



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

Absolute NNN Gas Station & C-Store

Greater Houston
(Trinity), Texas

20-Year Absolute NNN Lease
Experienced Operator
35-Year Seasoned Location

Offering Memorandum

257 S Robb St. Trinity, TX 75862 [View Map](#)



Advisory Team

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Prime Location

Direct frontage to 10,000 VPD along main north-south thoroughfare in Trinity



Subject
Property



Price	Cap Rate	NOI
\$1,163,000	8.25%	\$96,000

Investment Highlights

- 20-year absolute NNN lease to experienced operator
- Zero landlord responsibilities — hands-off investment
- 10% increases every 5 years with 4 5-year renewal options
- Proven, seasoned location - 35+ year history as gas station & c-store

Market Highlights

- Direct frontage to 10,000 VPD along Texas State Highway 19 (Robb St)
- Robb St is the main north/south thoroughfare in Trinity
- Trinity is located approximately 80 miles north of Houston

Tenant Highlights

- Viper Fuels: experienced 5-unit operator with multiple locations in the Houston market

Price **\$1,163,000** Cap Rate **8.25%** NOI **\$96,000**

Lease Summary

Tenant Name	Viper Fuels
Guaranty	5 Units + Personal Guaranty
Increases	10% every 5 Years
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 Years from Close of Escrow
Lease Term	20 years

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$96,000	\$8,000	\$3.08	8.25%
Years 6 - 10	\$105,600	\$8,800	\$3.38	9.08%
Years 11 - 15	\$116,160	\$9,680	\$3.72	9.99%
Years 16 - 20	\$127,776	\$10,648	\$4.10	10.99%
Option 1	\$140,554	\$11,713	\$4.50	12.09%
Option 2	\$154,609	\$12,884	\$4.96	13.29%
Option 3	\$170,070	\$14,172	\$5.45	14.62%
Option 4	\$187,077	\$15,590	\$6.00	16.09%

Physical Description

[View Map](#)

Address 257 S Robb St. Trinity, TX 75862

APN 23018

Building Size 2,600 SF

Land Size 0.22 Acres

Year Built / Renovated 1983 / 2007

Parking 9 Surface Spaces



Surrounded by national retail & traffic drivers

Brookshire Brothers Grocery, McDonald's, DG Market & Tractor Supply

Subject Property

S Robb St - 10,000 VPD

Brookshire Brothers

DOLLAR GENERAL market

SONIC

DQ

TSC TRACTOR SUPPLY CO

McDonald's



Downtown Trinity



City Hall & Fire Department

S Robb St - 10,000 VPD

Subject Property



About Trinity & the Houston Metro

Trinity, Texas is a city of just over 2,300 people located approximately 1.5 hours north of Houston. Houston 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.



Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	1,225	3,479	5,834
Average Household Income	\$44,289	\$56,480	\$59,030
Households	470	1,423	2,413

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date