

**MURPHY
USA** ★

1326 Ward Boulevard
Wilson, North Carolina



Representative Photo



Contacts



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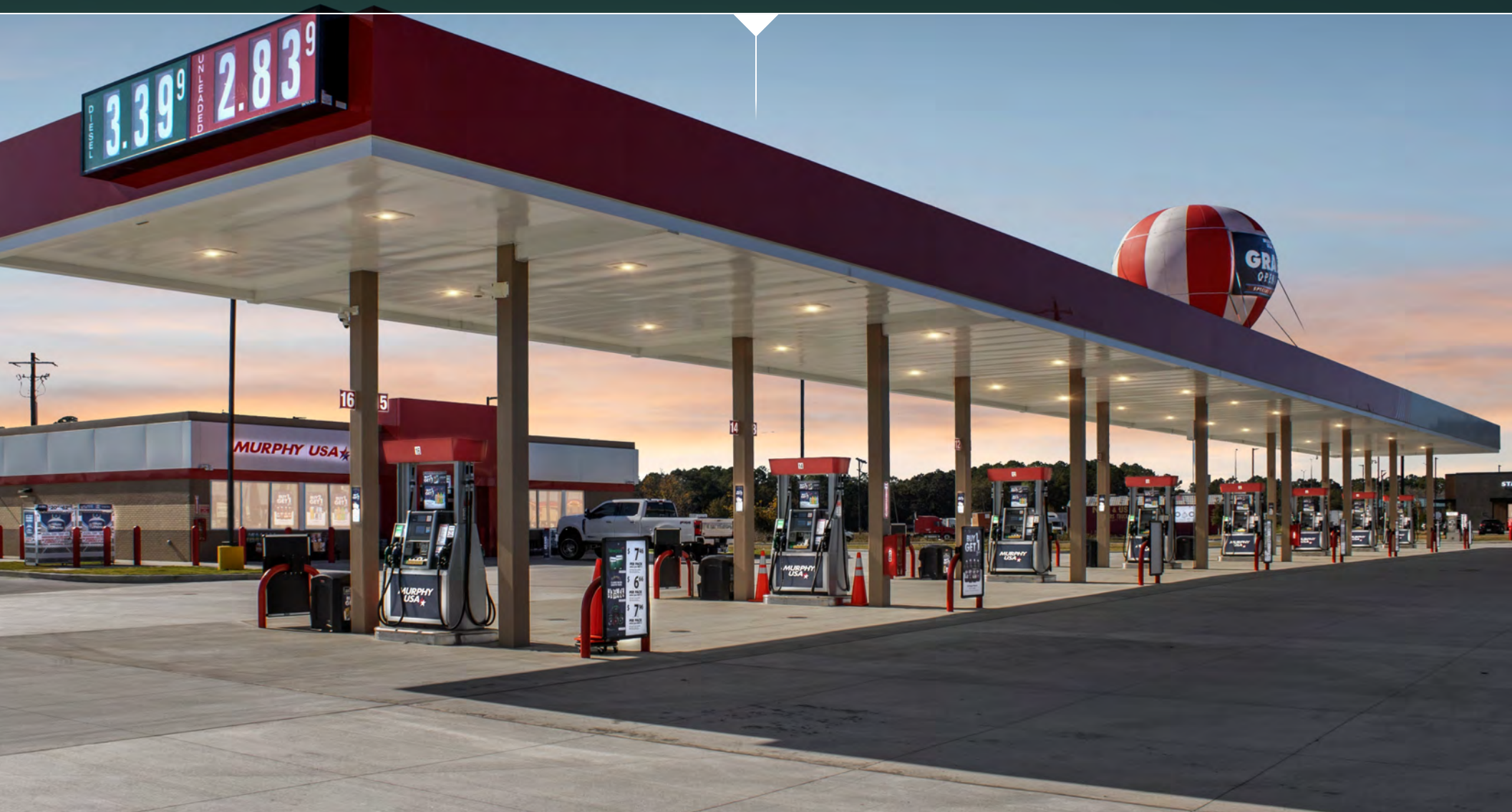
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SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	Murphy USA.
Address	1326 Ward Boulevard Wilson, NC 27893
Rentable Area	2,824 SF
Land Area	0.96 AC
Year Built	2026
Guaranty	Murphy Oil USA, Inc. (Delaware Corporation)
NOI	\$180,000
Rent Increases	8% Every 5 Years
Rent Commencement	November 2026 (Est.)
Rent Expiration	October 2046 (Est.)
Lease Type	Ground Lease
Original Lease Term	20 Years
Options	Four (4), Five (5) Year Options
ROFR	30 Days



\$3,428,571
ASKING PRICE



5.25%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 – 5	\$15,000	\$180,000	
6 – 10	\$16,200	\$194,400	8.00%
11 – 15	\$17,496	\$209,952	8.00%
16 – 20	\$18,896	\$226,748	8.00%
Extension Terms			
21 – 25	\$20,407	\$244,888	8.00%
26 – 30	\$22,040	\$264,479	8.00%
31 – 35	\$23,803	\$285,637	8.00%
36 – 40	\$25,707	\$308,488	8.00%



INVESTMENT HIGHLIGHTS

Brand New 20-Year NNN Ground Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 8% increases every 5 years

Publicly Traded Parent

Murphy USA Inc. (NYSE: MUSA)
Fortune 500 Company

High Visibility

Combined signalized corner
VPD of over 25,000

Strategic Location

Located in close proximity to Raleigh's
expanding metro area

Long-Term Stability

Four (4) Five-Year Renewal Options
Rent Visibility Through 2066

- **\$2.7 Billion Economic Transformation:** Wilson County is experiencing its most significant economic expansion in decades, anchored by \$2.7 billion in life sciences investment from Johnson & Johnson, Reckitt, Schott Pharma, and IDEXX – bringing 1,400 new high-wage jobs averaging \$109,000/year to the market.
- **High Visibility Corner:** Located at a signalized corner with roughly 25,000 cars per day at Ward Boulevard (US-264) and Tarboro Street (NC-42) – Wilson's two primary commercial arterials.
- **National Anchor Co-Tenancy:** The surrounding corridor is anchored by Walmart, Lowes Home Improvement, and Food Lion, generating consistent daily consumer traffic and establishing this node as Wilson's premier retail destination.
- **Raleigh Proximity Triangle Market Access:** Located 45 miles east of Raleigh along US-264, providing direct access to one of the fastest-growing metros in the Southeast and serving as the primary affordability market for Triangle workers priced out of Wake County.



DEMOGRAPHICS

POPULATION (RADIUS)



16,800

1-Mile



49,800

3-Mile



64,800

5-Mile

AVERAGE HOUSEHOLD INCOME



\$48,200

1-Mile



\$53,200

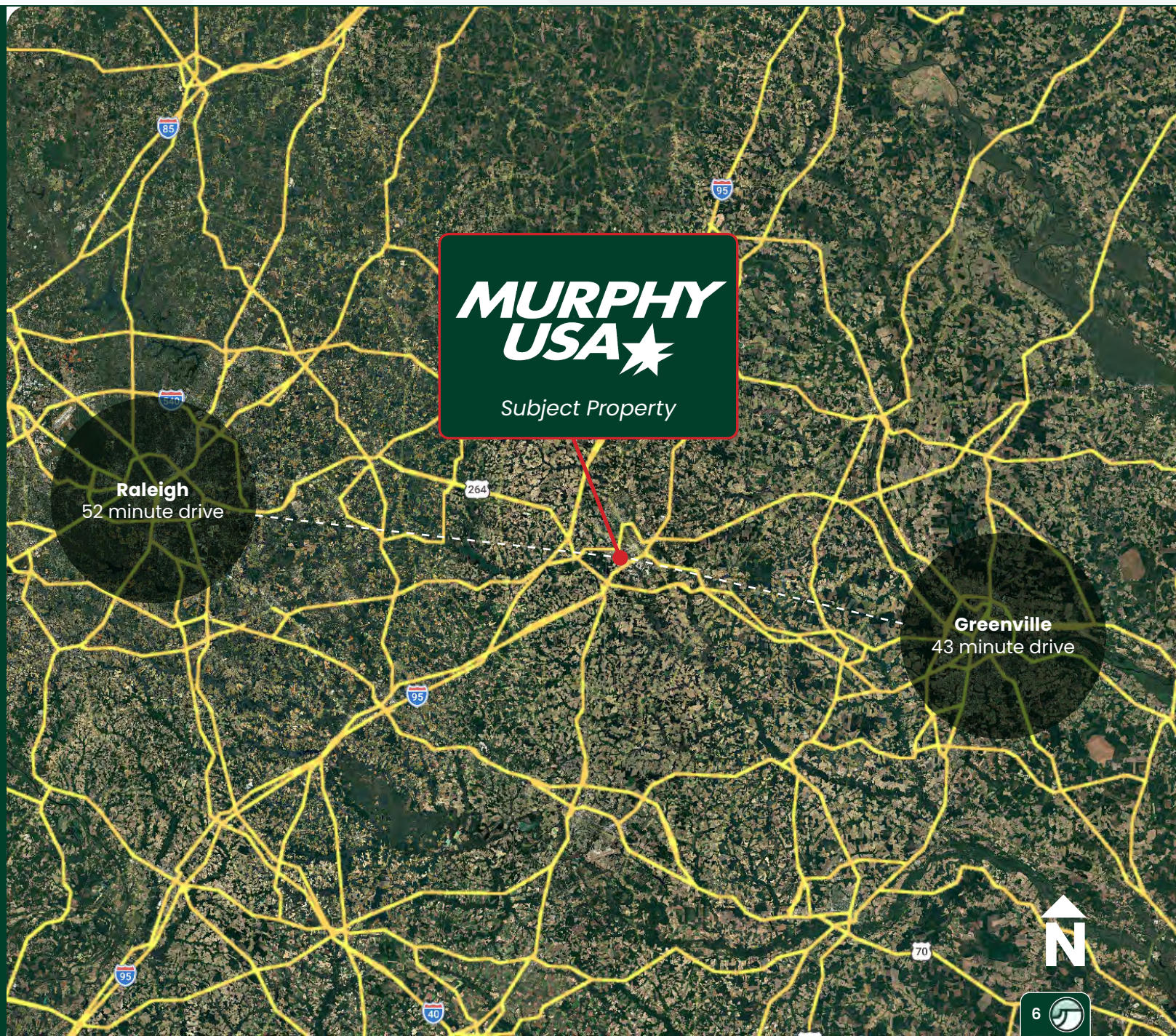
3-Mile



\$55,100

5-Mile

*2025 Estimates - Crexi



SECTION 02

PROPERTY OVERVIEW



AERIAL



SECTION 03

TENANT PROFILE



TENANT OVERVIEW



QUICK FACTS:

El Dorado, AR
Headquarters

17,000+
Employees

1,700+
Locations
Nationally

Murphy Oil USA, Inc. ("Murphy USA") is a wholly owned subsidiary of Murphy USA Inc. (NYSE: MUSA), a Fortune 500 publicly traded company and one of the largest independent motor fuel retailers in the United States. Murphy USA operates a network of more than 1,700 Murphy USA and Murphy Express branded fuel and convenience store locations across 27 states, with a concentration in the Southeast, Southwest, and Midwest. The company is headquartered in El Dorado, Arkansas and was spun off from Murphy Oil Corporation in 2013 as a standalone publicly traded entity.

Murphy USA's retail model centers on high-volume, low-cost fuel operations paired with convenience store offerings, typically co-located adjacent to Walmart Supercenters or positioned on high-traffic corner sites in established retail corridors. Murphy Express locations, such as the concept planned for the subject site, represent the company's standalone format – purpose-built convenience and fuel destinations sited for maximum traffic capture on major arterial intersections. Both formats are characterized by new construction, consistent brand standards, and Murphy USA's disciplined, data-driven site selection process.

Murphy Oil USA, Inc is a Delaware corporation and wholly owned operating subsidiary of Murphy USA Inc. (NYSE: MUSA). Murphy USA Inc. reported annual revenues exceeding \$21 billion and maintains a strong balance sheet with investment-grade financial characteristics, providing investors with the credit backing of a publicly traded Fortune 500 parent.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW

Wilson North Carolina

Wilson, North Carolina is a dynamic regional hub located in the coastal plain, approximately 45 miles east of Raleigh along the US-264 corridor. As the county seat of Wilson County, the city serves as the commercial, healthcare, and governmental center for a multi-county trade area encompassing Wilson, Nash, Edgecombe, and Johnston Counties. With a population of approximately 47,000 in the city and over 81,000 county-wide, Wilson punches well above its size as a regional destination – anchored by a diverse employment base spanning advanced manufacturing, healthcare, agriculture, and logistics.

Wilson's economy is underpinned by a stable mix of institutional employers and private industry. Wilson Medical Center, a 313-bed regional hospital and member of UNC Health, is one of the city's largest employers and drives consistent daytime traffic and healthcare spending throughout the trade area. Major industrial employers include Bridgestone Americas, Merck & Co., and HATCH, reflecting Wilson's strength as an advanced manufacturing market. The city's location at the intersection of US-264 and US-301 – with I-95 less than 20 miles away – gives Wilson exceptional regional connectivity and continues to attract logistics, distribution, and light industrial users to the market.





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