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Representative Photo

30 Year Absolute Net Lease
2% Annual Rent Increases
Fee Simple

LV PETROLEUM

24024 East State Hwy,
Eagleville, MO 64442

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Surmount is pleased to present the opportunity to acquire the TravelCenters of America located at 24024 E State Hwy N in Eagleville, Missouri, a strategically positioned travel center located directly along Interstate 35. The property is operated by LV Petroleum, LLC under the nationally recognized TravelCenters of America ("TA") platform and will be subject to a new 30-year absolute triple-net (NNN) lease featuring 2.0% annual rental increases, providing investors with long-term contractual income, consistent annual NOI growth, and virtually no landlord responsibilities.

The property benefits from an exceptional interstate location in northern Missouri along I-35, the primary north-south transportation corridor connecting Kansas City with Des Moines and the Upper Midwest. TA identifies the property as TA Express Eagleville #0443, with direct interstate access at Exit 106. The location provides 24-hour gasoline and diesel fueling, approximately 40 truck parking spaces, showers, laundry facilities, a driver lounge, travel-store offerings and professional-driver amenities.

LV Petroleum announced plans for a two-bay Truck Service Center, Miss J's Café and IHOP/Applebee's restaurant offerings, representing meaningful investment in the property's foodservice and professional-driver platform.

The investment is further supported by the significant scale and continued expansion of LV Petroleum, one of the country's fastest-growing travel-center and convenience operators. Founded in 2014 and headquartered in Las Vegas, the company reported operating more than 89 travel centers, 221 quick- and full-service restaurants and 30 convenience stores as of July 2026, while maintaining relationships with more than 30 franchise brands. LV Petroleum has also identified itself as the largest owner and operator of TA Travel Center franchises in the United States, underscoring the depth of its relationship with the TA platform.

The Eagleville offering combines the characteristics sought by net-lease investors in the travel-center sector: direct interstate positioning, an established operating location, a rapidly expanding national operator, nationally recognized TA branding, essential transportation-oriented real estate and a new 30-year absolute NNN lease with 2.0% annual rental growth. The property's strategic position along I-35 creates an attractive opportunity to acquire long-duration, inflation-responsive income backed by a specialized real estate asset serving commercial freight and interstate travelers.

Investment Highlights

- **30-Year Absolute NNN Lease** — The property will be subject to a new 30-year absolute triple-net lease, providing long-term contractual income with virtually no landlord responsibilities for property taxes, insurance, maintenance, repairs or operating expenses.
- **2.0% Annual Rental Increases** — Contractual 2.0% rent increases every year throughout the initial lease term provide predictable compounding NOI growth and one of the more attractive escalation structures available in the traditional net-lease market.
- **Direct I-35 / Exit 106 Location** — The property is located directly at Interstate 35, providing immediate interstate ingress and egress and positioning the travel center to capture both commercial trucking and passenger traffic.
- **Strategic Kansas City** — Des Moines Freight Corridor — I-35 serves as the principal interstate connection between Kansas City and Des Moines and continues north through major Midwestern markets, making the Eagleville location strategically relevant to regional and long-haul freight movement.
- **Ongoing Site Enhancements** — LV Petroleum announced plans for a two-bay Truck Service Center, Miss J's Café and IHOP/Applebee's restaurant concepts at the Eagleville location, enhancing its foodservice and professional-driver offerings and increasing the number of customer-use occasions at the property.
- **Established Full-Service Travel Center** — TA currently markets the facility with 24/7 fuel availability, approximately 40 truck parking spaces, showers, laundry, driver lounge and travel-store amenities, supporting its function as a destination for professional drivers rather than simply a traditional convenience store.
- **Operated by LV Petroleum** — LV Petroleum is a rapidly expanding national developer and operator of travel centers, convenience stores and restaurants. As of July 2026, the company reported 89+ travel centers, 221 restaurant locations and 30 convenience stores across its portfolio.
- **Nationally Recognized TravelCenters of America Platform** — TA is one of America's leading travel-center networks, with 300+ locations across 44 states serving professional drivers and highway travelers through fueling, convenience, foodservice, parking and truck-related services.
- **Destination-Oriented Customer Base** — Unlike a conventional neighborhood convenience store, a travel center captures demand from professional drivers, commercial fleets, interstate motorists and local customers, while fuel, parking, foodservice, truck service and convenience offerings create multiple traffic generators at a single location.
- **Specialized, Transportation-Oriented Real Estate** — Travel-center properties require substantial infrastructure, interstate access, commercial fueling capability, truck circulation and parking. These characteristics create meaningful barriers to replacement and reinforce the strategic value of established interstate locations.
- **Compelling Operator + Brand + Lease Combination** — The offering combines LV Petroleum's growing operating platform, TA's nationally recognized brand and bp ownership of the TA platform with a new 30-year absolute NNN lease and 2% annual rent increases, creating an attractive long-term net-lease investment profile.

The Offering

LV Petroleum dba TA Travel Center
24024 East State Highway
Eagleville, MO 64442

Property Details

Lot Size	522,720 SF (12 Acres)
Rentable Square Feet	23,000 SF
Price/SF	$880.57
Year Built / Remodeled	1992 / 2026

Financial Overview

List Price	**$20,253,164**
Down Payment	100% / $20,253,164
Cap Rate	7.90%
Type of Ownership	Fee Simple

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Current - 9/15/2027	$133,333	$1,600,000
9/16/2027 - 9/15/2028	$136,000	$1,632,000
9/16/2028 - 9/15/2029	$138,720	$1,664,640
9/16/2029 - 9/15/2030	$141,494	$1,697,933
9/16/2030 - 9/15/2031	$144,324	$1,731,891
9/16/2031 - 9/15/2032	$147,211	$1,766,529
9/16/2032 - 9/15/2033	$150,155	$1,801,860
9/16/2033 - 9/15/2034	$153,158	$1,837,897
9/16/2034 - 9/15/2035	$156,221	$1,874,655
9/16/2035 - 9/15/2036	$159,346	$1,912,148
9/16/2036 - 9/15/2037	$162,533	$1,950,391
9/16/2037 - 9/15/2038	$165,783	$1,989,399
9/16/2038 - 9/15/2039	$169,099	$2,029,187
9/16/2039 - 9/15/2040	$172,481	$2,069,771
9/16/2040 - 9/15/2041	$175,931	$2,111,166
9/16/2041 - 9/15/2042	$179,449	$2,153,389
Base Rent ($69.57 / SF)		$1,600,000
Net Operating Income		$1,600,000.00
TOTAL ANNUAL RETURN	CAP 7.90%	**$1,600,000**

Lease Abstract

Tenant Trade Name	TA Travel Center
Tenant	Franchise
Ownership	Private
Guarantor	LV Petroleum LLC
Lease Type	NNN
Lease Term	30 Years
Lease Commencement Date	08/13/2025
Rent Commencement Date - Estimated	09/15/2026
Expiration Date of Base Term	09/15/2056
Increases	2% Annually
Options	Four 10-Year Options
Term Remaining on Lease	30 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	Yes


69
35
7,266 AADT
Harrison Country Motors
North Harrison R-3 Schools
Hutton Tire Center
Firestone
Neats Burger Barn
35
Leprechaun's Hideaway
United States Postal Service
Verimore Bank
Good Day Farm
Fireworks World
Firehouse 54 Pizza
Locust St
Locust St
Phillips 66
Blak Barrel Coffee Co.
Rocket Shop
Pyro City
Hilltop Archery
384 AADT
Conoco
Buffalo Run RV Park
Shamrock Estates Apartments
E State Hwy N
E State Hwy N
Love's
69
TA
Subject Property
Love's Truck Care
Eagleville Certified State Scale
Eagle's Landing Motel
Shelton Fireworks
69
35

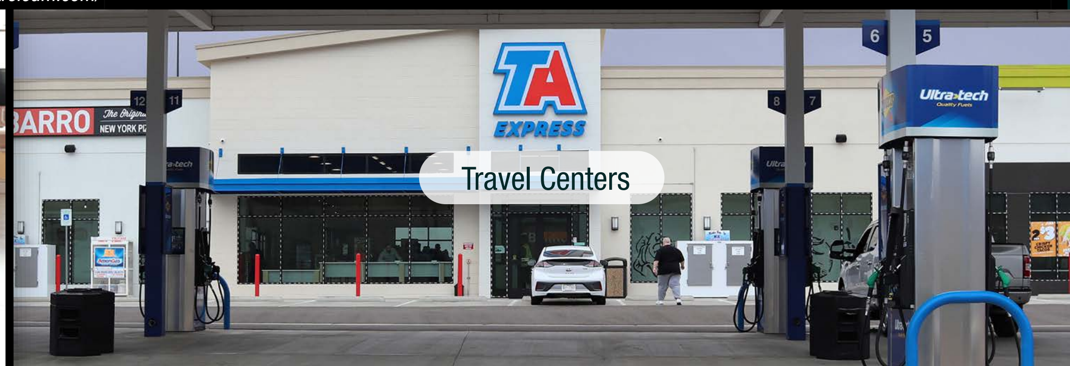
LV Petroleum specializes in the development and operations of Travel Centers, Gas Stations & Convenience Stores around the nation. Over the course of 12 years, the company has used their expertise in identifying potential opportunities, revitalizing existing properties and expanding their presence in the market by successfully acquiring, rehabbing or developing more than 100 locations. LV Petroleum has been very successful starting out as the dynamic duo, Val & Guy, and now have over 5,300 employees, currently operating 90 Truck Stops and 30 Gas stations. LV Petroleum expects to have more than 100 locations in operation by the end of 2026.

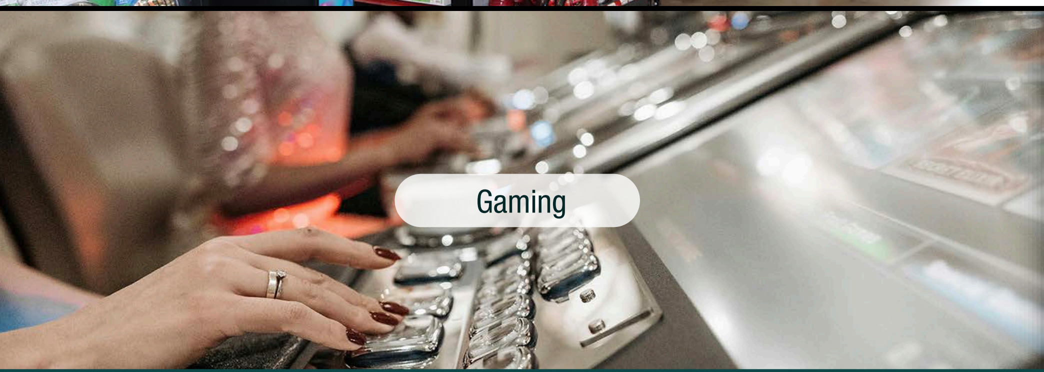
In addition, LV Petroleum has a food service division, this division is operating under the entity LVP Food Service Concept, LLC. The division is managed by Jeanette Davis who is the VP of Food and Franchise Brands. They are currently Franchise partners with 20 food brands and continuing to grow. Expanding on the duo's expertise, the pair also operate Nevada Fuel Distributors which is a wholesale fuel company that supplies 76, Phillips, Conoco, Sunoco and Gulf contracts as well as unbranded fuel. They currently supply over one million gallons per month to 103 different locations around the nation. Furthermore, LV Petroleum are also partners with Service Station & Compliance which is a contractor specializing in the installation of underground storage tank systems MPD's, forecourt canopies as well as ongoing testing & compliance.

LV Petroleum has 30+ new sites opening thru 2026.

https://lv-petroleum.com/


C-Stores


Travel Centers


Gaming

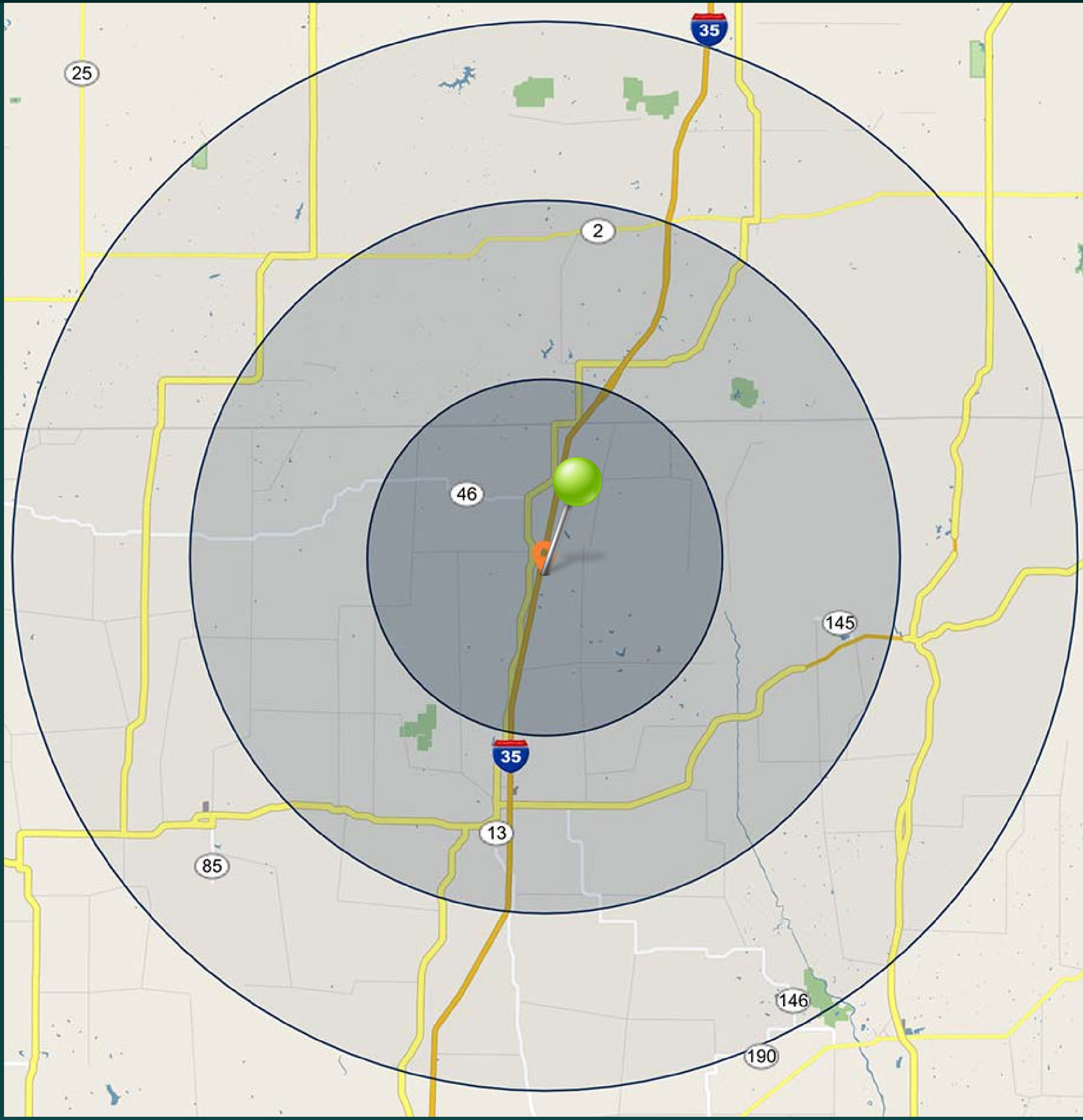

Restaurants

Founded in 1972 and headquartered in Westlake, Ohio, its nearly 19,000 team members serve guests in over 306 locations in 44 states, with a mission of returning every traveler to the road better than they came.

Name	TravelCenters of America
Founded	1972
HQ	Westlake, OH
Revenue	$7.3 Billion (2021)
Number of Locations	± 306
Number of Employees	± 19,000 (2023)
Website	www.ta-petro.com

Demographics Population Profile

POPULATION	10 Miles	20 Miles	30 Miles
2030 Projection			
Total Population	2,225	12,376	29,695
2025 Estimate			
Total Population	2,234	12,456	29,859
2020 Census			
Total Population	2,252	12,595	30,053
2010 Census			
Total Population	2,430	14,070	32,784
Daytime Population			
2025 Estimate	1,544	10,485	25,025
HOUSEHOLDS	**10 Miles**	**20 Miles**	**30 Miles**
2030 Projection			
Total Households	927	5,000	12,398
2025 Estimate			
Total Households	926	5,007	12,416
Average (Mean) Household Size	2.4	2.3	2.4
2020 Census			
Total Households	925	5,020	12,444
2010 Census			
Total Households	978	5,425	13,268
HOUSEHOLDS BY INCOME	**10 Miles**	**20 Miles**	**30 Miles**
2025 Estimate			
$200,000 or More	3.1%	1.6%	2.9%
$150,000-$199,999	3.2%	3.8%	3.6%
$100,000-$149,999	14.1%	14.2%	14.1%
$75,000-$99,999	13.9%	15.9%	14.4%
$50,000-$74,999	22.3%	18.6%	19.1%
$35,000-$49,999	10.6%	12.2%	13.3%
$25,000-$34,999	11.2%	10.7%	10.5%
$15,000-$24,999	11.9%	10.4%	10.7%
Under $15,000	9.7%	12.5%	11.4%
Average Household Income	$70,457	$67,033	$69,516
Median Household Income	$57,203	$56,539	$55,814
Per Capita Income	$29,150	$27,695	$28,897



Population

In 2025, the population in your selected geography is 29,859. The population has changed by -8.92 percent since 2010. It is estimated that the population in your area will be 29,695 five years from now, which represents a change of -0.5 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 11 people per square mile.

Households

There are currently 12,416 households in your selected geography. The number of households has changed by -6.42 percent since 2010. It is estimated that the number of households in your area will be 12,398 five years from now, which represents a change of -0.1 percent from the current year. The average household size in your area is 2.4 people.

Income

In 2025, the median household income for your selected geography is $55,814, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 65.42 percent since 2010. It is estimated that the median household income in your area will be $65,960 five years from now, which represents a change of 18.2 percent from the current year.

The current year per capita income in your area is $28,897, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $69,516, compared with the U.S. average, which is $103,571.

Employment

In 2025, 12,906 people in your selected area were employed. The 2010 Census revealed that 53 percent of employees are in whitecollar occupations in this geography, and 24.4 percent are in bluecollar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.

Housing

The median housing value in your area was $129,280 in 2025, compared with the U.S. median of $333,538. In 2010, there were 9,827.00 owner-occupied housing units and 3,442.00 renteroccupied housing units in your area.

Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 19.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 48.3 percent in the selected area compared with the 19.6 percent in the U.S.

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