111 NW 5th St

Woodhull, IL 61490

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

BP Truck Stop
111 NW 5th St, Woodhull, IL 61490

Investment Highlights

Property Highlights

- **Fuel Supply Agreement Near Expiration:** Only one year remains on the existing fuel supply agreement, providing a new owner with the opportunity to renegotiate fuel terms, pursue more favorable pricing, or rebrand the station with a different fuel provider to maximize profitability and long-term value.
- **2028-Compliant Double-Wall Fuel Tanks:** The property is equipped with double-wall underground storage tanks that already satisfy upcoming 2028 environmental compliance standards, significantly reducing near-term capital expenditure requirements and providing peace of mind for future ownership.
- **Prime Interstate Location with Excellent Visibility:** Strategically positioned with immediate access to Interstate 74, the property benefits from exceptional visibility and exposure to both interstate travelers and local traffic, supporting consistent customer demand and long-term operational success.
- **Large 3.89-Acre Site with Expansion Potential:** Situated on approximately 3.89 acres, the property offers ample parking, efficient vehicle circulation, excellent visibility, and additional land that provides flexibility for future expansion, redevelopment, or complementary commercial uses.
- **Potential Tax Advantages Through Bonus Depreciation:** Fee simple ownership of both the land and improvements may provide investors with the opportunity to utilize accelerated bonus depreciation, creating potential tax benefits and enhancing after-tax returns. Buyers should consult their tax advisor regarding eligibility.


E
Alwood Middle-High School
±200 Students
Clover Manor Apartments
±12 Units
FSB
Established 1910
FARMERS
STATE BANK
of Western Illinois
Clover Library District
Public Library
DOLLAR
GENERAL
Subject
Property
WGM
Western Grain Marketing
FS
NW 5th St
INTERSTATE
74
Interstate 74 Acess
±0.6 Miles Away

111 NW 5th St
Woodhull, IL 61490

$1,750,000
Price

±2,500 SF
GLA

±15,200
Vehicles Per Day (I-74)

±3.89 AC
Lot Size

Financial Overview

BP Truck Stop
111 NW 5th St, Woodhull, IL 61490

Financial Summary

Supply Agreement	
Brand	BP
Company	MOLO Oil
Years Remaining	1 Year

General Fuel and Tank Information	
# of MPDs	2 Regular + 2 Diesel Lanes
# of Tanks	4 Tanks
Tank Age	33 Years
Tank Material and Construction	Composite Double Wall

Underground Storage Tank	
Tank 1	10,000 Gallon Regular Gasoline
Tank 2	8,000 Gallon Mid-Grade Gasoline
Tank 3	4,000 Gallon Premium Gasoline
Tank 4	10,000 Gallon Diesel Fuel

Gaming Information	
License Number	221000372
Terminal Operator	Accel Entertainment

Tenant Summary

Year Founded
1909

Headquarters
London, England, UK

Ownership Status
Public (NYSE: BP)

Employees
90,000+

Locations
17,000+

Annual Revenue
$195 Billion

Tenant Overview
bp p.l.c. is one of the world's largest integrated energy companies, operating a global network of fuel stations, convenience retail locations, and energy infrastructure across more than 70 countries. In the United States, bp maintains a significant presence through its branded fuel stations, travel centers, and convenience stores, serving millions of customers annually. The company's diversified operations, strong brand recognition, and investment in both traditional and lower-carbon energy solutions position bp as one of the industry's most established and financially resilient operators.

Why Invest in bp?

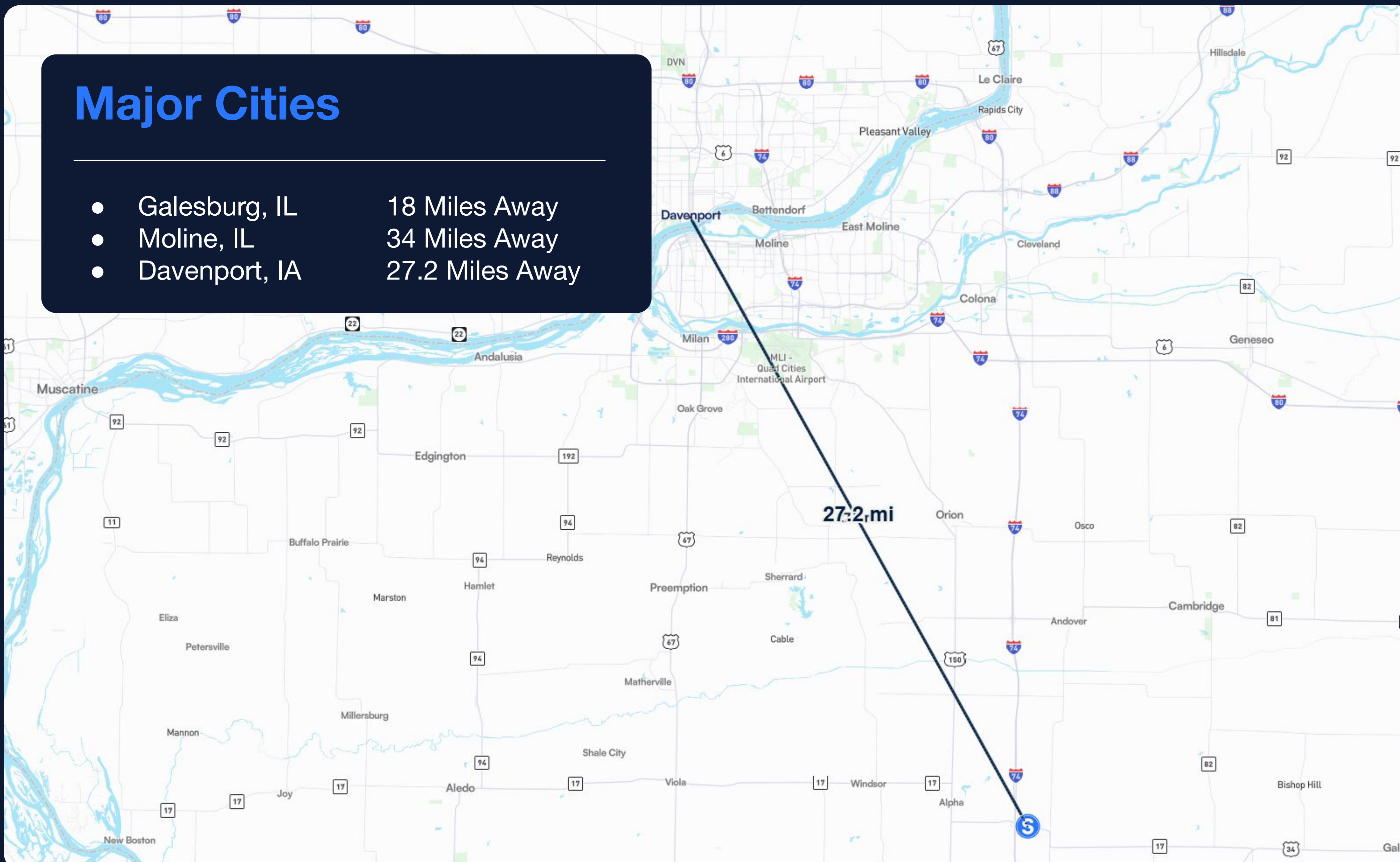
- **Global Energy Leader:** One of the world's largest integrated energy companies with more than a century of operating history and a globally recognized brand.
- **Strong Financial Profile:** Publicly traded on the NYSE with annual revenue approaching $200 billion, supported by diversified operations across upstream, downstream, and convenience retail businesses.
- **Essential Retail Business:** Fuel and convenience retail remain necessity-based uses that generate consistent customer traffic from commuters, commercial fleets, and long-distance travelers.
- **Extensive Operating Network:** Thousands of branded locations across the United States and more than 17,000 retail sites worldwide provide significant market presence and operational scale.
- **Long-Term Brand Investment:** bp continues investing in modernized travel centers, convenience retail, EV charging infrastructure, and lower-carbon energy initiatives, reinforcing the long-term value of its retail network.

Market Overview

BP Truck Stop
111 NW 5th St, Woodhull, IL 61490

Major Cities

- Galesburg, IL — 18 Miles Away
- Moline, IL — 34 Miles Away
- Davenport, IA — 27.2 Miles Away

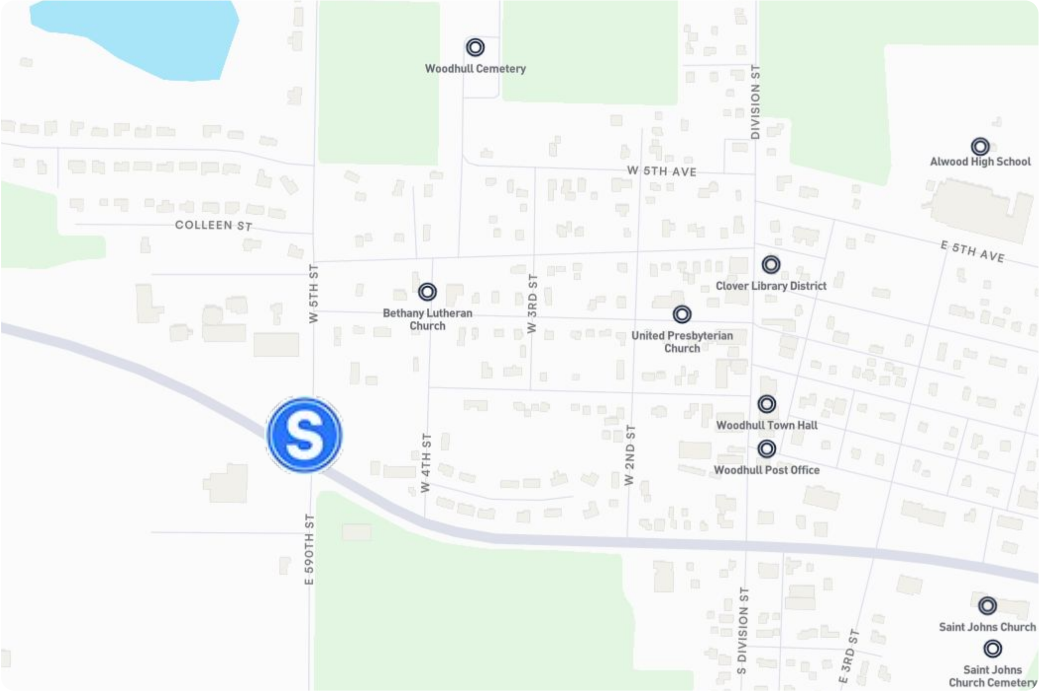


Woodhull , IL

Local Market Overview

Located in Henry County, Woodhull, Illinois is a well-positioned rural community along Interstate 74, approximately 30 miles southeast of the Quad Cities and 15 miles north of Galesburg. Its direct access to I-74 and Illinois Route 17 provides convenient connectivity to larger regional employment centers while supporting local commercial activity and distribution throughout western Illinois.

The local economy is supported by a diverse mix of manufacturing, agriculture, retail, healthcare, and small business employment.
Retail demand in Woodhull is strengthened by its location along a well-traveled interstate corridor that captures both local consumers and passing travelers. The community serves as a convenient stop for daily needs and highway-oriented businesses while benefiting from its proximity to larger retail destinations in Galesburg and the Quad Cities. Combined with its strategic transportation access, stable employment base, and established agricultural economy, Woodhull offers a dependable environment for neighborhood retail and service-oriented commercial investment.



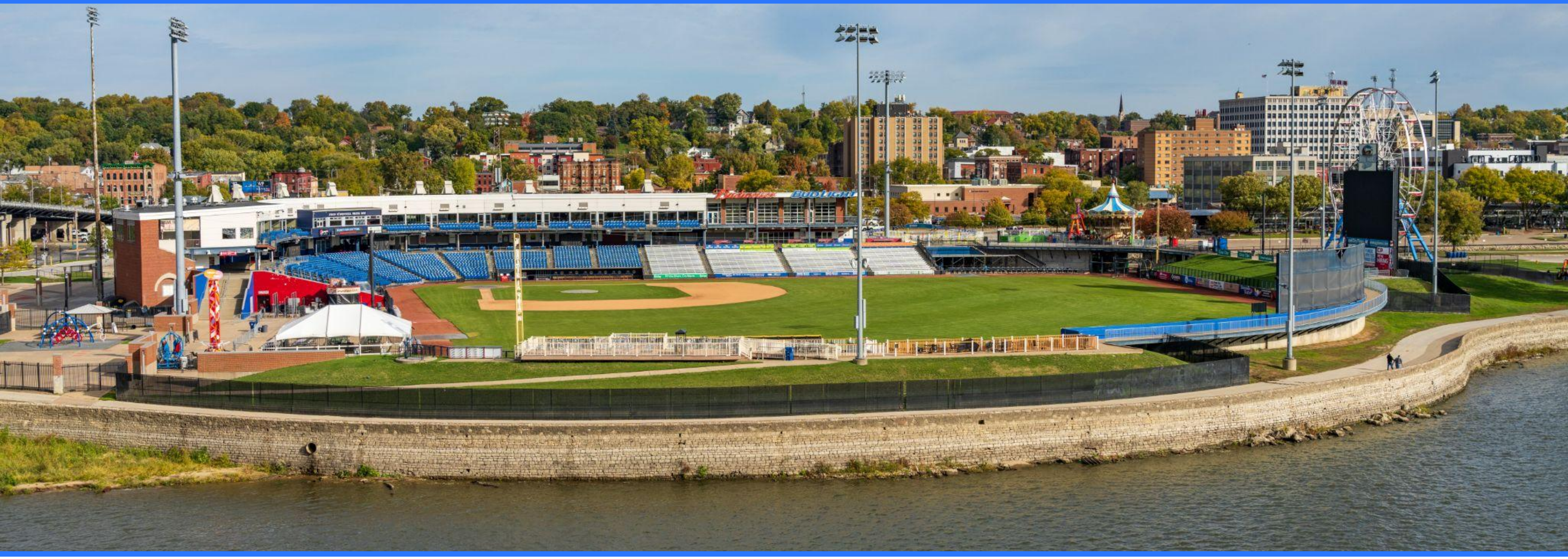
Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,150	2,032	7,114
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	524	902	3,091
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$96,009	$101,175	$99,912

Davenport, IA MSA

100,358
Total Population

51,963
Employed Population



Local Market Overview

Located along the Mississippi River in eastern Iowa, Davenport is the largest city in the Quad Cities region and serves as a major commercial, employment, and cultural hub for eastern Iowa and western Illinois. The city's strategic location at the intersection of Interstate 80, Interstate 74, U.S. Highway 61, and U.S. Highway 67 provides exceptional regional connectivity, supporting a diverse economy driven by healthcare, manufacturing, logistics, education, finance, and retail. Ongoing investment in downtown redevelopment, riverfront improvements, and commercial growth continues to strengthen Davenport's position as one of the Midwest's leading regional markets.

Retailers in Davenport benefit from a large and expanding consumer base, drawing shoppers from throughout the Quad Cities metropolitan area and surrounding communities. The city's strong population density, established retail corridors, major employers, and year-round visitor activity create consistent consumer demand across a wide range of retail categories. Supported by continued economic development, a highly accessible transportation network, and a diverse employment base, Davenport remains a premier retail destination and an attractive market for long-term commercial investment.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **111 NW 5th St, Woodhull, IL, 61490** ("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.

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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.

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