



In Association with Scott Reid & ParaSell, Inc.  
A Licensed Texas Broker #9009637



Gas Station & C-Store  
Houston, Texas

20-Year Absolute NNN Lease  
Signalized Hard Corner  
Infill Northwest Houston

9531 Fallbrook Dr, Houston, TX 77064

[View Map](#)

Offering Memorandum



## Advisory Team

### Joshua Berger

Managing Partner  
JBerger@centurypartnersre.com  
(310) 270-3308 | CA DRE LIC #01984719

### Kyle Gulock

Managing Partner  
KGulock@centurypartnersre.com  
(818) 493-0493 | CA DRE LIC #01861385

### Matt Kramer

Managing Partner  
MKramer@centurypartnersre.com  
(818) 601-4595 | CA DRE LIC #01995909

### Scott Reid

ParaSell, Inc. - Broker of Record  
Scott@parasellinc.com  
(949) 942-6578 | TX LIC #739436

 [Contact Team](#)



Century Partners Real Estate, Inc.  
Los Angeles, California  
(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.  
A Licensed Texas Broker #9009637



Significant Nearby Business & Distribution Center Presence



Downtown Houston

Sam Houston Tollway

Fallbrook Dr



27,500+ VPD

Perry Rd

|             |          |           |
|-------------|----------|-----------|
| Price       | Cap Rate | NOI       |
| \$4,062,500 | 8.00%    | \$325,000 |

### Investment Highlights

- 20-year absolute NNN sale-leaseback to experienced gas + c-store operator
- Established hard-corner signalized location - 27,500+ VPD

### Market Highlights

- Infill Northwest Houston market - surrounded by businesses and housing
- Strong surrounding demographics: \$85,000+ average household incomes
- Significant housing & population density - 99,600 population within 3 miles
- In-built demand - Houston is one of the most car-dependent markets in USA

### Tenant Highlights

- Panthers Petroleum - highly experienced, Houston-based operator
- Operator has 15 years of experience and has grown to 20+ locations throughout all its entities



Lease Summary

|                             |                                      |
|-----------------------------|--------------------------------------|
| Tenant Name                 | Panthers Petroleum I                 |
| Lease Type                  | Absolute NNN                         |
| Guaranty                    | Panthers Petroleum 1 + 2 (15 Units)  |
| Rent Increases              | 7.5% Every 5 Years                   |
| Lease Start                 | Close of Escrow                      |
| Lease End                   | 20 Years After Close of Escrow       |
| Term Remaining              | 20 Years                             |
| Options                     | 4, 5-Year                            |
| <b>Physical Description</b> |                                      |
| Address                     | 9531 Fallbrook Dr, Houston, TX 77064 |
| APN                         | 116-587-000-0001                     |
| Building Size               | 2,987 SF                             |
| Land Size                   | 0.67 Acres                           |
| Year Built                  | 1987                                 |
| Zoning                      | C                                    |
| Parking                     | 20 Surface Spaces                    |

|                    |              |                  |
|--------------------|--------------|------------------|
| Price              | Cap Rate     | NOI              |
| <b>\$4,062,500</b> | <b>8.00%</b> | <b>\$325,000</b> |

| Rent Schedule | Rent / Year | Rent / Month | Rent/SF | Cap Rate |
|---------------|-------------|--------------|---------|----------|
| Years 1 - 5   | \$325,000   | \$27,083.33  | \$9.07  | 8.00%    |
| Years 6 - 10  | \$349,375   | \$29,114.58  | \$9.75  | 8.60%    |
| Years 11 - 15 | \$375,578   | \$31,298.18  | \$10.48 | 9.25%    |
| Years 16 - 20 | \$403,746   | \$33,645.54  | \$11.26 | 9.94%    |
| Option 1      | \$434,027   | \$36,168.96  | \$12.11 | 10.68%   |
| Option 2      | \$466,580   | \$38,881.63  | \$13.02 | 11.49%   |
| Option 3      | \$501,573   | \$41,797.75  | \$13.99 | 12.35%   |
| Option 4      | \$539,191   | \$44,932.58  | \$15.04 | 13.27%   |

[View Map](#)

### Physical Description

|               |   |
|---------------|---|
| Address       | 9531 Fallbrook Dr,<br>Houston, TX 77064 |
| APN           | 116-587-000-0001                        |
| Building Size | 2,987 SF                                |
| Land Size     | 0.67 Acres                              |
| Year Built    | 1987                                    |
| Zoning        | C                                       |
| Parking       | 20 Surface Spaces                       |



# Significant Population Density

100,000+ Population within 3 Miles

Campbell Middle School  
1,100 Students

Pridgeon Stadium  
11,000-Seat Varsity Sports & Event Complex

Francone Elementary School  
800 Students

Westway Baptist Church

Smoke Zone  
Xtraordinary Cutz

Subject  
Property

  
Gas & C-Store  
Dynasty Automotive  
Washateria

27,500+ VPD

Perry Rd

Fallbrook Dr



# Major Distribution Presence in Northwest Houston

Continued demand for warehousing driven by e-commerce and port-driven trade



Distribution



Distribution



Distribution

Willowbrook Mall & Plaza  
150+ Stores & Restaurants - 10-Minute Drive



Subject Property

Smoke Zone  
Xtraordinary Cutz

Perry Rd

Fallbrook Dr





## About Panthers Petroleum

Panthers Petroleum is a burgeoning gas & c-store operator based in Houston, Texas. Leveraging over 15 years of direct experience operating gas station projects and investments, showcasing proficiency in managing entire project lifecycles and delivering notable cost savings and profits, the company has quickly grown to over a dozen locations.

Led by CEO Chaudhry Ayaz, the company is aggressively expanding throughout the Houston market through its core gas & c-store business. Additionally, Ayaz plans to diversify his portfolio with more gas stations, c-stores, car washes, and motels, emphasizing strategic locations for sustained success.

Panthers' business strategy identifies untapped potential in under-performing locations, acquiring their operations, and greatly enhancing operations, through implementing operational efficiencies. Panthers Petroleum utilizes effective management and cost control, achieving above-average gross operating profit, with all operations supported by a robust back-office infrastructure.

Public/Private

Private

Headquarters

Houston, Texas

Locations

20+

Website

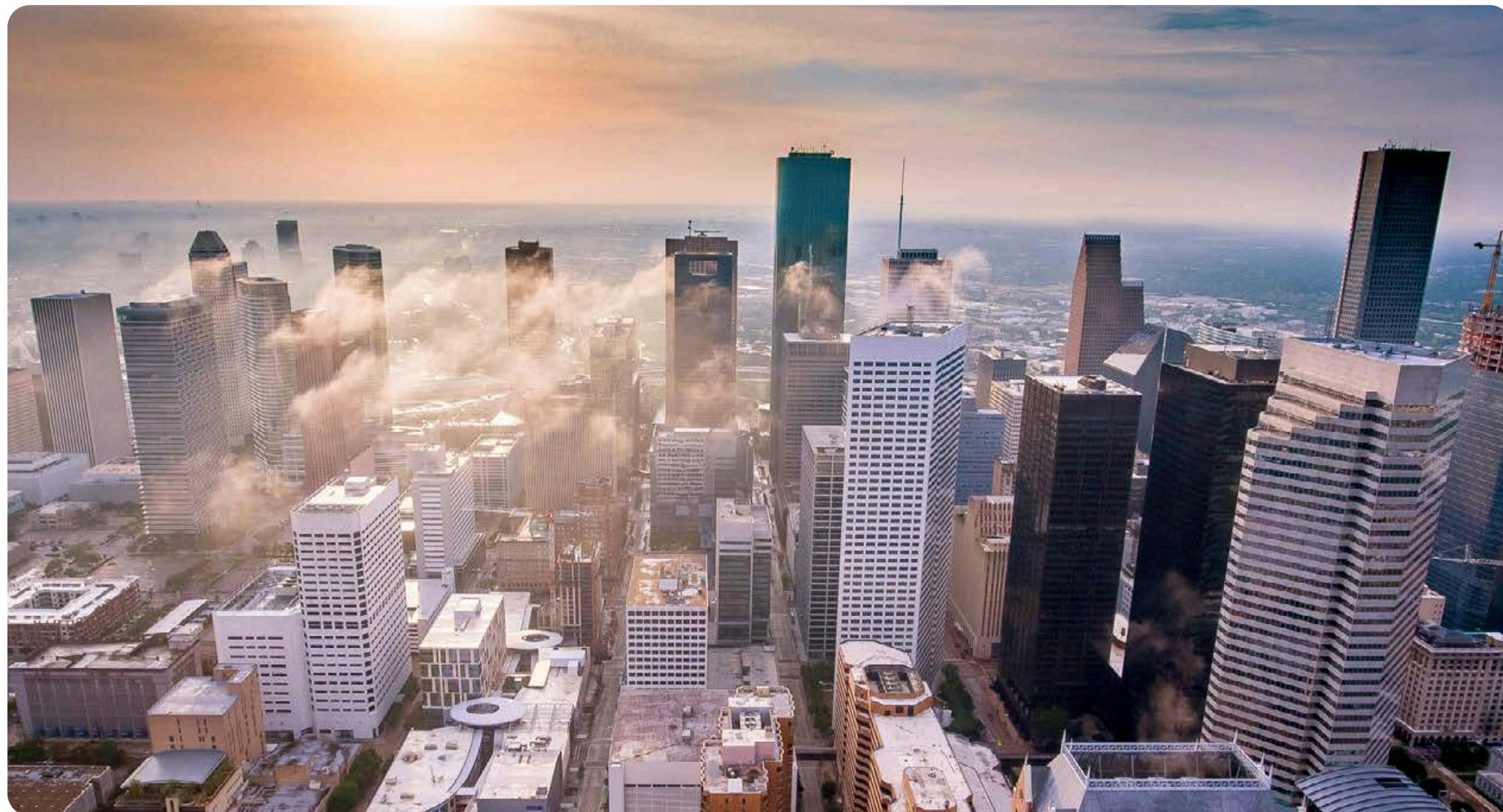
[www.pantherspetroleum.com](http://www.pantherspetroleum.com)



## About Houston, Texas

Houston, Texas showcases robust economic vitality driven by diverse sectors, including energy, healthcare, and technology. With a dynamic population exceeding 2.3 million, Houston benefits from a favorable business climate and significant infrastructure investments, including the Port of Houston and extensive transportation networks. The city's real estate market is buoyant, reflecting steady growth in residential and commercial sectors.

Challenges such as economic volatility and regulatory dynamics are balanced by ample opportunities in emerging industries like biotechnology and renewable energy, making Houston a compelling hub for business investment and expansion.



## Demographic Highlights

**257,638**

5-Mile Population

**\$87,334**

Average Household Income - 3-Mile

| Radius                   | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------------|----------|----------|----------|
| Population (2024)        | 17,887   | 100,803  | 257,638  |
| Average Household Income | \$83,894 | \$87,334 | \$92,238 |
| Households               | 5,636    | 36,547   | 92,317   |

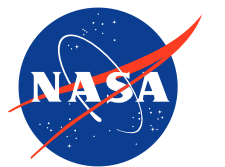
## Major Employers in Houston



**ExxonMobil**



**UTHealth  
Houston**



## Advisory Team

### Joshua Berger

Managing Partner  
JBerger@centurypartnersre.com  
(310) 270-3308 | CA DRE LIC #01984719

### Kyle Gulock

Managing Partner  
KGulock@centurypartnersre.com  
(818) 493-0493 | CA DRE LIC #01861385

### Matt Kramer

Managing Partner  
MKramer@centurypartnersre.com  
(818) 601-4595 | CA DRE LIC #01995909

### Scott Reid

ParaSell, Inc. - Broker of Record  
Scott@parasellinc.com  
(949) 942-6578 | TX LIC #739436

 [Contact Team](#)



Century Partners Real Estate, Inc.  
Los Angeles, California  
(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.  
A Licensed Texas Broker #9009637

#### Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners nor the entities represented by Century Partners make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners nor the entities represented by Century Partners assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.



# Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |             |                        |              |
|--|-------------|------------------------|--------------|
| ParaSell, Inc.   | 9009637     | broker@parasellinc.com | 949.942.6585 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                  | Phone        |
| Scott Reid   | 739436      | broker@parasellinc.com | 949.942.6585 |
| Designated Broker of Firm  | License No. | Email                  | Phone        |
|  |             |                        |              |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                  | Phone        |
|  |             |                        |              |
| Sales Agent/Associate's Name                                       | License No. | Email                  | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date