



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

FOR SALE
249 W Old Mill Road
Fair Grove, MO



*Not actual subject site

13+ Years Remaining | Absolute NNN | Corporate Guaranty | (4) 5-Year Renewal Options

For more information contact:

Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

87

Broker of Record:

Jeff Hawley License #: 1999084040

Block Hawley Commercial Real Estate Services, LLC

License #: 2008000700

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



*Not actual subject site

249 W OLD MILL ROAD
FAIR GROVE, MO



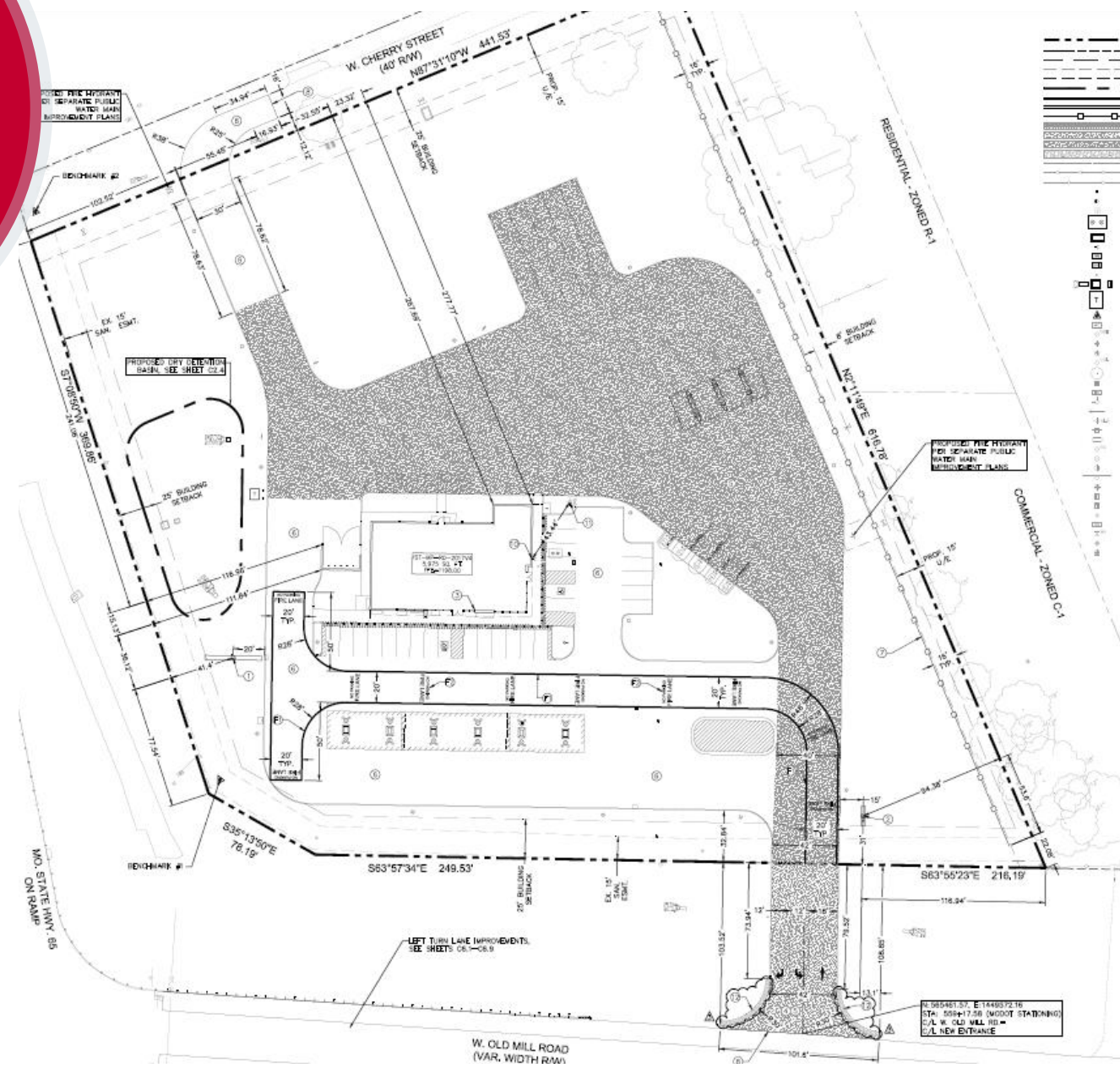
PRICE	\$7,106,944
CAP RATE	5.4%
NOI	\$383,775
TERM	20-Years
LEASE TYPE	Absolute NNN
LEASE COMMENCEMENT	May 17, 2019
RENT ESCALATIONS	7.5% every 5 years during base term 5% every 5 during options
RENEWAL OPTIONS	(4) 5-Year Options
TMS	0129200077
SQUARE FOOTAGE	6,040+/- SF
YEAR BUILT	2019
ROFR	Yes (14 days)
LOT SIZE	5.42 Acres
GUARANTY	Corporate

Oswald Cooke & Associates is pleased to 249 W Old Mill Road in Fair Grove, MO for sale to qualified investors. Originally commencing in 2019, the property is subject to a 20-year absolute NNN corporate lease with Maverik. The 5.42 acre site is located on the far corner heading towards I-65 at the intersection of Old Mill Road and Hwy 65. The base term will expire in May 2039 and has (4) 5-Year renewal options. Fair Grove is located in Greene County. The gas station is located in the center of the community and is a relocation store from the previous site that is just down the street. There are no other gas stations in this corridor.

SITE PLAN



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EUBANK LINE
- EXISTING EUBANK LINE
- PROPOSED EUBANK LINE
- PROPOSED CALCULATED LINE
- PROPOSED CONCRETE CURB
- PROPOSED INTERNAL CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED WOODEN FENCE
- PROPOSED DECORATIVE IRONWAY TREATMENT
- PROPOSED RIGHT-OF-WAY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SE-WAY
- EXIT ASPHALT PAVEMENT
- EXIT SAND: 18% FINE PERCENT
- EXIT CHAINLINK FENCE
- PROPOSED COLLARS
- PROPOSED SANITARY SEWER LEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER LEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- BENCHMARK
- EXIT 4" COMPASS
- EXIT 4" METALL HOOP
- EXIT BOLLARD
- EXIT BUSH
- EXIT CILINDER
- EXIT REDWOOD TREE
- EXIT ELECTRIC BOX
- EXIT FIRE HYDRANT
- EXIT GUY WIRE
- EXIT HAL BOX
- EXIT POWER POLE
- EXIT PROpane TANK
- EXIT ROOF DRAIN
- EXIT SANITARY SEWER MANHOLE
- EXIT SANITARY SEWER LEANOUT
- EXIT SIGN
- EXIT STEEL POST
- EXIT TELEPHONE CABINET
- EXIT TELEPHONE RISE
- EXIT W/IT HIE
- EXIT WATER METER
- EXIT WATCH ALIC
- EXIT W/LL
- EXIT WOOD POST

MoDOT RAW NOTES:
1. CONTRACTOR SHALL COORDINATE ALL WORK WITH MoDOT RIGHT-OF-WAY WITH MOUIT AND IS RESPONSIBLE FOR ALL ASSOCIATED PERMITS AND FEES.
2. CONTRACTOR SHALL COORDINATE WITH MoDOT FOR ANY TRAFFIC CONTROL REQUIRED FOR THE CONSTRUCTION.

NOTE:
PRIORITY BOUNDARY LABELS AND INFORMATION IS SHOWN FOR REFERENCE ONLY.

FLAG NOTES:

1. PROPOSED POLE SIGN (100') SEE DETAIL SHEET CS.7
2. PROPOSED POLE SIGN (40') SEE DETAIL SHEET CS.7
3. APPROXIMATE LOCATION OF BOX BOX REFER TO ARCHITECTURAL PLANS FOR DETAILS & SPECIFICATIONS.
4. PROPOSED MoDOT COMMERCIAL DRIVEWAY SEE MoDOT STANDARD DETAILS SLOTTED ON SHEET CS.5.
5. PROPOSED HEAVY DUTY CONCRETE PAVEMENT SEE SHEET CS.2
6. PROPOSED CONCRETE PAVEMENT SEE SHEET CS.2
7. INSTALL 3"X 1" LF OF 4" HT. WOOD SCREEN FENCE SEE DETAIL SHEET CS.9
8. UNITS OF PROPOSED PAVEMENT
9. EXISTING PAVEMENT MARKINGS SEE SHEET CS.1
10. PROPOSED FIRE DEPARTMENT CONNECTION SEE VET PLANS
11. PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY INSTALL WITH 100' OF FIRE DEPARTMENT CONNECTION SEE DETAIL SHEET CS.6
12. PROPOSED ROLLUPPER PAVEMENT SEE DETAIL SHEET CS.6

FIRE LANE FLAG NOTES:

- 1. PAVEMENT SHALL BE STRIPPED BY 4" BELOW THE LINE FOR GENERATING UNITS OF EMERGENCY ACCESS
- 2. 12" MIN. HEIGHT FIRE LANE TEXT SHALL BE PAINTED 18" AND OCCUR EVERY 50' O.C. MAX SPACING

FIRE FLOW CALCULATIONS:

FOR 2012 IFC SECTION 910.5, THE REQUIRED FIRE FLOW IS AS FOLLOWS:
PROPOSED BUILDING 5,075 SQ. FT. TYPE III-B CONSTRUCTION FULLY SPRINKLED 1,000 GPM FOR 2 HOUR DURATION. A 20% REDUCTION IS ALLOWED DUE TO 100% FULLY SPRINKLED, REDUCING IT TO 500 GPM (MINIMUM REQUIRED FOR FIRE CODE IS 1,500 GPM).

FOR 2012 IFC SECTION 910.5, CODE AND CODE, THE NUMBER OF HYDRANTS REQUIRED IS 2. THESE EXISTING HYDRANTS ONE LOCATED APPROX. 700' NORTH OF THE SITE (-140) AND ONE LOCATED APPROX. 100' EAST OF THE SOUTH-EAST PROPERTY CORNER (-140). DUE TO THE DISTANCE THE EXISTING HYDRANT CANNOT BE USED. WE ARE PROPOSING TWO HYDRANTS LOCATED WITHIN 400' OF THE BUILDING ONE AT THE NORTHWEST CORNER AND ONE AT THE NORTHEAST CORNER OF THE SITE. FIRE TEST & INSURE HEADINGS BELOW WERE PROVIDED BY THE CITY.

PUBLIC WATER SUPPLY DISTRICT NO. 9 PROVIDED FIRE TEST INFORMATION ON HYDRANT (-140) WHICH IS LOCATED 100' EAST OF THE SOUTHWEST PROPERTY CORNER.

FRONT PRESSURE 56 PSI
FLOW 1,270 GPM
RESIDUAL PRESSURE 73 PSI
STAT. PRESSURE 107 PSI
CALCULATED AVAILABLE FIRE FLOW AT EXISTING HYDRANT 3-182 (SEE CALCULATION BELOW)

OR = $Q = X (OR/NP)^{0.54}$
OR = FLOW AVAILABLE AT EXISTING RESIDUAL PRESSURE (EXISTING RESIDUAL PRESSURE = 20 PSI)
CF = FLOW OBTAINED DURING FLUM TEST
H = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE
HF = PRESSURE DROP DURING THE TEST

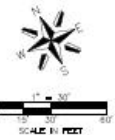
OR = $1,270 \text{ GPM} \times [(105 \text{ PSI} - 20 \text{ PSI}) / (105 \text{ PSI} - 73 \text{ PSI})]^{0.54}$
OR = 2,153 GPM

WITH THE EXISTING FLOW, FRICTION AND FITTING LOSSES, FLOWS AT EXISTING HYDRANTS WILL BE EXCEEDED. THE AMOUNT OF 1,500 GPM IS REQUIRED IN SECTION 910.5 OF THE 2012 IFC.

BENCHMARKS:

BENCHMARK #1 - TOP OF SANITARY MANHOLE LOCATED APPROXIMATELY 6' IN AN EASTELY DIRECTION FROM THE SOUTHWEST CORNER OF THE PROPERTY
ELEVATION: 1188.14 (NAD 83)

BENCHMARK #2 - TOP OF SANITARY MANHOLE LOCATED APPROXIMATELY 16' IN A NORTHEASTELY DIRECTION FROM THE NORTHEAST PROPERTY CORNER
ELEVATION: 1188.48 (NAD 83)



ABSOLUTE
1-800-316-BITE-8111
www.oswaldcooke.com

AERIAL



Fair Grove Fire Department



Fair Grove High School

DOLLAR GENERAL



Summer Fresh Grocery

Fair Grove Middle School



W Old Mill Road

Fair Grove Elementary School



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

VICINITY

- ◆ 17 Miles to Springfield, MO
- ◆ 53 Miles to Branson, MO
- ◆ 86 Miles to Joplin, MO
- ◆ 162 Miles to Kansas City

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	1,575	3,063	6,447
Population Growth (2020-2025)	9.91%	8.19%	7.24%
2025 Average Household Income	\$96,005	\$96,596	\$99,566



ABOUT MAVERIK



- 800 Locations
- 20 States
- 98 Years in Business
- Known for Premium BonFire food made fresh daily



Maverik is a leading U.S. convenience store and gas station company known for its “adventure-themed” branding and elevated customer experience. Headquartered in Salt Lake City, Utah, the company operates more than 800 locations across 20 states following its acquisition of Kum & Go and employs over 16,000 people. Maverik has earned recognition for its clean, modern stores and high-quality restrooms, including a location that won the “America’s Best Restroom” award from Cintas in 2024. It is also well known for its fresh, made-to-order BonFire Food program, which sets it apart from traditional gas stations. Maverik’s rapid growth, strong brand identity as “Adventure’s First Stop,” and focus on customer experience and community involvement have helped position it as one of the most respected and innovative convenience store chains in the United States.

For more information visit: www.maverik.com

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

©2022, Oswald Cooke & Associates, LLC

Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



OSWALD + COOKE

LAND AND INVESTMENT REAL ESTATE