



**NET LEASE BUILDING MATERIALS &
LUMBER OPPORTUNITY**

HOWE, OK (FORT SMITH MSA)



EXCLUSIVELY LISTED BY

MATTHEWS™

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OFFERING MEMORANDUM

Matthews™ is pleased to present the exclusive opportunity to acquire 37850 US-59 (“Subject Property”), leased to Ron’s Lumber and Home Center Holdings, LLC, a high performing brand within Nation’s Best Holdings - Do it Best’s largest and highest profile member-operator.

The Subject Property consists of ±94,293 square feet of retail and industrial improvements, including a hardware store, appliance center, lumber yard, restaurant and cafe, and fuel station. Ron’s Lumber has operated at this location for over 30 years, serving as an essential business across Le Flore County and the broader Fort Smith MSA. The store has been a generational fixture in this agriculture driven market, anchored by its long standing presence on US-59.

The Subject Property is secured by a long-term, triple-net lease, with annual increases providing cash flow with minimal landlord responsibilities.

INVESTMENT HIGHLIGHTS

- **DOMINANT OPERATOR IN A SUPPLY-CONSTRAINED MARKET:** No direct competition in the immediate trade area, the location functions as a regional destination for hardware, appliances, sporting goods, garden supplies, feed, and fuel, creating a captive customer base and meaningful barriers to displacement. Established brand for generations.
- **PARENT COMPANY:** Nation’s Best Holdings, headquartered in Dallas, Texas, is one of the fastest-growing independent home improvement companies in the United States. Founded in 2019 by former U.S. LBM executive Chris Miller, Nation’s Best currently operates 60+ locations across 18 states, providing institutional knowledge behind the lease guarantee.
- **HIGH-YIELD INVESTMENT:** At the offered cap rate, the Subject Property delivers a return profile that is increasingly difficult to find in today’s net lease market. The premium reflects a rural location, offering investors a well-secured income stream with built-in growth through 1.5% annual escalations over a potential long-term hold.
- **STRONG COMMUNITY ROOTS AND PROVEN OPERATING HISTORY:** Founded in 1994 as a small lumber yard, Ron’s has grown over three decades into an anchor retail destination for Le Flore County. The store is known for knowledgeable staff, competitive pricing, and a broad product selection. With deep community ties, Ron’s reinforces long-term viability of the location.



INVESTMENT METRICS



\$5,156,188
LIST PRICE



8.75%
CAP RATE



\$451,166
NOI



\$54.68
PRICE PSF

**NOI inclusive of rent increase, October 1st, 2026 -
difference to be credited at close of escrow.*

Initial Lease Term	10 Years
Lease Commencement	October 1, 2021
Lease Expiration	September 30, 2031
Term Remaining on Lease	±5.4 Years
Tenant Renewal Options	(2) 5-Year Terms
Annual Escalations	1.50%
Lease Type	Triple Net (NNN)
Tenant Responsibilities	Taxes, Insurance, Repairs & Maintenance, CAM, Utilities
Landlord Responsibilities	Structural Components (Tenant Reimbursement Cap - \$60k Annual)
Lease Guarantor	Ron's Lumber and Home Center Holdings, LLC
Parent Company	Nation's Best Holdings
Financials	Contact Broker for More Information

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OFFERING MEMORANDUM

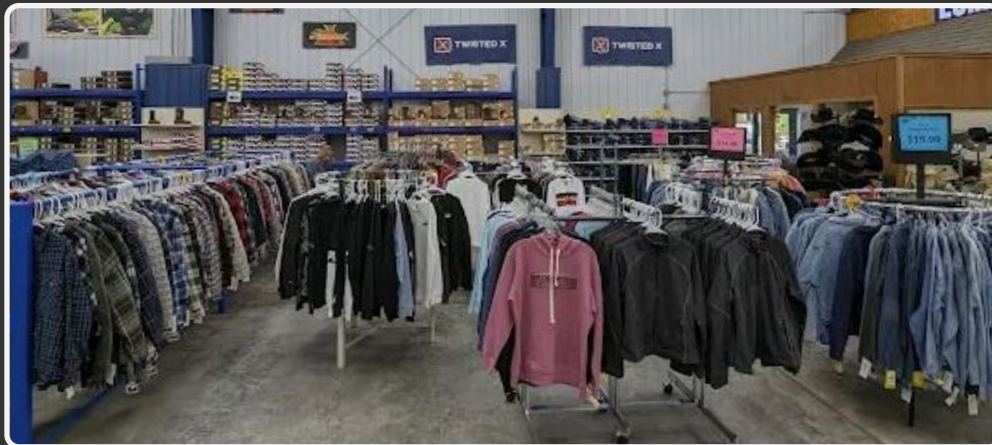
PROPERTY OVERVIEW

Address	37850 US-59, Howe, OK 74940
Property Description	Retail / Warehouse / IOS
Gross Improvements	±116,147 SF
Gross Leasable Area	±94,293 SF
Main Retail/Warehouse	±70,008 SF
Secondary Retail/Warehouse	±24,285 SF
Ancillary Improvements (Sheds, Storage, Etc.)	±21,854 SF
Lot Acreage	±27.59 AC
Years Built	1992-2013 (Add-Ons and Expansions)
Clear Heights	±16'-20' (Main Retail/Warehouse)
Loading Elements	1 Dock 1 Drive-In Door
Paving	Asphalt, Concrete, Gravel
Parking	64 Striped





INTERIOR PHOTOS



EXTERIOR PHOTOS



SURROUNDING MARKET MAP





HOWE, OK
Location



Website



NATION'S BEST HOLDINGS
Parent Company

TENANT SUMMARY

Ron's Lumber & Home Center is a locally operated building supply and home improvement retailer serving Howe, Oklahoma, and the surrounding communities. The company offers a broad selection of lumber, hardware, tools, and home improvement materials for both professional contractors and do-it-yourself customers. Known for its personalized service and strong community presence, Ron's Lumber supports residential construction, repairs, and agricultural needs throughout the region.

Ron's Lumber & Home Center operates as part of Nation's Best Holdings, a network of independently branded, locally focused home improvement stores across the country. This partnership allows the store to maintain its hometown identity while benefiting from expanded purchasing power, operational support, and industry expertise. As a result, Ron's Lumber continues to provide reliable products, knowledgeable service, and a customer-first approach while remaining a trusted resource for homeowners, builders, and businesses in southeastern Oklahoma.

PARENT COMPANY

Nation's Best Holdings is a rapidly growing operator of independent home improvement and building materials stores across the United States. The company partners with local hardware and lumberyard operators, providing capital, operational support, and centralized resources while preserving each store's legacy brand and community presence.

As a member of the Do it Best cooperative, Nation's Best benefits from national-scale purchasing power, supply chain efficiencies, and merchandising support, allowing its stores to compete effectively with larger big-box retailers.

Founded in 2019, the company has pursued an acquisition-driven growth strategy, expanding its footprint across multiple states with a focus on rural and suburban markets. Its portfolio includes a mix of hardware stores, lumberyards, and building material suppliers serving both professional contractors and DIY customers.

Nation's Best is backed by private equity capital and is focused on continued expansion through acquisitions, operational improvements, and strategic investments in its store network.

HOWE, OK

Howe, Oklahoma, is strategically positioned within southeastern Oklahoma’s Le Flore County, serving a broad and largely underserved trade area that extends into nearby rural communities and western Arkansas. While Howe itself is a small municipality, it benefits from its proximity to key regional corridors and population centers, including Poteau and Fort Smith. The surrounding area is characterized by dispersed residential development, agricultural land, and ongoing demand for new construction and property improvements, creating a consistent need for building materials and home improvement resources. Limited retail density and a lack of direct big-box competition in the immediate vicinity reinforce Howe’s role as a convenient and necessary supply point for the region.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	1,581	5,040	21,806
2025 Population	1,693	5,282	23,219
2030 Population Projection	1,754	5,451	24,034
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	593	1,844	7,992
2025 Households	636	1,937	8,515
2030 Household Projection	659	1,999	8,812
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$67,913	\$71,913	\$65,363



ECONOMY

The local and regional economy supports steady demand from contractors, homebuilders, and property owners who rely on accessible, nearby suppliers to service projects across a wide geographic area. Trade activity is driven by residential construction, rural property maintenance, and small-scale development, with many professionals operating across county and state lines. Connectivity via U.S. Highway 59 and access to larger employment hubs such as Fort Smith further strengthen the area’s economic integration. This combination of a captive customer base, limited competition, and regional draw positions Howe as an important node in the southeastern Oklahoma building supply network.

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **37850 US-59, Howe, OK 74940** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum. **Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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