



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

Offering Memorandum

## Gas Station & C-Store

Houston (Deer Park), Texas

4901 W Pasadena Boulevard, Deer Park, TX 77536 [View Map](#)

20-Year Absolute NNN Lease

Gas Station & C-Store

Income Tax-Free State



## Advisory Team

### Joshua Berger

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Century Partners Real Estate, Inc.

Los Angeles, California

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Price	Cap Rate	NOI
\$2,300,000	8.50%	\$195,500

### Investment Highlights

- 20-year absolute NNN lease
- 10% rent increases every 5 years, with (4) 5-year options
- Viper Fuels (5 units), experienced Houston-based operator
- Strong-performing location including store sales and fuel
- Situated amidst two major schools on major commute route
- \$100,000 allocation from sale proceeds for building improvements and upgrades

### Market Highlights

- Thriving community with nearly 200k residents and an \$80k average household income within 5 miles.
- 1,600 apartment units within 1.5 miles
- Prime frontage to 12,000+ VPD
- 4.5 miles to Walmart, 20 miles to Downtown Houston, and 9 miles to Hobby Airport with 14M passengers in 2023.



Lease Summary

Tenant Name	Viper Fuels
Lease Type	Absolute NNN
Guaranty	Viper Fuels (5 Units) + Personal Guaranty
Rent Increases	10% Every 5 Years
Lease Start	Close of Escrow
Lease End	20 Years After Close of Escrow
Term Remaining	20 Years
Options	4, 5-Year

Physical Description

Address	4901 W Pasadena Boulevard Deer Park, TX 77536
GLA	3,000 SF
Lot Size	0.44 AC
APN	0572280000013
Year Built	1975

Price

Cap Rate

NOI

\$2,300,000

8.50%

\$195,500

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 – 5	\$195,500	\$16,292	\$5.27	8.50%
Years 6 – 10	\$215,050	\$17,921	\$5.80	9.35%
Years 11 – 15	\$236,555	\$19,713	\$6.38	10.28%
Years 16 – 20	\$260,210	\$21,684	\$7.02	11.31%
Option 1	\$286,231	\$23,853	\$7.72	12.44%
Option 2	\$314,854	\$26,238	\$8.49	13.68%
Option 3	\$346,339	\$28,861	\$9.34	15.05%
Option 4	\$380,972	\$31,748	\$10.27	16.55%





**Deer Park High School**  
4,082 students

**Residence at Deer Park Apartments**  
216 units

**Avery at Deer Park**  
149 units

**Dakota at Deer Park**  
298 units

**Villages at Parktown Apartments**  
309 units

**Bonnette Junior High School**  
729 students

**Subject Property**

Oklahoma Ave

N Pasadena Blvd - 18,500 VPD



← Exxon TACO BELL TACO CABANA McDonald's

PASADENA Food Mart WHATABURGER stripes FAMILY DOLLAR FIRST CASH PAWN Amegy Bank of Texas

Subject Property

Oklahoma Ave

W Pasadena Blvd

18,500 Vehicles Per Day





### About Viper Fuels

Viper Fuels is an expanding gas station operator headquartered in Houston, Texas. Bringing a combined 50+ years of experience across its executive team, the company operates 9 gas station and c-store properties across various Texas markets.

The company has an established track record of taking under-performing G&C properties and supercharging store performance. The Viper methodology includes tailoring product lineups to local demographic preferences, re-imaging sites as needed and choosing high-quality real estate.

CEO Abrar Arif brings decades of expertise, gained from his time in management positions at both large retail like WinCo and high-volume truck stops. The company has aggressive expansion plans starting in the Houston market, and is fully independent and self-funded.

Public/Private	Private
Headquarters	Houston, Texas
Locations	9



### 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

196,921  
5-Mile Population

\$87,968  
Average Household Income - 3-Mile

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	15,865	96,369	196,921
Average Household Income	\$86,493	\$87,968	\$83,276
Households	5,500	32,832	65,934

### 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date