

ABSOLUTE NNN MOBIL GAS STATION | \$422,544 NOI*

1929 US-45 BYP
JACKSON, TN 38305



I-40 | 47,702 VPD



US-45 BYP | 30,653 VPD



CHARLIE ROSENBERG
213.500.3512
charlie@majorproperties.com
DRE Lic. 02178627

DANIEL MOUSSAZADEH
310.999.9437
daniel@majorproperties.com
DRE Lic. 02058572

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

EXECUTIVE SUMMARY

MOBIL GAS STATION

This is a passive, income-producing NNN investment located at 1929 US-45 Bypass in Jackson, TN. The property is leased to a gas station operator currently paying \$367,200 annually with 2% yearly increases (\$374,544 as of November 1, 2025).

The site serves both local and regional traffic, and sees 47,702 vehicles per day on I-40 and 30,653 vehicles per day on US-45 BYP. With no landlord responsibilities, this is a secure, inflation-hedged asset in a high-growth corridor.

BUILDING AREA	2,392± SF
---------------	-----------

LAND AREA	19,602± SF
-----------	------------

YEAR BUILT	2017
------------	------

ZONING	B5
--------	----

APN	0550-C-009.00
-----	---------------

NOI	\$422,544*
-----	------------

CAP RATE	7.5%**
----------	--------

ADDRESS	1929 US-45 BYP, Jackson, TN 38305
---------	-----------------------------------

COUNTY	Madison
--------	---------

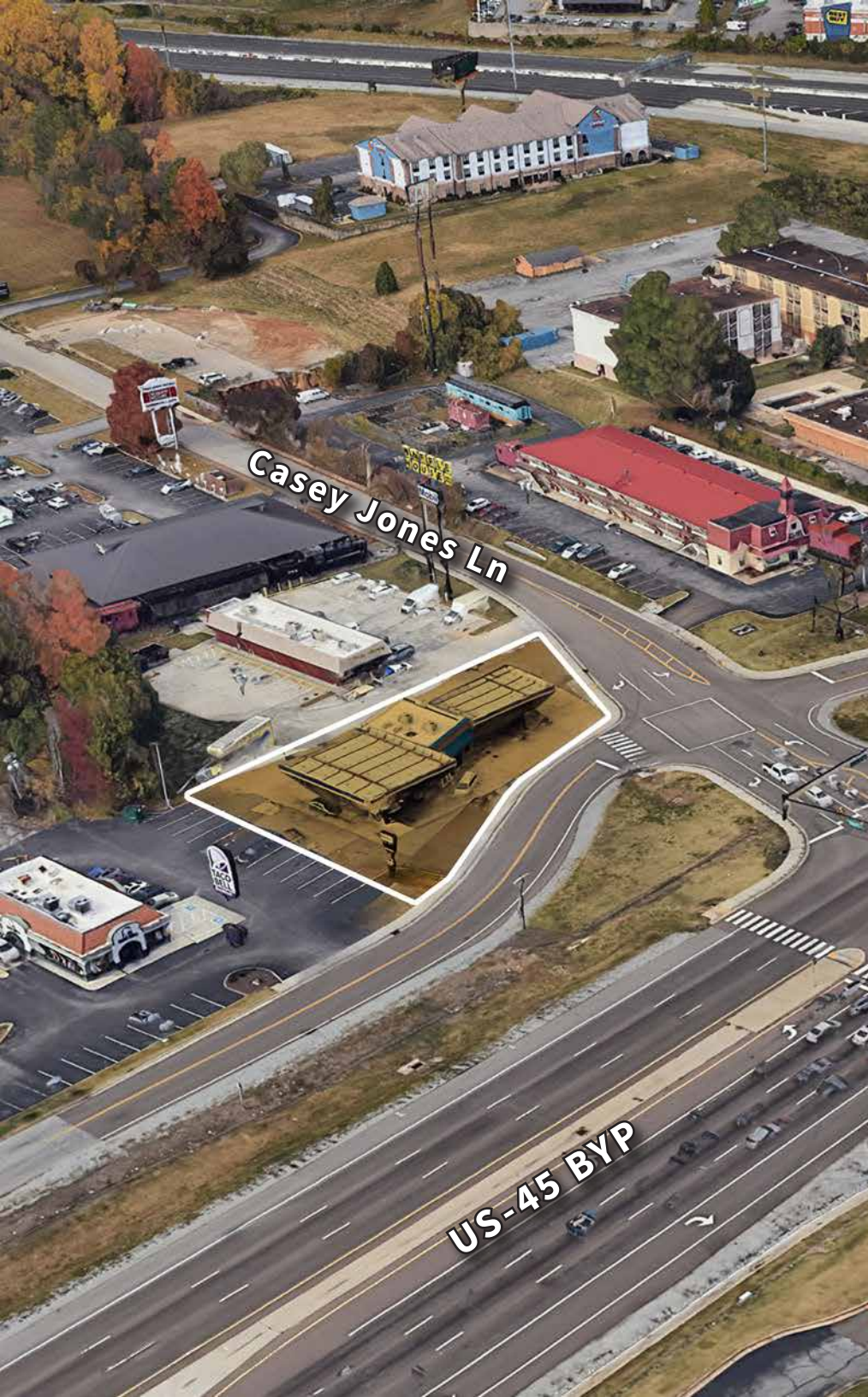
ASKING PRICE	\$5,600,000
--------------	-------------

Note: Business is also available for purchase (call broker)

* Based on \$374,544 rent as of November 1, 2025, plus \$48,000 from a pending LOI for electric vehicle chargers.

** Based on \$422,544 NOI and an asking price of \$5,600,000.





INVESTMENT HIGHLIGHTS

- Absolute triple net lease
- No landlord responsibilities
- Current \$367,200 NOI with 2% annual increases (increases to \$374,544 on November 1, 2025)
- Prime location off 2 major highways
- 47,702 VPD on 1-40 & 30,653 VPD on US-45 BYP
- Owner has a letter of Intent (LOI) in place from an electric charging tenant, who will pay \$48,000 annually (not finalized)
- Owner also has ownership of the building, tanks, pumps, etc. which are all write-offs for the 100% instant depreciation (confirm with your CPA)
- The tenant is an experienced local operator with six other area gas stations who has also provided a personal guarantee

LEASE SUMMARY

LEASE TERM	10 Year (November 2024 to November 2034)
LEASE OPTION	10 Year
LEASE TYPE	NNN
GUARANTOR	Personal
USE	Gas Station
BUILDING AREA	2,392± SF



Kroger
bealls OUTLET
Freddy's STEAKBURGERS
SHOE CARNIVAL
OfficeMax
Target
five BELOW
TJ-maxx
petco
Red Lobster
OUTBACK STEAKHOUSES
BURGER KING
STARBUCKS COFFEE
McDonald's
Academy SPORTS & OUTDOORS
crumbl
Arby's
Walgreens

HOBBY LOBBY
BAM! BOOKS-A-MILLION
DICK'S SPORTING GOODS
ULTA BEAUTY
Ashley HOMESTORE
Marshall's
AMERICAN EAGLE OUTFITTERS
Olive Garden
ZAXBY'S
GOLDEN GYR
FLAT IRON GRILL
THE HOME DEPOT
BEST BUY
Michael's
ROSS DRESS FOR LESS
McALISTER'S DELI
BUFFALO WILD WINGS
Tanera BREAD
Masala Madness
Snappy Tomato Pizza
CHICKEN SALAD CHICK

🚗 HWY 412 | 20,860 VPD

BOOT BARN
EMPIRE
CARMAX
goodwill
CAMPING WORLD RV SALES

Mobil

🚗 HWY 45 | 36,540 VPD

Blimpie
ZAXBY'S
DISCOUNT TIRE

LOWE'S
Walmart
Sams CLUB
ALDI
ihop
Chick-fil-A
PET SMART
Cheddar's SCRATCH KITCHEN
FIREHOUSE SUBS FOUNDED BY FIREMEN
HOLLYWOOD CINEMA
popovers
COOK OUT
Jason's deli
DUNKIN'

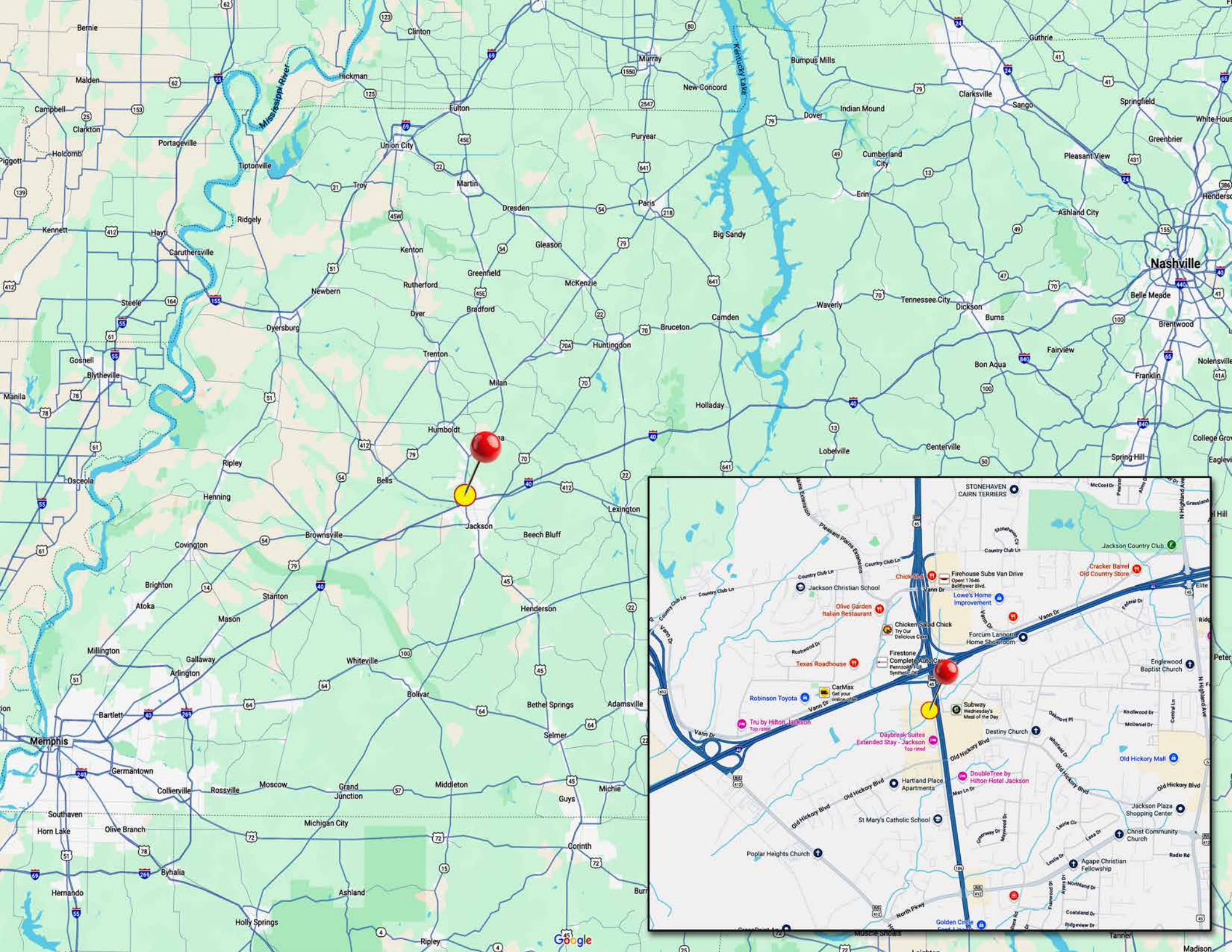
Kroger
SONIC

🚗 45,868 VPD

planet fitness
VSC TRACTOR SUPPLY CO
WAFFLE HOUSE
DQ

Pizza Hut
Logan's ROADHOUSE
Checkers
DOLLAR GENERAL
Arby's
BURGER KING
McDonald's
Redbones
HARBOR FREIGHT
CUSTOM POOLS
COSMOPROF WORLDWIDE BOLOGNA

JCPenney
Kroger
FINISH LINE
SHOE SHOW
Firestone COMPLETE AUTO CARE
BIG LOTS!
belk
HIBBETT
O'Reilly AUTO PARTS
OLLIE'S OUTLET Bargain GOOD STUFF CHEAP
Chuck E. CHEESE
Domino's PIZZA
STARBUCKS COFFEE
Chick-fil-A
KFC
McDonald's
Krystal
Luck O' the County



JACKSON TENNESSEE



Strategically located in the thriving city of Jackson, Tennessee, this Mobil gas station benefits from high visibility and accessibility along one of the area's most heavily trafficked thoroughfares. Positioned near Interstate 40—a major east-west corridor connecting Memphis to Nashville—the property serves as a convenient fuel and service stop for both local commuters and regional travelers.

The surrounding area is a dynamic mix of residential communities, retail centers, and essential services, including grocery stores, quick-serve restaurants, and automotive retailers.

For investors, this Mobil location represents a stable and strategic asset in a growing market. As the largest city in West Tennessee outside of Memphis, Jackson continues to attract development and infrastructure investment. This property is well-positioned to capture long-term value through its essential service offering and prominent location in a city poised for continued growth.

JACKSON AMENITIES

Casey Jones Village

A historic site featuring a museum dedicated to the legendary railroad engineer Casey Jones, along with shops and restaurants.

Rusty's TV & Movie Car Museum

A unique museum showcasing over 100 vehicles from television and movies, including the DeLorean from *Back to the Future*.

Cypress Grove Nature Park

A 500-acre nature preserve offering walking trails, a boardwalk through cypress trees, and opportunities for bird watching.

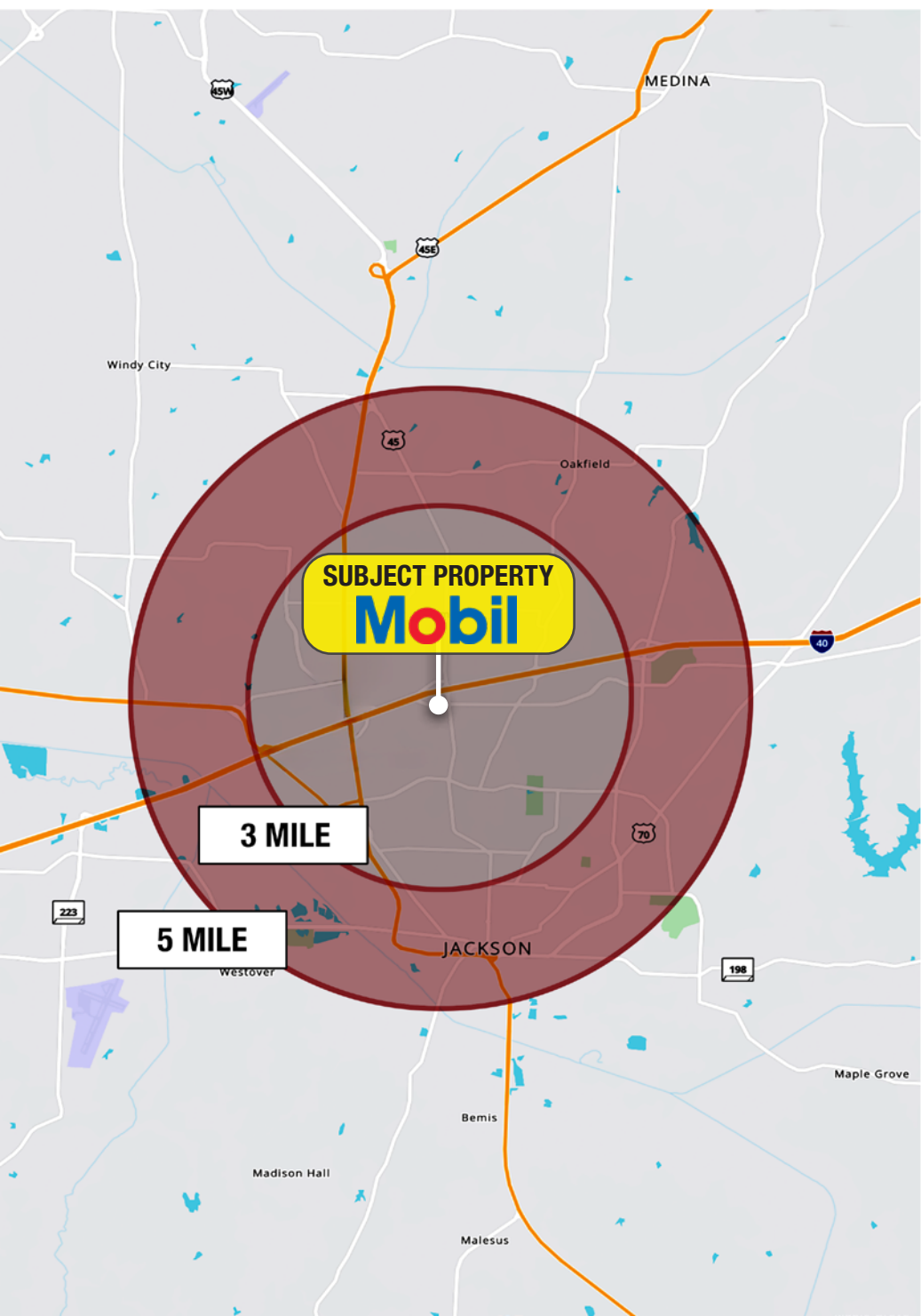
The Ballpark at Jackson

A 6,000-seat stadium hosting baseball games and other events, home to the Jackson Rockabillys.

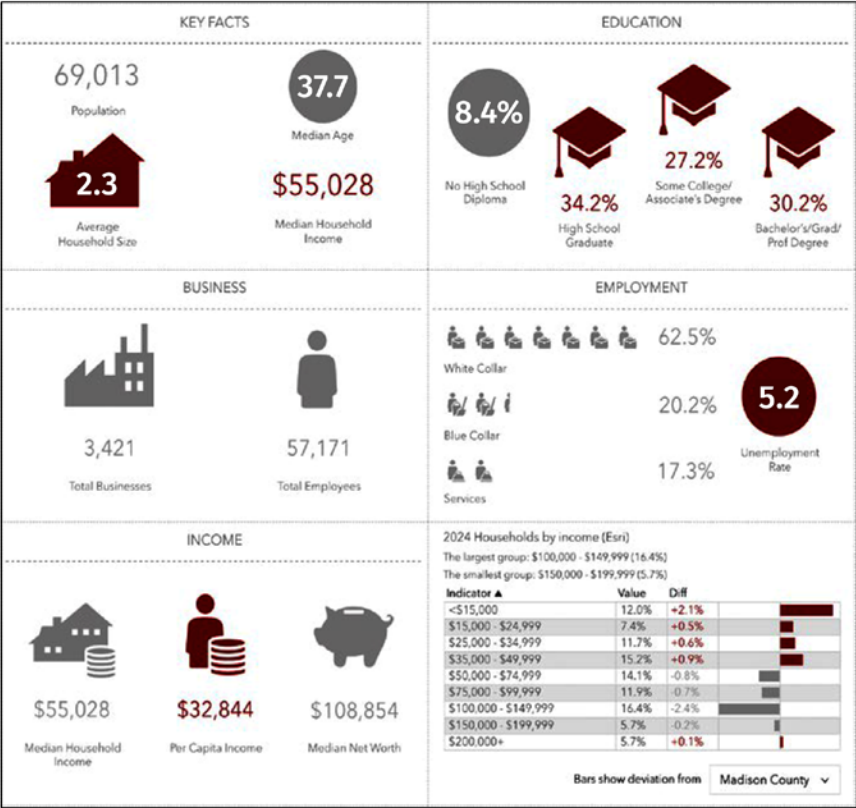
Old Hickory Mall

An enclosed shopping center featuring a variety of retail stores and dining options.

3 & 5 MILE DEMOGRAPHICS



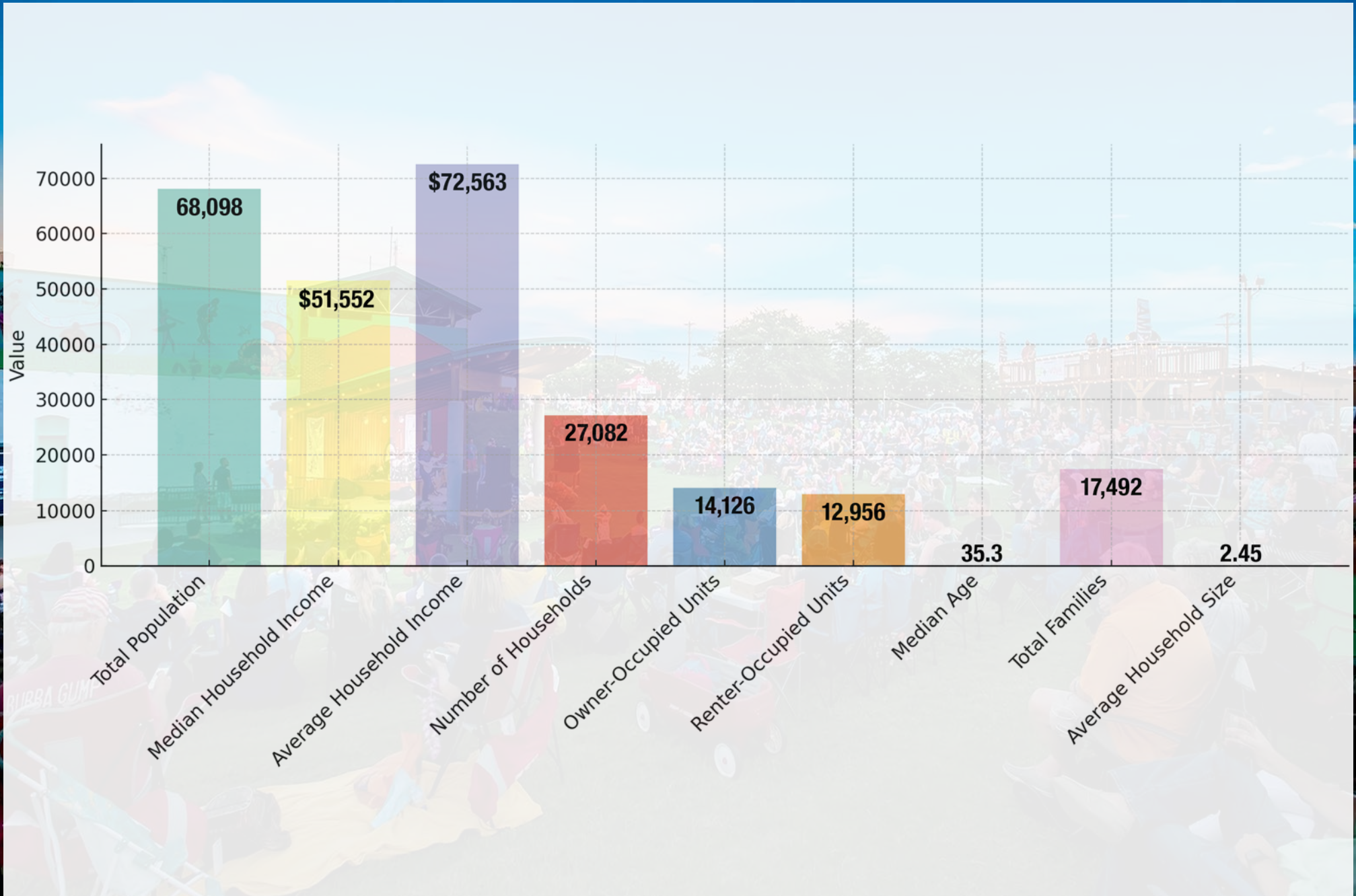
5 MILE



2024 SUMMARY	3 MILES	5 MILES
Population	42,981	69,013
Households	17,929	27,819
Families	10,822	17,150
Average Household Size	2.29	2.33
Owner Occupied Housing Units	9,731	15,745
Renter Occupied Housing Units	8,198	12,074
Median Age	37.5	37.7
Median Household Income	\$56,724	\$55,028
Average Household Income	\$79,608	\$81,398

JACKSON TENNESSEE

DEMOGRAPHICS



NNN MOBIL GAS STATION FOR SALE

\$422,544 NOI* | 7.5% CAP RATE**

1929 US-45 BYP, JACKSON, TN 38305

Presented by:



Charlie Rosenberg
Associate Broker
213.500.3512
charlie@majorproperties.com
DRE LIC. 02178627



Daniel Moussazadeh
Sales Associate
310.999.9437
daniel@majorproperties.com
DRE LIC. 02058572

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

