

SECURE  
NET LEASE

High-  
Performing  
Location



Subject Property

# Murphy USA

**\$2,622,000 | 5.15% CAP**

3601 W Wall St, Midland, TX 79701

- ✓ Brand New 2025 Construction, 20-Year Absolute NNN Corporate Guaranteed Ground Lease
- ✓ Located at a Premier Signalized Intersection of Three Major Streets | Total Combined VPD of 79,709
- ✓ Exceptional Demographics | Over 135,200 People in a 5-Mile Radius with Average HH Income over \$130,000
- ✓ High-Traffic Corridor on Midkiff Rd (which runs N-S through all of Midland) & I-20B (which runs E-W directly through Downtown Odessa, the Airport, and Downtown Midland)
- ✓ Murphy USA is a Leading Gas Retailer with Over 1,750 Locations in 27 States

Murphy USA operates more than 1,757 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.



**DOLLAR GENERAL**  
BOB MILLS FURNITURE  
Vintage Stock

**Albertsons**  
FAMILY DOLLAR  
United ACE  
supermarkets Hardware

WHATABURGER  
Wendy's  
LONG JOHN SILVER'S  
BURGER KING

MIDLAND AIRPARK

MIDLAND MEMORIAL HOSPITAL  
• 270+ BEDS  
• OVER \$1.3B IN REVENUE GENERATED

AutoZone

Walgreens  
TRU-FIT ATHLETIC CLUBS  
Chick-fil-A

SEVEN BREW  
DAVE THRU COFFEE

DOWNTOWN MIDLAND  
• OVER 3.3 MILLION SQFT OF OFFICE SPACE  
• MAJOR EMPLOYERS INCLUDING DIAMONDBACK ENERGY, CONOCO PHILLIPS, AND MANY MORE

FirstCash

USPS.COM

SAM HOUSTON ELEMENTARY SCHOOL  
(475 STUDENTS)

Chevron

U-HAUL

ANCO  
GOLF CARS  
PATRICK H. CURBERG, JR.

ABC  
Supply Co. inc.

PREMIER  
STORAGE  
MANAGEMENT

BUICK  
GMC

KO  
STORAGE

SHEPHERD

Mitchell's  
FURNITURE  
MIDLAND CITY

MIDAS

HOLMES AUTO

Midland  
Mufflers

Frost  
BANKING  
INVESTMENTS  
INSURANCE

The Clearing Company

WEST FRONT STREET  
(24,310 VPD)

DOLLAR GENERAL

SUN STOPPERS  
WINDOW TINTING

SOUTH MIDKIFF ROAD  
(29,136 VPD)

DK

MURPHY  
USA

LOOP  
268

WEST WALL STREET  
(26,263 VPD)



# INVESTMENT OVERVIEW

MURPHY USA MIDLAND, TX

# \$2,622,000

## 5.15% CAP



### CONTACT FOR DETAILS

#### Kyle Varni

Vice President  
(469) 694-4189

kvarni@securenetlease.com

#### Ben Johnson

Broker Associate  
(469) 729-6441

bjohnson@securenetlease.com

#### Graham Hickey

Broker Associate  
(469) 694-7441

ghickey@securenetlease.com

#### Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

NOI

\$135,000

Building Area

±2,800 SF

Land Area

±1.01 AC

Year Built

2025

Lease Type

Absolute NNN  
Ground Lease

Occupancy

100%

- ✓ **Brand New 2025 Construction, 20-Year Absolute NNN Ground Lease** with (4) 5-Year Options to Renew & 8% Rental Increases Every 5 Years, in Primary Term & Option Periods
- ✓ **Subject Property is Located on the Corner of W Front Street (24,310+ VPD) and S Midkiff St (29,136+ VPD), off of W Wall Street (26,263+ VPD). This site is just north of Interstate 20 (52,352+ VPD),** a major east-west highway that runs from just southeast of Midland, through DFW, and all the way to South Carolina.
- ✓ **Exceptional Surrounding Demographics** – In a 5-mile radius, there are over 135,000 people with an average household income over \$130,000.
- ✓ **Close to Midland Airpark, A Gateway for Business and Travel** - The property is also just 3 miles from Midland Airpark, a vital hub for the region's business and corporate aviation traffic. Spanning 816 acres and featuring 12 T-Hangars, Midland Airpark averages 28,110 aircraft operations annually, roughly 77 flights per day. Its strategic location allows for seamless access to the broader Midland community, attracting business travelers, aviation professionals, & more.
- ✓ **Located in a High-Traffic Corridor, Surrounded by Nationally Recognized Tenants** - Near Dollar General, Exxon, Dairy Queen, Denny's, Caliber Collision, Chevron, GMC, and more. This dynamic retail presence not only boosts area traffic but also enhances the property's visibility and appeal.
- ✓ **Positioned in a Rapidly Growing Market** - Midland is recognized as one of the most economically dynamic cities in the United States. The Kenan Institute's American Growth Project recently ranked Midland as the #1 fastest-growing mid-sized city in the nation based on potential GDP growth of 9.4% — fueled primarily by the strength of its oil and gas sector.
- ✓ **Murphy USA (NYSE: Musa) Is a Leading Retailer of Gasoline and Convenience Merchandise** with more than 1,757 locations, servicing over 2 million customers per day.

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 MIDLAND, TX

## Murphy USA

REVENUE  
\$20.24 B

CREDIT RATING  
S&P BB+

STOCK TICKER  
NYSE: MUSA

LOCATIONS  
1,757+



[murphyusa.com](http://murphyusa.com)

**Lessee:** Murphy Oil USA, INC.,  
**Guarantor:** Murphy Oil USA, INC.,

**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**.



File Photo

## IN THE NEWS

MURPHY USA MIDLAND, TX

### Murphy USA to ramp up construction plans

JESSICA LODER, AUGUST 2, 2024 (CSTORE DIVE)

**While acquisitions can give companies a big, quick boost, Murphy plans to stay the course on its slower approach to growth.**

So far in **2024**, the company has opened five new Murphy stores and one QuickChek. While this is well short of the company's goal for the year so far, Murphy USA CFO Gallagher Jeff said, "I want to emphasize we will achieve our guided **range of 30 to 35 new stores** this year." He noted that the company already has **22 stores** under construction, three of which are QuickCheks, and another slate of new store construction expected to begin in early September.

"The new store pipeline is in great shape, and we remain highly confident that new store growth will increase again in 2025 becoming a more sustainable and significant contributor to EBITDA," said Jeff.

The company is targeting more raze and rebuilds than new builds because they tend to be easier to permit and build and come with "high reinvestment returns," Jeff said.

"Given the higher level of construction activity this year, and our ability to get a head start on the [2025] new store build class, we expect our full-year 2024 capital spending to be at the high end of our **\$400 [million] to \$450 million guided** range," said Jeff. "But this also means we can expect many more new store openings in the **first quarter of 2025.**"

While Clyde did not rule M&A out entirely, he noted that an acquisition would need to be a unique portfolio for Murphy to make a deal.

"When we look at our organic growth opportunity, we just see [organic growth] as a better capital return because you're getting a new store designed the way we want it, the way our customers want it, that works for our employees," said Clyde during the call.

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. 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.

"Murphy USA's strong performance in 2024 demonstrates the resilience, durability and effectiveness of our advantaged business model," Clyde said.

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 No. 4** on **CSP's 2024 Top 202** ranking of U.S. convenience-store chains by store count.

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.

EXPLORE ARTICLE



# LEASE OVERVIEW

**MURPHY USA MIDLAND, TX**

|                       |   |
|-----------------------|---|
| Initial Lease Term    | 20-Years, Plus (4), 5-Year Options to Renew |
| Rent Commencement     | December 2025                               |
| Lease Expiration      | December 2045                               |
| Lease Type            | Absolute NNN Ground Lease                   |
| Rent Increases        | 8% Every 5 Years, In Primary Term & Options |
| Annual Rent YRS 1-5   | \$135,000.00                                |
| Annual Rent YRS 6-10  | \$145,800.00                                |
| Annual Rent YRS 11-15 | \$157,464.00                                |
| Annual Rent YRS 16-20 | \$170,061.12                                |
| Option 1              | \$183,666.01                                |
| Option 2              | \$198,359.29                                |
| Option 3              | \$214,228.03                                |
| Option 4              | \$231,366.28                                |

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.





158 TEXAS

SAM HOUSTON ELEMENTARY SCHOOL (475 STUDENTS)

MIDLAND HIGH SCHOOL (2,577 STUDENTS)

Advance Auto Parts

MIDLAND MEMORIAL HOSPITAL • 270+ BEDS • OVER \$1.3B IN REVENUE GENERATED

DOWNTOWN MIDLAND • OVER 3.3 MILLION SQFT OF OFFICE SPACE • MAJOR EMPLOYERS INCLUDING DIAMONDBACK ENERGY, CONOCOPHILLIPS, AND MANY MORE

ALAMO JUNIOR HIGH SCHOOL (796 STUDENTS)

ANDREWS HIGHWAY ±34,114 VPD

FAMILY DOLLAR SUBWAY

T-Mobile reece

Domino's

enterprise

Walgreens TRU-FIT ATHLETIC CLUBS Chick-fil&

TEXACO

DQ

FirstCash

Community National Bank

goodwill

reece

CHURCH'S TEXAS & CHICKEN

NAPA

268 TEXAS

FirstCash

stripes

BUSINESS LOOP 20

Airgas an Air Liquide company

TEXACO

LONG ELEMENTARY SCHOOL (580 STUDENTS)

W FRONT STREET ±24,310 VPD

DQ

BUICK GMC

ABC Supply Co. Inc.

FENDER TRUCK ACCESSORIES

DQ

FirstCash

Community National Bank

BURNET ELEMENTARY SCHOOL (582 STUDENTS)

MURPHY USA SUBJECT PROPERTY 3601 W. WALL ST.

TSC TRACTOR SUPPLY CO DOLLAR TREE AutoZone Little Caesars Starbucks WHATABURGER Chick-fil& Wendy's

DOLLAR GENERAL

MELROSE cricket wireless

Walmart Supercenter Advance Auto Parts DISCOUNT TIRE SONIC IHOP

Days Inn BY WYNDHAM

Denny's

CALIBER COLLISION

FAMILY DOLLAR

CHEVROLET

Super 8 BY WYNDHAM

CHRYSLER Jeep RAM SUBARU HONDA

BOOT BARN

FAMILY DOLLAR

MELROSE cricket wireless

Walmart Supercenter Advance Auto Parts DISCOUNT TIRE SONIC IHOP

Ford

Recycle MIDLAND

CHRYSLER Jeep RAM SUBARU HONDA

TSC TRACTOR SUPPLY CO DOLLAR TREE AutoZone Little Caesars Starbucks WHATABURGER Chick-fil& Wendy's

BOOT BARN

FAMILY DOLLAR

MELROSE cricket wireless

Walmart Supercenter Advance Auto Parts DISCOUNT TIRE SONIC IHOP

W WALL STREET ±26,283 VPD

FERGUSON

LAQUINTA INNS & SUITES

Recycle MIDLAND

CHRYSLER Jeep RAM SUBARU HONDA

SUNOCO

INTERSTATE 20

±52,352 VPD

Red Roof

TOWNEPLACE SUITES MARRIOTT

stripes

Exxon

Domino's

PATTERSON-UTI

LAQUINTA INNS & SUITES

Recycle MIDLAND

CHRYSLER Jeep RAM SUBARU HONDA

SUNOCO

INTERSTATE 20

±52,352 VPD

Red Roof

TOWNEPLACE SUITES MARRIOTT

stripes

Exxon

Domino's

S MIDWIFF ROAD ±29,139 VPD

Charles TERRY CONSTRUCTION CO.

SAF ZONE FIELD SERVICES

MASTER POWER DENT REPAIR

349 TEXAS

O'Reilly AUTO PARTS

BURGER KING POPEYES

STABILDRILL

# SITE OVERVIEW

MURPHY USA MIDLAND, TX

|   |                   |  |           |
|---|-------------------|--|-----------|
|  | Year Built        |  | 2025      |
|  | Building Area     |  | ±2,800 SF |
|  | Land Area         |  | ±1.01 AC  |
|  | Pumps             |  | 8         |
|  | Fueling Positions |  | 16        |



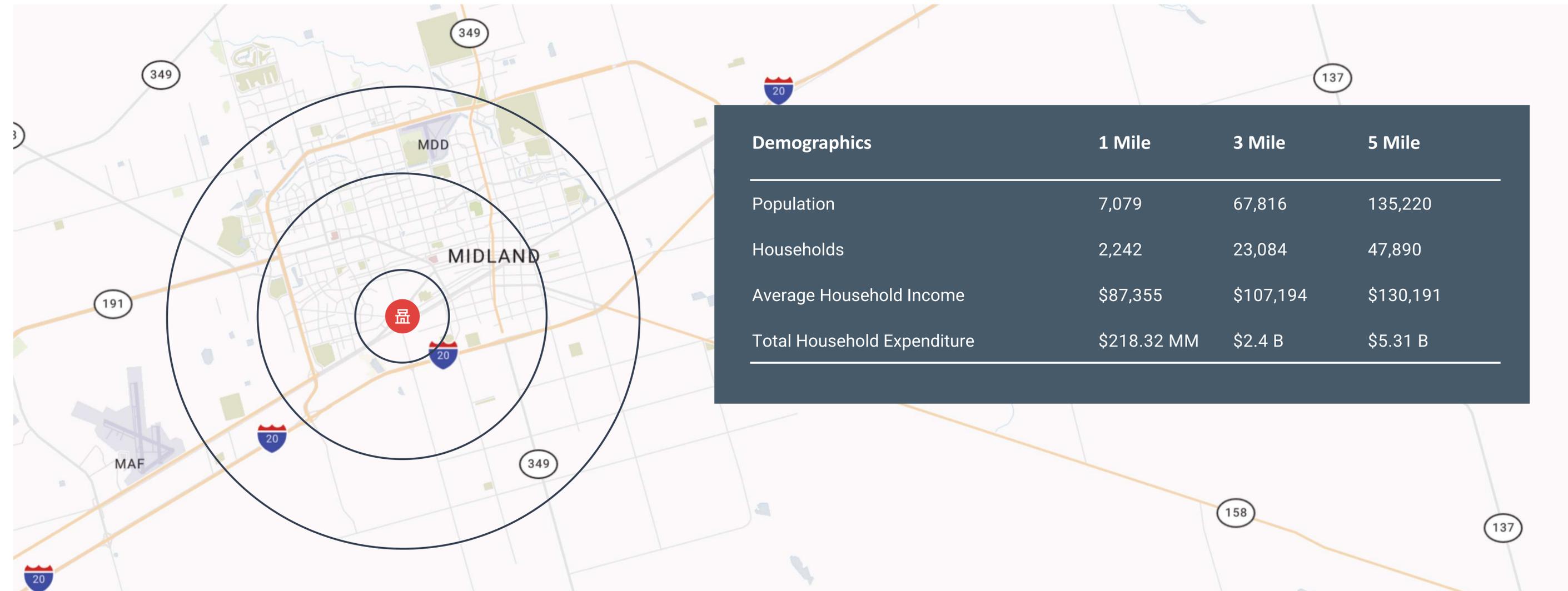
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Tractor Supply Co.
- Dollar Tree
- Family Dollar
- Boot Barn
- Advance Auto Parts
- Albertsons
- AutoZone Auto Parts
- Discount Tire
- CVS



# LOCATION OVERVIEW

MURPHY USA MIDLAND, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Midland Independent School District (2,876)
2. Endeavor Energy Recourses (1,300)
3. City of Midland (1,026)
4. Midland County (1,000)
5. Midland Memorial Hospital (950)
6. Conoco Phillips (900)
7. Chevron (830)
8. H-E-B (700)
9. Walmart (680)
10. XTO Energy, Inc. (400)

# LOCATION OVERVIEW

MURPHY USA MIDLAND, TX

## Midland Texas

 143,687  
Population

 \$91,169  
Median Household Income



2nd Largest Oil and Gas  
Shale in the World

PERMIAN BASIN

Accounts for 40% of U.S  
Oil Production

PERMIAN BASIN

**Midland, Texas, is a dynamic and rapidly growing city with a current population estimated at approximately 143,687 in 2024.**

This steady population growth is a reflection of Midland's expanding role as a central hub in West Texas, driven by its robust economy and strategic position in the energy sector.

**Today, Midland is a thriving community in the heart of the Permian Basin oil region, which is the 2nd largest oil and gas shale in the world.**

Midland serves as a focal point for the Permian Basin, one of the most prolific oil and gas producing regions in the United States, which continues to be the primary economic driver for the city.

However, Midland is actively diversifying its economy, attracting industries such as healthcare, education, technology, and renewable energy, which are expanding the commercial real estate demand across various sectors. The local economy benefits significantly from investments in infrastructure and energy production. The energy industry, particularly oil and gas, remains a cornerstone of Midland's economy, fueling demand for office space, industrial facilities, and retail centers. Additionally, the rise of renewable energy projects in the region, including solar and wind farms, supports a growing need for specialized commercial real estate like manufacturing plants and research facilities. Midland's strategic location with access to major highways and transportation networks enhances its position as a logistical and industrial hub for West Texas, making it attractive for warehouse, distribution, and flex space developments. Midland's median household income is notably strong at about \$91,169, placing the city well above both Texas and national averages. This reflects the high-paying jobs in energy and related sectors, as well as the influx of skilled professionals relocating to the area.

## IN THE NEWS

MURPHY USA MIDLAND, TX

## Craddick celebrates ribbon cutting for major I-20 infrastructure upgrades in Midland

ODESSA AMERICAN, JUNE 18, 2025 (OA ONLINE)

MIDLAND State Representative Tom Craddick joined state and local officials Wednesday to celebrate the ribbon cutting for two major infrastructure projects along I-20 in Midland: the reconstruction of the Midkiff and Cotton Flat bridges.

The projects reversed the original bridge layout, lifting **I-20 above Midkiff** and Cotton Flat Roads, rather than routing traffic under the highway. The new design addresses long time safety issues caused by collisions with low-clearance bridges. In addition **to improved safety**, the projects also included the widening of **I-20 and enhancements** to the frontage roads to accommodate ongoing and future growth in the region.

“These upgrades are about safety, mobility, and securing the future of the Permian Basin,” said Craddick. “This is a great day for Midland, and I’m proud to help recognize the hard work that got us here.”

Together, the Midkiff and Cotton Flat improvements represent more than **\$100 million** in public infrastructure investment. “These projects show the power of partnership,” **Craddick added**. “When local, state, and federal leaders work together, we can deliver big results.”

Craddick credited **TxDOT**, the Permian Basin MPO, **Midland Development Corporation**, and the construction crews for their role in completing the projects, which opened in time for the **2024 school year**. Helping to reduce traffic congestion for families.

He also recognized the importance of these improvements to **the region’s economic backbone**.

EXPLORE ARTICLE



## Gov. Abbott signs \$123M Beacon Project to boost Permian Basin growth

MELLA MCEWEN, JUNE 05, 2025 (MRT)

With the stroke of a pen, Gov. Greg Abbott sent \$123 million to the Permian Basin for the Beacon Project, designed to spur economic development in the region.

He told the gathering at the Petroleum Museum he not only has line veto power, he has line signing power, which allowed him to sign the **Beacon Budget appropriation**.

It was appropriated by the state legislature to the Texas Facilities Commission to support Beacon Healthcare in extending healthcare and research while **Texas Tech University Health Sciences Center and University of Texas Permian Basin** will offer higher education opportunities in healthcare-related disciplines. The **250-acre development** will also provide residential and retail spaces.

“It’s going to encourage more people to call Midland and the Permian Basin home. That’s going to provide substantial growth for decades to come in the future for the region,” he said. “\$123 million is coming your way.”

State Rep. Tom Craddick said the Beacon Project will not only fund new hotels, but also badly needed medical facilities like the **Permian Basin Behavioral Health Center**.

“Our community put **\$100 million dollars** in the last couple of years, and now we have a **200-bed facility**,” he said. “This is just going to change West Texas.”

“If you have more hotel space and more conventions, you can be a greater attraction for all kinds of **economic development**,” Abbott said. “That’s what Sen. Sparks and Rep. Cradick went to work on.”

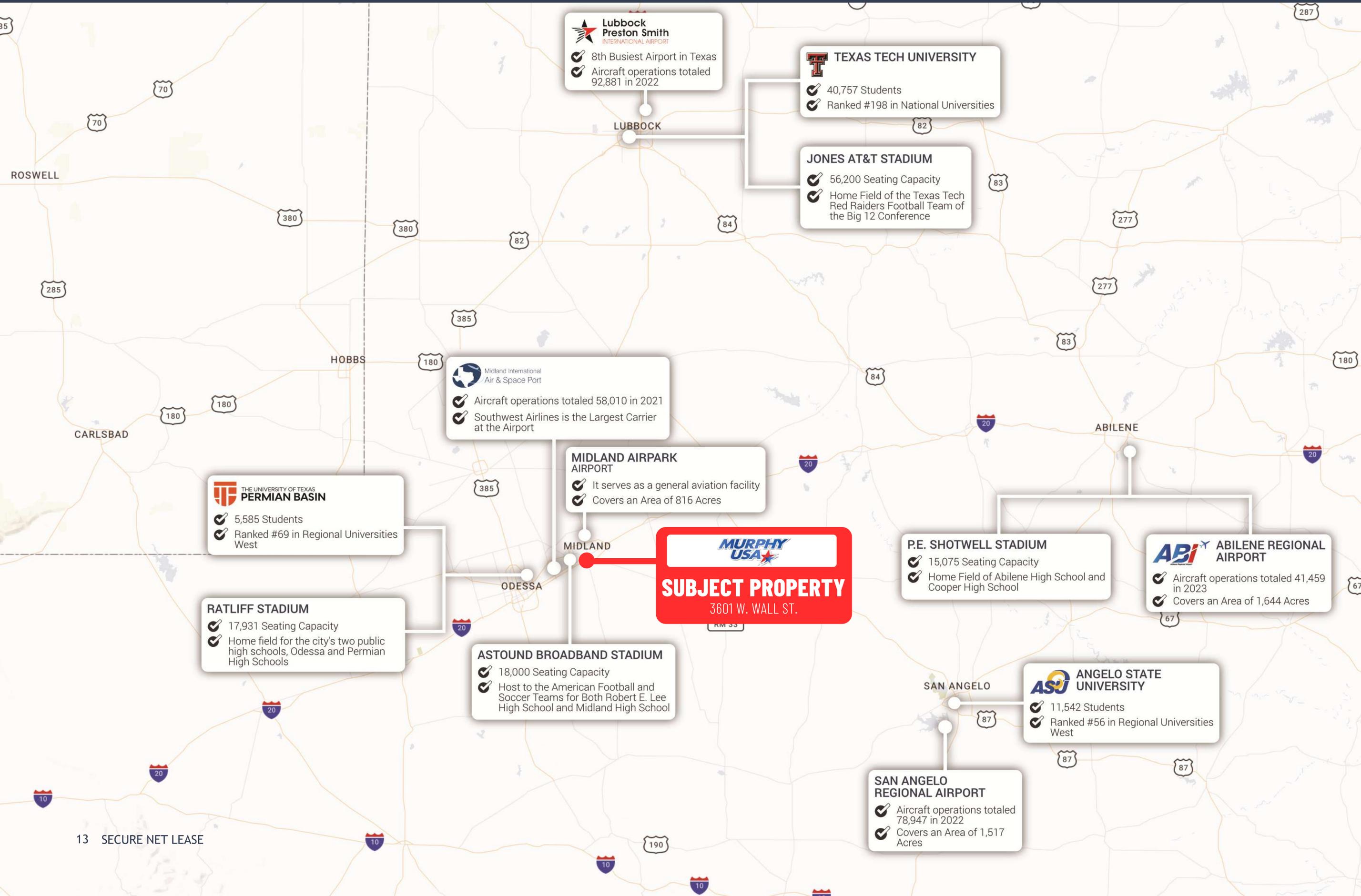
“Instead of having to go from the **Permian Basin** all the way to Houston, they can just stay at home, that’s a big part. So, to me, all projects are important, but that’s huge,” he added.

EXPLORE ARTICLE



# METRO AREA

MURPHY USA MIDLAND, TX



**MURPHY USA**  
**SUBJECT PROPERTY**  
 3601 W. WALL ST.

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

**Kyle Varni**

Vice President  
(469) 694-4189

[kvarni@securenetlease.com](mailto:kvarni@securenetlease.com)

**Ben Johnson**

Broker Associate  
(469) 729-6441

[bjohnson@securenetlease.com](mailto:bjohnson@securenetlease.com)

**Graham Hickey**

Broker Associate  
(469) 694-7441

[ghickey@securenetlease.com](mailto:ghickey@securenetlease.com)

**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

MURPHY USA MIDLAND, 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.