURPHY USA ALAMO, TX

Alamo Texas

 **21,000**
Population

 **\$54,234**
Median Household Income



McAllen International
Airport (MFE)

**1.2M+ ANNUAL
TRAVELERS**

University of Texas Rio
Grande Valley (UTRGV)

**35,800+ STUDENTS
ENROLLED**

Located in the heart of the rapidly expanding Rio Grande Valley, Alamo, Texas offers a compelling combination of population growth, retail demand, and regional connectivity.

The city's pro-business climate, infrastructure investment, and strong demographics make it an ideal setting for sustained commercial growth.

Positioned along Interstate 2 (Expressway 83) between McAllen and Weslaco, Alamo sits at the epicenter of one of the fastest-growing MSAs in Texas, with easy access to the Pharr–Reynosa International Bridge and cross-border logistics hubs.

Alamo's population is estimated at ~21,000 residents in 2025, reflecting steady growth of 1.28% annually. The city maintains a median age of 29.7 years, underscoring a young, working-age consumer base that supports steady retail and service demand. The local population is family-oriented and community-focused, with a 73.2% homeownership rate and a strong cultural identity anchored by an 84% Hispanic demographic.

The Alamo retail trade area serves more than 150,000 residents and generates over \$1 billion in annual retail potential, with a commercial vacancy rate of just 3.4%—one of the lowest in the Rio Grande Valley. Anchored by national retailers such as Walmart and H-E-B, Alamo has attracted more than \$21 million in new private investment in recent years. Median household income continues to rise, increasing by over 14% year-over-year, signaling growing local spending power and a stable customer base.

Situated in the McAllen–Edinburg–Mission MSA, Alamo benefits from direct connectivity to regional employment centers, cross-border trade routes, and one of the most active logistics corridors in Texas. The city's location along Interstate 2 provides unmatched accessibility for retailers and service users alike, linking Alamo to major regional employers and neighboring cities within minutes.

The Alamo region continues to experience robust economic momentum, growing 16.8% between 2012 and 2022—outpacing the Texas state average. Ongoing redevelopment initiatives and public-private partnerships have driven infrastructure upgrades, commercial revitalization, and long-term economic stability. Notably, recent legislative funding exceeding \$400 million is fueling cultural and tourism-related projects across the region, contributing to the area's long-term vibrancy.

McAllen International Airport Reaches Historic Milestone with Over 1.2 Million Travelers in 2024

JANUARY 27, 2025 (TEXAS BORDER BUSINESS)

“Thanks to McAllen International Airport’s expanding air service, reaching 1.2 million flyers marks one of the many achievements for McAllen in 2024,” said City of McAllen Mayor Javier Villalobos, “Non-stop service to key domestic and international markets keeps McAllen and our binational region readily connected.”

The achievement is a direct result of various factors in 2024, including the addition of three new airlines, four new non-stop destinations, enhanced amenities, and a focus on providing top-tier service to passengers. As travel demand continues to rise, McAllen International Airport is committed to maintaining its momentum and further enhancing the passenger experience.

McAllen International Airport (MFE) reached a historic milestone of more than 1.2 million passengers traveling through the airport during 2024, setting an all-time record for the City of McAllen.

“McAllen’s 9 non-stop destinations represent more than connecting two destinations,” Isaac J. Tawil, McAllen City Manager, said. “They connect people, opportunities, economies and help make dreams happen. This historic milestone for McAllen International Airport is a huge economic indicator of the success in our region.”

The new routes include non-stop flights to major cities, such as Austin three times daily via Delta Air Lines; Mexico City daily via Aeromexico; Cancun twice a week via Volaris; and Tampa-St. Petersburg twice a week through Allegiant Air. By continuously offering travelers more options for both leisure and high daily frequencies for business travel, McAllen International Airport has positioned itself as a key gateway from the binational region to top destinations across the United States, Mexico and beyond.

EXPLORE ARTICLE

Texas Economy to Expand Faster Than Nation in Second Quarter of 2025

JUNE 05, 2025 (THE STATE OF TEXAS GOVERNOR)

Governor Greg Abbott today celebrated the strength of the Texas economy, as new figures released by the U.S. Bureau of Economic Analysis (BEA) show that the Texas economy is growing at a faster pace than the nation as a whole.

The state's real gross domestic product (GDP) expanded in the second quarter of 2025 at an annual rate of 6.8%, well ahead of the U.S. rate of 3.8%.

BEA data show Texas GDP growing at a 6.8% annualized rate in Q2 2025, reinforcing a pro-growth backdrop for South Texas metros

"Texas is where businesses flourish and families thrive," said Governor Abbott. "Thanks to the productivity of our growing, skilled workforce and our pro-growth economic policies, Texas is where the American dream lives. We will continue to cut red tape, simplify regulations, and invest in career and technical training to build on this momentum toward a bigger and better Texas for generations to come."

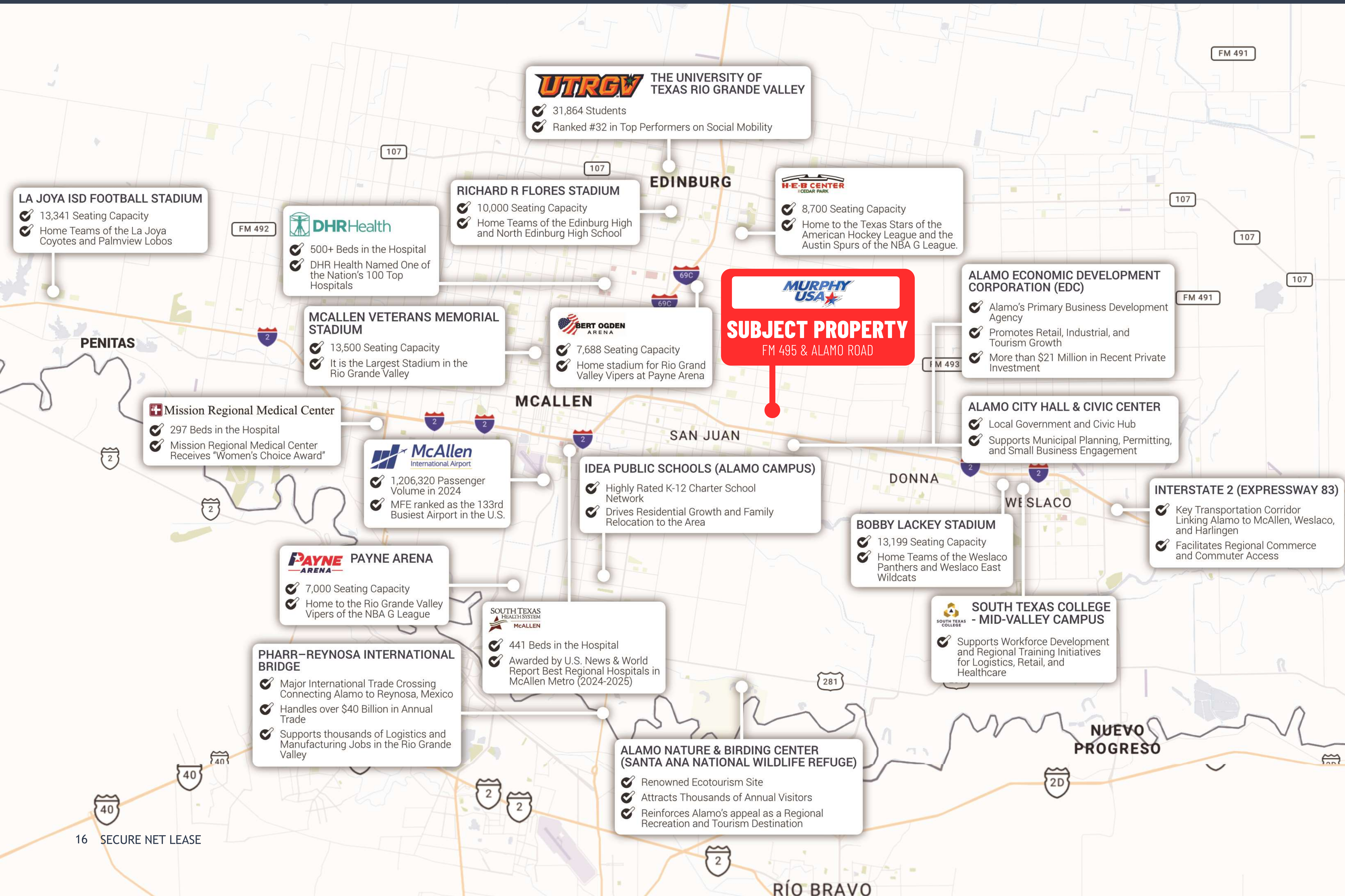
GDP is the value of all goods and services produced. BEA figures also show that personal income in Texas increased in the second quarter at an annual rate of 6.4%, above the national average of 5.5%.

On Wednesday, Governor Abbott touted Texas' booming economy and financial sector during a fireside chat at the Texas Economic Development Corporation's second annual investor summit.

EXPLORE ARTICLE

METRO AREA

MURPHY USA ALAMO, TX



CALL FOR ADDITIONAL INFORMATION

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Office

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TEXAS DISCLAIMER

MURPHY USA ALAMO, 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.