



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  
Nearby New Home Developments

7455 Little York Rd, Houston, TX 77016

[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 License #739436

 [Contact Team](#)



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

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## Proven Signalized Hard Corner

*Site has operated as Gas Station since 1998*





Price	Cap Rate	NOI
\$4,311,887	8.00%	\$344,951

### Investment Highlights

- 20-year absolute NNN sale-leaseback to experienced gas + c-store operator
- Established hard-corner signaled location - 21,200+ VPD

### Market Highlights

- Adjacent to brand-new housing developments and established neighborhoods
- Wayside Village by Rausch Coleman Homes — 1 Mile East
- Adjacent to newly renovated strip center
- 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	7455 Little York Rd, Houston, TX 77016
APN	043-161-000-0054
Building Size	2,815 SF
Land Size	0.92 Acres
Year Built	1998
Parking	20 Surface Spaces

Price	Cap Rate	NOI		
<b>\$4,311,887</b>	<b>8.00%</b>	<b>\$344,951</b>		
<b>Rent Schedule</b>	<b>Rent / Year</b>	<b>Rent / Month</b>	<b>Rent/SF</b>	<b>Cap Rate</b>
Years 1 - 5	\$344,951	\$28,746	\$10.21	8.00%
Years 6 - 10	\$370,821	\$30,902	\$10.98	8.60%
Years 11 - 15	\$398,633	\$33,219	\$12.08	9.46%
Years 16 - 20	\$428,530	\$35,711	\$13.28	10.41%
Option 1	\$460,670	\$38,389	\$14.61	11.45%
Option 2	\$495,220	\$41,268	\$16.07	12.59%
Option 3	\$532,362	\$44,363	\$17.68	13.85%
Option 4	\$572,289	\$47,691	\$19.45	15.24%

# Nearby Major Home Development

79,500+ Population within 3 Miles

**DOLLAR GENERAL**



Houston Airport (IAH)  
15 Minutes North



**Subject Property**

Recently Redeveloped Strip Center  
Mini Mart

Little York Rd

Cheeves Dr



21,200 VPD

# Experienced Operator

Panthers Petroleum has 15+ Years of Experience and 20+ Stores Operating in Houston





## 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

**203,005**

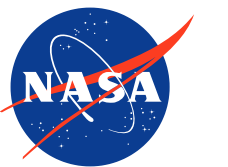
5-Mile Population

**62,044**

5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	11,562	79,552	203,005
Average Household Income	\$53,974	\$48,746	\$54,570
Households	3,822	24,462	62,044

## Major Employers in Houston





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# 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.

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

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

\_\_\_\_\_  
Date