



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

20-Year Absolute NNN Gas Station / Truck Stop & C-Store

Houston (Freeport), Texas

- 20-Year Absolute NNN Lease
- 35+ Year Seasoned Location
- Dedicated Diesel Canopy
- Bonus Depreciation Eligible

7102 Hwy 36, Freeport, TX 77541

[View Map](#)

Offering Memorandum



Advisory Team

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Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

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Price	Cap Rate	NOI
\$2,541,000	8.50%	\$216,000

Investment Highlights

- 20-year absolute NNN lease, zero landlord responsibilities
- 35+ year seasoned location with track record of performance
- Gas station, c-store and truck stop
- Dedicated diesel canopy with ample room for trucks
- Bonus depreciation eligible

Location Highlights

- Direct frontage to TX-36, significant trucking route
- Freeport is a significant petrochemical hub with presence from major manufacturers and refiners, including Dow Chemical Company, Phillips 66, BASF and several other companies related to import/export.

Lease Summary

Tenant	Zee Investments LLC
Guaranty	Personal
Increases	7.5% Every 5 Years
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 Years from COE
Lease Term	20 Years

Physical Description

Address	7102 Hwy 36, Freeport, TX 77541
GLA	9,360
APN	4840-0062-000
Year Built	1988
Zoning	0070

Price	Cap Rate	NOI
\$2,541,000	8.50%	\$216,000

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$216,000	\$18,000	\$1.92	8.50%
Years 6 - 10	\$232,200	\$19,350	\$2.07	9.14%
Years 11 - 15	\$249,615	\$20,801	\$2.22	9.82%
Years 16 - 20	\$268,336	\$22,361	\$2.39	10.56%
Option 1	\$288,461	\$24,038	\$2.57	11.35%
Option 2	\$310,096	\$25,841	\$2.76	12.20%
Option 3	\$333,353	\$27,779	\$2.97	13.12%
Option 4	\$358,355	\$29,863	\$3.19	14.10%



Aerial



BASF
We create chemistry

Manufacturing + Refining Plants

Freeport, Texas
10 Minute Drive

Seasoned 35+ Year Site Located Along Significant Trucking Corridor
Subject Property is the only truck stop in Freeport city limits serving TX Hwy 36

Tenant Summary



Tenant Profile

Amin Hussain is an accomplished executive with over three decades of experience in the gas station and retail industry, currently serving as President of Zee Investment LLC. His impressive career trajectory includes managing multi-location operations, where he successfully oversees 25 employees and consistently generates annual revenues of \$3 million. Born into a family with deep roots in the gas station business, Amin developed comprehensive industry knowledge early on, which has contributed to his remarkable success in the field.

Prior to his current role, Amin served as Regional Manager at Mauritz Oil Company, where he managed 30 gas stations across Texas and achieved annual revenues between \$1-2 million. Throughout his career, he has demonstrated exceptional expertise in strategic planning, financial management, and team leadership, implementing innovative solutions that have resulted in a 15% reduction in operational costs. His commitment to operational excellence, combined with strong supplier relationships and customer service focus, has established him as a respected figure in the industry.

About Freeport, Texas

Freeport, Texas, is a key industrial hub along the Gulf Coast, driven by the petrochemical, energy, and maritime sectors. The city is anchored by Dow Chemical Company, which operates the largest integrated chemical manufacturing complex in the U.S. Other major players such as Phillips 66, BASF, and Yokogawa Corporation enhance Freeport’s role in high-capacity chemical production and export, supported by direct access to Port Freeport, a deep-water port that handles global trade, including vehicle and agricultural exports. The combination of heavy industry and strategic port access positions Freeport as a vital node in the Gulf Coast economy, with ongoing relevance to global supply chains in chemicals, energy, and logistics.



Demographics

\$88,519
5-Mile Average Household Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	1,057	3,096	29,331
Average Household Income	\$77,892	\$73,745	\$88,519
Households	399	1,053	10,798

Major Employers





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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