



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



Gas Station & C-Store Houston, Texas

- New 20-Year Absolute NNN Lease
- Primary Thoroughfare
- 25+ Year Seasoned Site

8817 Jensen Dr, Houston, TX 77093

[View Map](#)

Offering Memorandum



Advisory Team

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Seasoned gas + c-store site since 2000



Subject
Property

Price	Cap Rate	NOI
\$4,228,125	8.00%	\$338,250

Investment Highlights

- New 20-year absolute NNN lease
- Seasoned gas + c-store site since 2000
- Features attractive 7.5% rental increases every 5 year

Market Highlights

- Direct frontage to 10,000+ vehicles per day
- Primary daytime traffic corridor
- Less than 1 mile from I-69 freeway
- Average Household Income of \$50,646 within 3-mile radius
- Dense residential area with 37,000+ Households within 3-mile radius (2024)

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 II (15+ units)
Guaranty	Panthers Petroleum II (15+ units)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Lease Start	Close of Escrow
Lease End	20 Years After Close of Escrow
Term	20 Years
Options	4, 5-Year
Physical Description	
Address	8817 Jensen Dr, Houston, TX 77093
APN	422270000010
Building Size	4,245 SF
Land Size	0.49 Acres
Year Built	2000
Parking	15 Parking Spaces

Price	Cap Rate	NOI
\$4,228,125	8.00%	\$338,250

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$338,250	\$28,188	\$6.64	8.00%
Years 6 - 10	\$363,619	\$30,302	\$7.14	8.60%
Years 11 - 15	\$390,890	\$32,574	\$7.67	9.24%
Years 16 - 20	\$420,207	\$35,017	\$8.25	9.94%
Option 1	\$451,722	\$37,644	\$8.87	10.68%
Option 2	\$485,602	\$40,467	\$9.53	11.48%
Option 3	\$522,022	\$43,502	\$10.25	12.34%
Option 4	\$561,173	\$46,764	\$11.02	13.27%



Aerial

Primary daytime traffic corridor
Direct frontage to 10,000+ vehicles per day

Subject
Property

RECEPTION HALL

Dollar Pharmacy

Nosotros Somos Jensen

W Leo Daniels Towers

Jensen Bazaar

McDonald's
BURGER KING
Exxon
Auto Zone



Cash America

LA CONDESA

Discount Mechanic & Tire
Arellano Income Tax

Jensen Drive - 11,400 VPD



200,000 VPD

Downtown Houston



King Produce

Discount Mechanic & Tire
Arellano Income Tax

Berry Medical Clinic



Pick n Pay



Cash America

LA
CONDESA

Dollar Pharmacy

Jensen Drive - 11,400 VPD

Subject
Property

Strong Demographics:

Dense residential area with 37,000+ Households within 3-mile radius (2024)



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

About Houston, Texas

with strong access to Interstate 69 and Loop 610. This area of Houston is characterized by a high population density, and proximity to key job hubs and distribution centers. It is surrounded by schools and essential retail, including Berry Elementary (0.8 miles) and YES Prep Northside (1.5 miles), as well as Pick N Pay Grocery (0.4 miles) and Jensen Express Mart.

Major employers like Amazon, Houston ISD, and Memorial Hermann have a strong presence nearby, supporting a stable workforce and consistent consumer demand. Houston's strong population growth, business-friendly tax climate, and status as one of the largest U.S. metro areas make it a prime location for long-term net lease investment and renewable energy, making Houston a compelling hub for business investment and expansion.



Demographic Highlights

\$50,646

3-Mile Average Household Income

116,240

3-Mile Population

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	12,785	116,240	330,274
Average Household Income	\$37,010	\$50,646	\$70,722
Households	3,957	37,052	113,664

Major Employers in Houston



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Information About Brokerage Services

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

11-2-2015



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