

MOBIL GAS STATION

5320 US-27 | Frostproof, FL 33843

Retail
Investment Opportunity
Offering Memorandum



Absolute NNN | 20-Year Lease Term | 8% Increases Every 5 Years

*Representative Photo

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Exclusively Listed By

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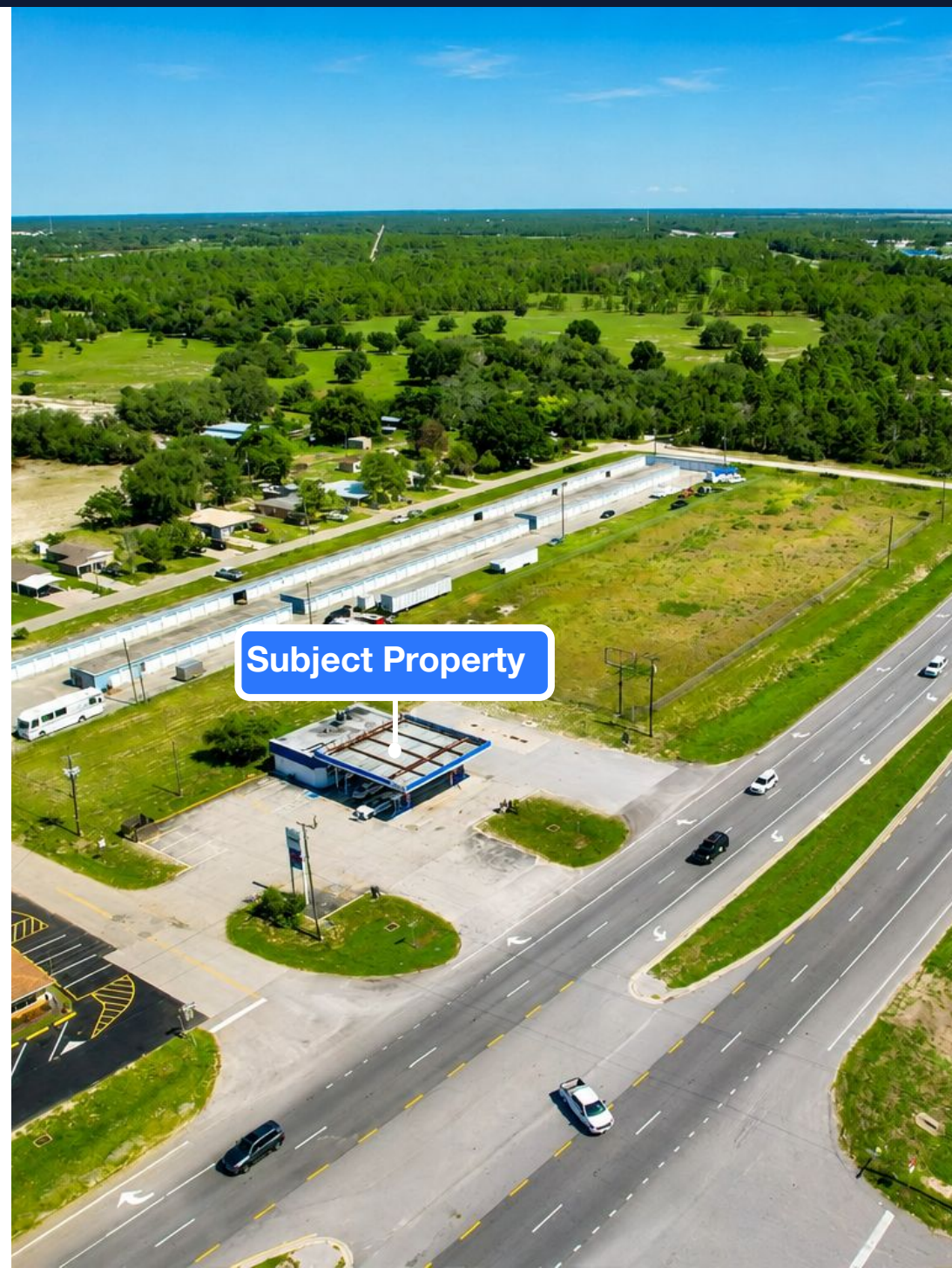
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*Representative Photo

Investment Highlights

Property Highlights

- **Highly Desirable Cap Rate:** Offered at an attractive 7.50% Cap Rate with a strong starting annual rent of \$159,600, presenting a high-yield opportunity for passive investors.
- **Long-Term Cash Flow Security:** Features a brand new 20-year lease term, ensuring decades of predictable, uninterrupted passive income.
- **True "Hands-Off" Passive Ownership:** An Absolute NNN (Fee Simple) lease structure ensures the landlord has zero responsibilities. The tenant handles all real estate taxes, insurance, maintenance, and structural repairs.
- **Strong Built-in Inflation Hedge:** The lease features compounding 8% rent increases every 5 years, protecting your yield against inflation and systematically driving the asset's residual value up.
- **Strong Credit Profile:** The subject property is operated by Florida State Petroleum Operations, LLC, an established petroleum retail operator with a reported asset base of $\pm$ \$26 million.
- **High-Traffic, Regional Freight Corridor:** The property fronts US-27, a major freight artery linking Central and South Florida, carrying 3,200–3,700 trucks per day — roughly 20% of total traffic. Volumes are projected to grow to 42,800–52,800 vehicles daily by 2040.
- **Agricultural Hub with Growing Freight Demand:** Frostproof anchors Polk County's citrus and agricultural economy, a \$14.38 billion industry supporting over 86,000 jobs. Truck traffic is expected to climb further as the nearby CSX Integrated Logistics Center ramps up operations.



5320 US-27
Frostproof, FL 33843

±1,288 SF
GLA

2000
Year Built

±18,900
Vehicles Per Day

Absolute NNN
Lease Type

7.50%
Cap Rate



Financial Overview

\$2,128,999

List Price

7.50%

Cap Rate

\$159,600

NOI

Property Details

Tenant Trade Name	Mobil
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Ownership	Fee Simple
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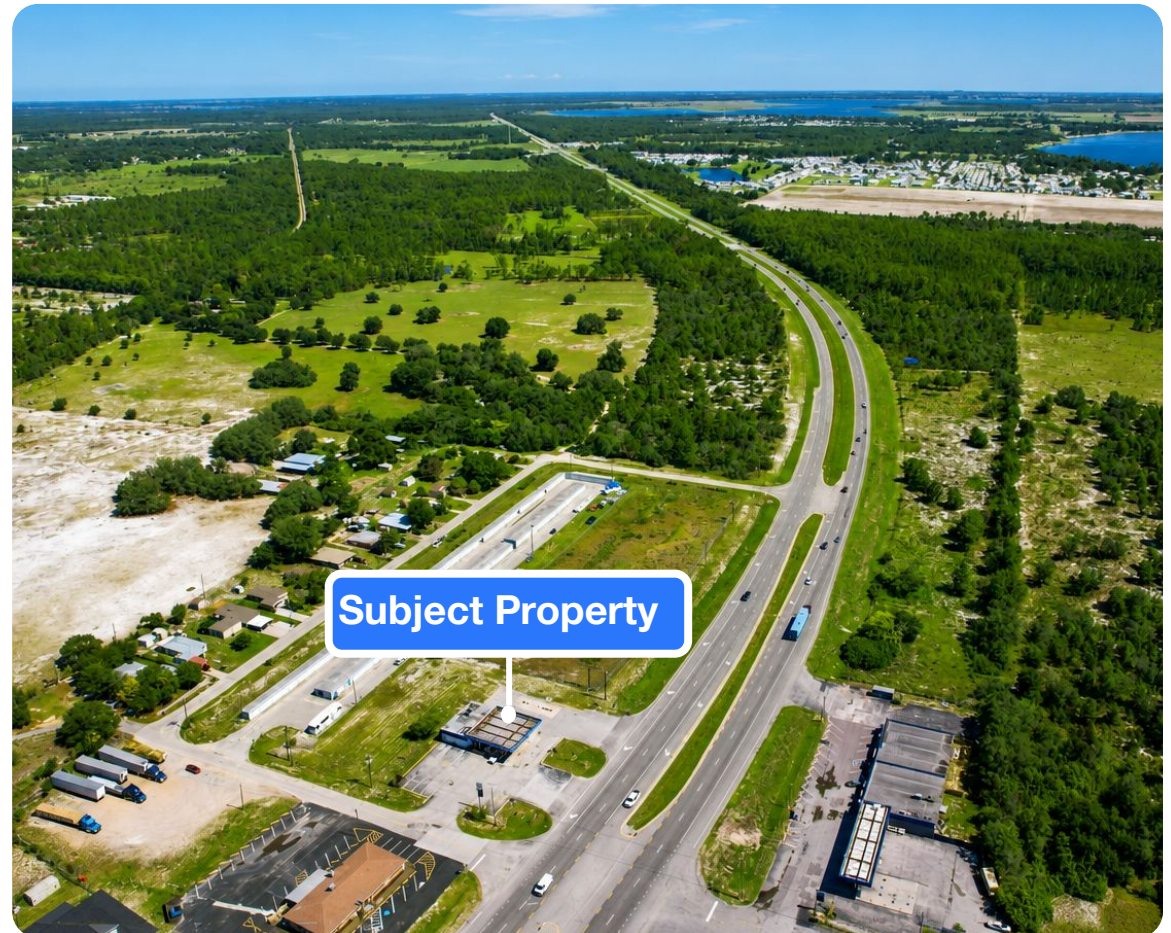
Lease Type	Absolute NNN
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Landlords Responsibilities	None
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Lease Term	20 Years
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Increases	8% Every 5 Years
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Zoning	C1
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DOLLAR GENERAL

 **Whispering Pines Mobile Homes**
Mobile Home Park



 **Lily Lake Golf Club**
Golf Course

 **Lakemont Ridge Home & RV Park**
Mobile Home Park

SUBWAY

 **Easy Mobile Homes**
Mobile Home Park

CROSSOVER
SELF-STORAGE

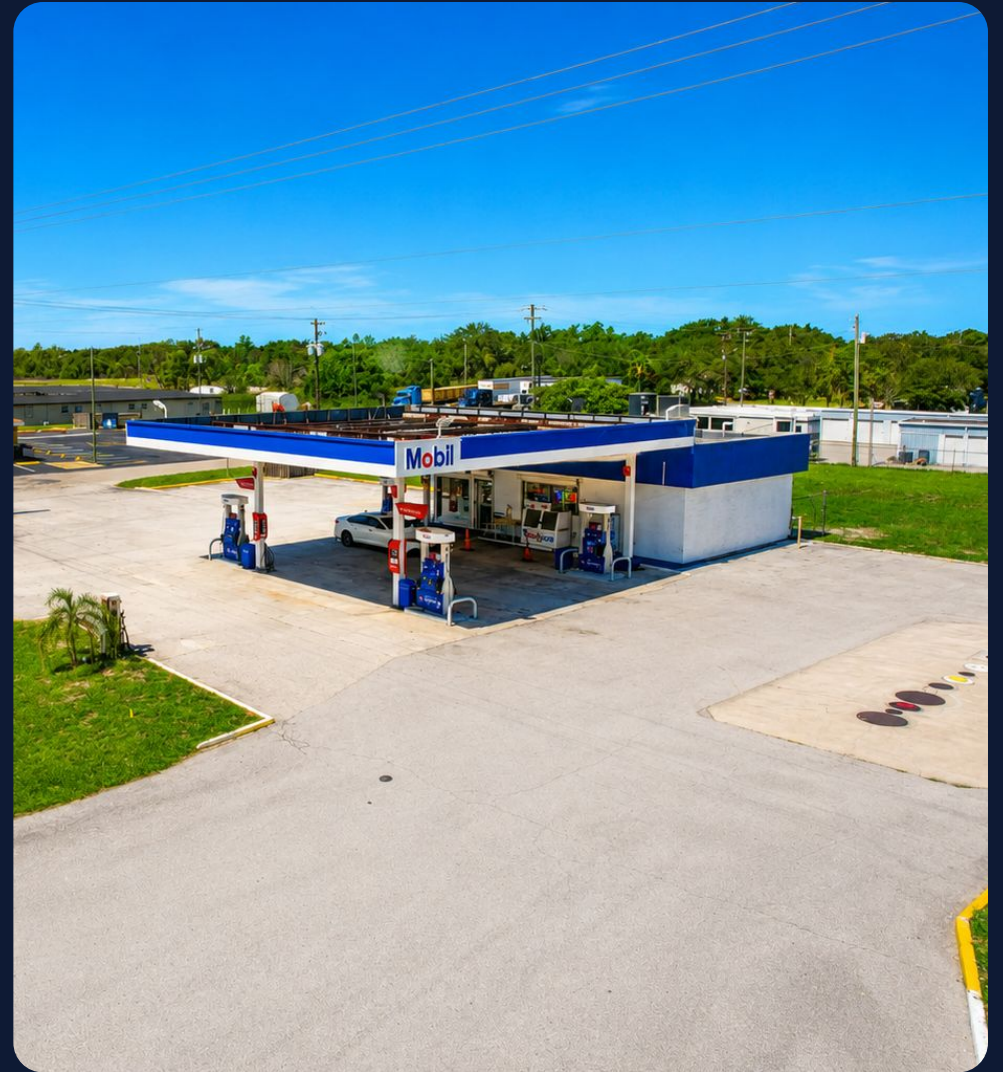
Subject Property

27
\$18,900 VPD

SUNOCO



Property Photos



Tenant Overview

Headquarters
Spring, TX

Ownership Status
Public (NYSE: XOM)

Employees
61,000+

Locations
22,000+ Branded
Stations Worldwide

Credit Rating
Aa2 (Moody's)

Annual Revenue
\$349.6B (2024)



Tenant Overview

Mobil is one of the world's most recognized fuel and convenience retail brands, operating under Exxon Mobil Corporation (NYSE: XOM), one of the largest publicly traded integrated energy companies globally. Through an extensive branded retail network, Mobil serves millions of customers each day with high-quality fuels, lubricants, and convenience offerings. Supported by ExxonMobil's global operations spanning upstream, downstream, chemical, and low-carbon businesses, the Mobil brand benefits from exceptional financial strength, operational expertise, and long-term market stability.

Mobil branded stations are strategically positioned along major transportation corridors, urban markets, and suburban communities throughout the United States and internationally. The brand is recognized for its premium fuel products, industry-leading lubricants, and strong customer loyalty, making Mobil one of the most established and dependable operators within the convenience retail and fuel sector.

- **Global Brand Recognition:** ExxonMobil operates in more than 60 countries, with Mobil-branded fuels sold through approximately 22,000 retail locations worldwide, making it one of the largest branded fuel networks in the world.
- **Financial Strength:** As one of the world's largest publicly traded energy companies, ExxonMobil generated approximately \$349.6 billion in revenue during 2024, supported by a diversified global portfolio and investment-grade credit profile.

Market Overview

Mobil

5320 US-27 | Frostproof, FL 33843



Lakeland, FL MSA

Frostproof, FL



Local Market Overview

Frostproof is a growing Central Florida community in southeastern Polk County, strategically positioned between the Tampa and Orlando metropolitan areas. The city benefits from convenient access to U.S. Highway 27, one of Florida's primary north-south transportation corridors, providing connectivity to major employment centers, distribution hubs, and regional population bases. As part of the Lakeland–Winter Haven MSA, Frostproof is supported by Polk County's continued residential and economic growth, strengthening long-term demand for retail, service, and commercial development.

The area's retail environment is supported by a mix of national retailers, grocery stores, restaurants, healthcare providers, and everyday service businesses serving Frostproof and surrounding communities including Lake Wales, Winter Haven, Haines City, Avon Park, and Sebring. Limited local competition, combined with continued residential growth throughout the region, creates a stable environment for neighborhood retail and service-oriented tenants. Seasonal tourism driven by Central Florida's lakes, parks, and recreational amenities further contributes to consumer spending throughout the year.

Property Demographics

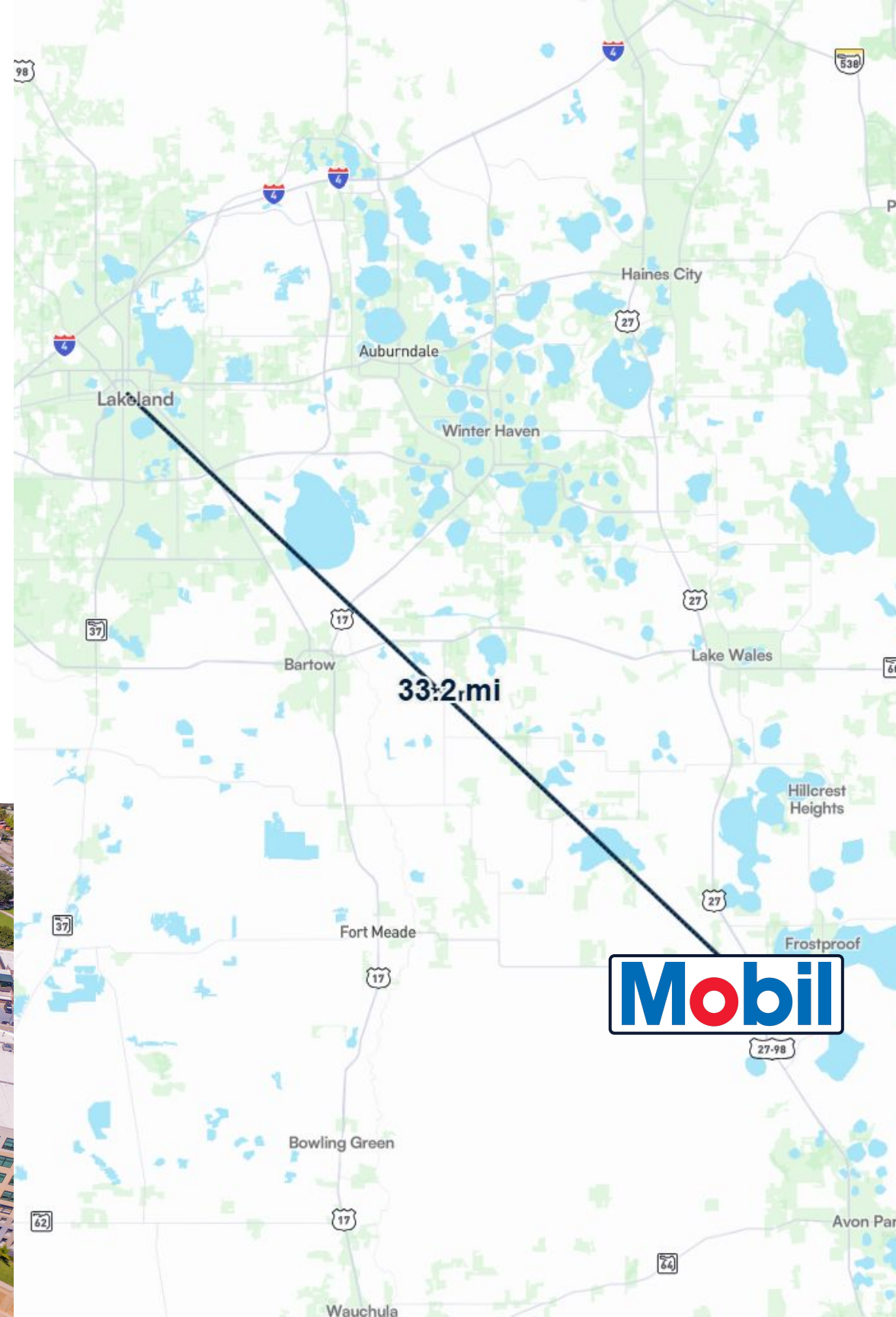
Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	9,424	13,840	43,825
Current Year Estimate	8,895	13,183	41,289
2020 Census	8,202	12,147	38,624
Growth Current Year-Five-Year	5.95%	4.98%	6.14%
Growth 2020-Current Year	8.45%	8.53%	6.90%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,279	4,997	17,117
Current Year Estimate	3,069	4,734	16,328
2020 Census	2,593	4,057	14,416
Growth Current Year-Five-Year	6.85%	5.56%	4.83%
Growth 2020-Current Year	18.34%	16.69%	13.26%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,789	\$77,055	\$76,376

Lakeland, FL MSA

Local Market Overview

Lakeland is one of Central Florida's premier commercial and logistics hubs, strategically positioned along the Interstate 4 corridor between Tampa and Orlando. As the largest city in Polk County, Lakeland benefits from direct access to I-4, U.S. Highway 98, and the Polk Parkway, providing exceptional connectivity to two of Florida's largest metropolitan areas, major distribution centers, and a rapidly expanding regional population. Continued residential growth, business investment, and infrastructure improvements have strengthened Lakeland's position as a leading destination for retail, industrial, healthcare, and corporate development.

Lakeland's retail market is supported by a diverse mix of national retailers, grocery-anchored shopping centers, restaurants, healthcare providers, and entertainment destinations that attract consumers from throughout Polk County and neighboring communities. The city's strong employment base, anchored by logistics, healthcare, education, manufacturing, and professional services, generates consistent consumer demand throughout the year.



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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 **5320 US-27 | Frostproof, FL 33843** ("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.

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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.

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