



Operated by



**Gas Station & C-Store**  
**Houston, Texas**

1621 Collingsworth St Houston, TX 77009 [View Map](#)



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

Offering Memorandum

- New 20-Year Absolute NNN Lease
- Primary Thoroughfare
- 30+ Year Seasoned Site
- Bonus Depreciation Eligible

## Advisory Team

### Joshua Berger

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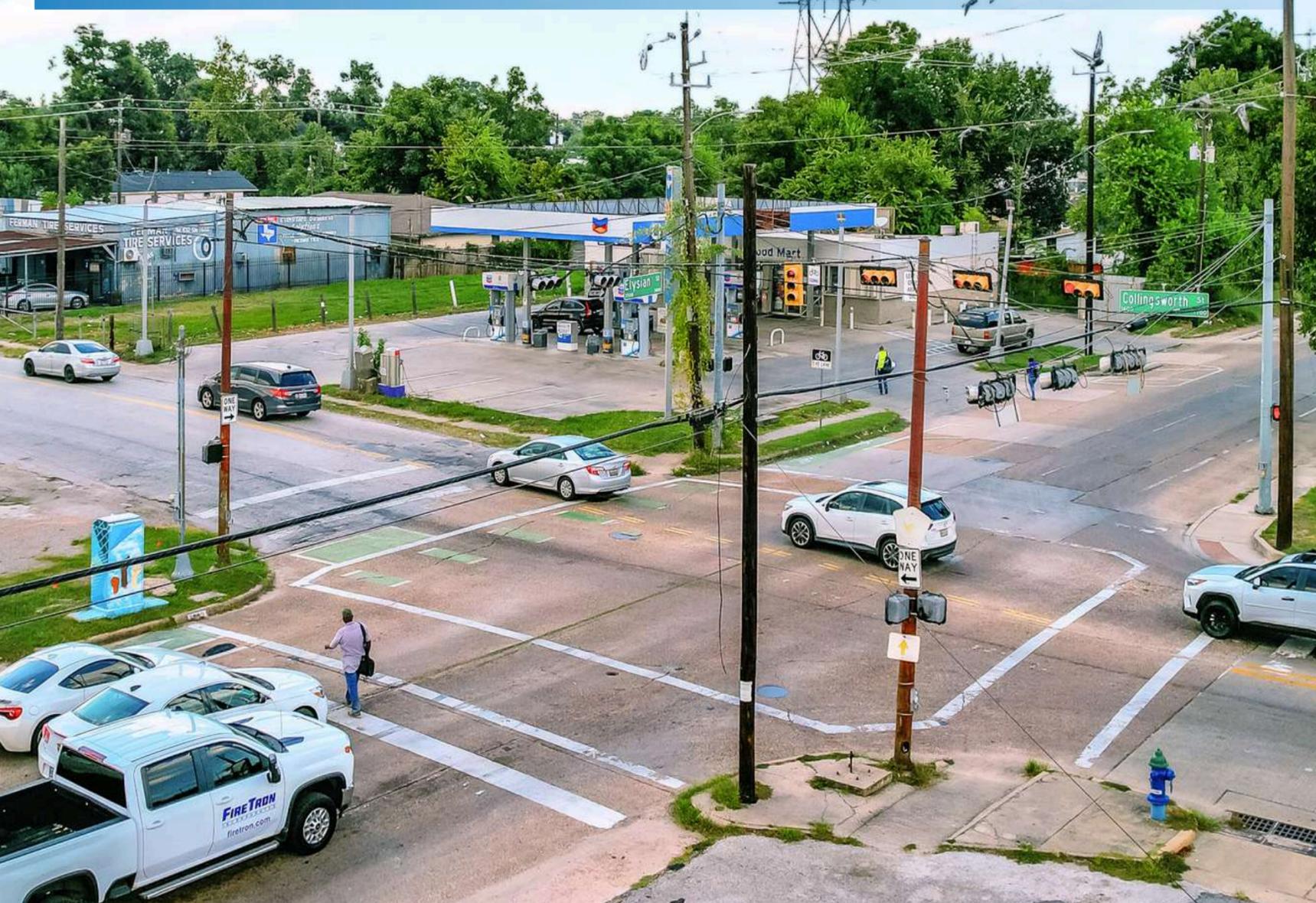
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## *Established Hard-Corner Location*

*9,200+ vehicles pass daily*



Price	Cap Rate	NOI
\$3,750,000	8.00%	\$300,000

### Investment Highlights

- New 20-year absolute NNN lease
- 30+ year seasoned location – has operated since 1994
- Bonus Depreciation Eligible

### Location Highlights

- Signalized hard corner, direct frontage to 9,200+ vehicles per day
- Primary daytime traffic corridor
- Average household income of \$103,000+ within 5-mile radius
- Dense residential area: 177,000+ households within 5-mile radius

### Tenant Highlights

- Panthers Petroleum - highly experienced, Houston-based operator
- Operator has 15 years of experience and has grown to 30+ locations throughout all its entities



### Lease Summary

Tenant Name	Panthers Petroleum II (20+ units)
Guaranty	Panthers Petroleum II (20+ 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	1621 Collingsworth St, Houston, TX 77009
APN	0310520000008
Building Size	2,929 SF
Land Size	0.34 Acres
Year Built	1994

Price	Cap Rate	NOI
<b>\$3,750,000</b>	<b>8.00%</b>	<b>\$300,000</b>

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$300,000	\$25,000	\$8.55	8.00%
Years 6 - 10	\$322,500	\$26,875	\$9.19	8.60%
Years 11 - 15	\$346,688	\$28,891	\$9.88	9.25%
Years 16 - 20	\$372,689	\$31,057	\$10.62	9.94%
Option 1	\$400,641	\$33,387	\$11.41	10.68%
Option 2	\$430,689	\$35,891	\$12.27	11.49%
Option 3	\$462,990	\$38,583	\$13.19	12.35%
Option 4	\$497,715	\$41,476	\$14.18	13.27%

# Established Location with 30+ Years of Operating History

*Frontage to daytime commute corridor*

Downtown Houston



Residential Area



9,200 VPD

Collingsworth St

Subject Property



# Strong Location Amongst Major Industrial Presence

*\$103,000+ Incomes and 177,000+ households within 5-mile radius*



9,200 VPD

Collingsworth St





## 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+

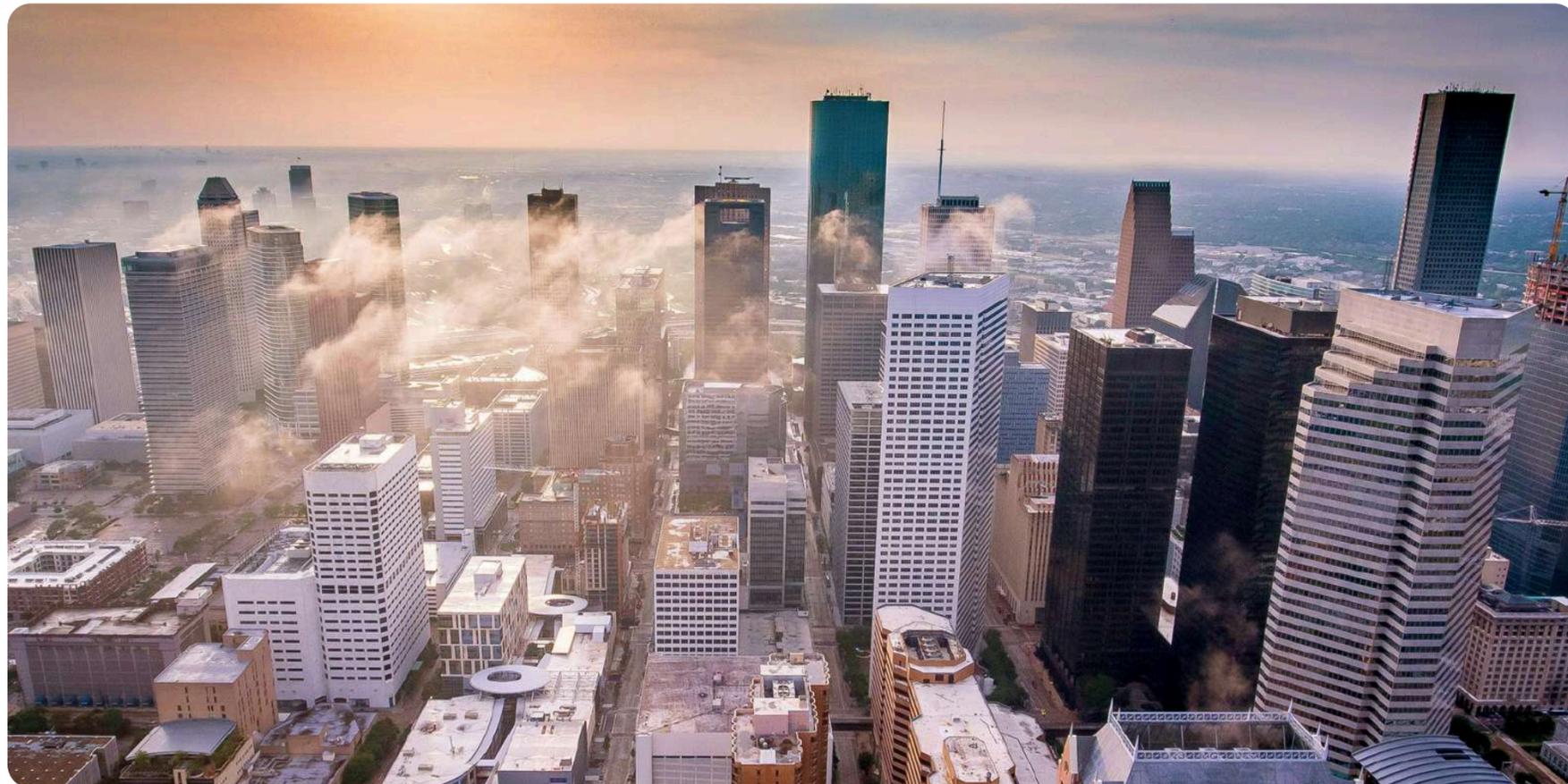
Website

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

## About Houston, Texas

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

**\$103,744**

3-Mile Average Household Income

**421,655**

5-Mile Population

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	15,201	152,402	421,655
Average Household Income	\$50,510	\$93,522	\$103,744
Households	5,517	59,248	177,784

## Major Employers in Houston



**ExxonMobil**

**amazon**



**UTHealth  
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

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Buyer/Tenant/Seller/Landlord Initials                      Date