



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

Gas Station & C-Store

Orange, Texas

6373 FM1442, Orange, TX 77630 [View Map](#)

20-Year Absolute NNN Lease
Experienced Operator
35+ Year Seasoned Location
5-Mile AHHI exceeds \$135,000

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 **CENTURY PARTNERS**

Century Partners Real Estate, Inc.

Los Angeles, California

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Seasoned location on 12,000 VPD corner





Established Gas + C-Store Site

35+ year occupancy history at location

Price

\$2,352,000

Cap Rate

8.50%

NOI

\$200,000

Investment Highlights

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

Market Highlights

- Located at the corner of Hwy 105 and FM 1442, with 12,000 VPD
- Surrounding area boasts an average income of \$151,983 within a 1-mile radius, indicating a strong consumer base for potential business growth.
- Positioned within a fast-developing part of Orange County, benefiting from nearby industrial and residential expansion.

Tenant Highlights

- Viper Fuels: experienced 9-unit operator with multiple locations in the Houston market

Significant Crossroads in Orange seeing 12,000+ VPD

The property is surrounded by high-traffic essentials like Bobcat Chevron, K-Dan's Super Foods, etc.





Lease Details

Lease Summary

Tenant	Viper Fuels
Guaranty	9 Units + Personal Guaranty
Increases	10% Increases every 5 Years
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	20 Years from COE
Lease Term	20 years
Physical Description	
Address	6373 FM1442, Orange, TX 77630
Building Size	2,932
Land Size	1.99
APN	000008-002020
Parking Spaces	16
Parking Ratio	5.5

Price **\$2,352,000** Cap Rate **8.50%** NOI **\$200,000**

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$200,000	\$16,667	\$5.68	8.50%
Years 6 - 10	\$220,000	\$18,333	\$6.25	9.35%
Years 11 - 15	\$242,000	\$20,167	\$6.88	10.29%
Years 16 - 20	\$266,200	\$22,183	\$7.57	11.32%
Option 1	\$292,820	\$24,402	\$8.32	12.45%
Option 2	\$322,102	\$26,842	\$9.15	13.69%
Option 3	\$354,312	\$29,526	\$10.07	15.06%
Option 4	\$389,743	\$32,479	\$11.08	16.57%



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



Market Overview

About Orange, Texas

Orange, Texas is experiencing a surge in economic momentum, anchored by its robust petrochemical industry and major developments like the \$8.5 billion Golden Triangle Polymers facility, which is expected to create over 500 permanent jobs and generate \$50 billion in economic output over the next two decades.

Strategically located along Interstate 10 near the Louisiana border, the city benefits from high traffic volumes and a stable population of around 19,000 residents. Recent city-led initiatives are supporting local businesses, affordable housing, and infrastructure upgrades—including a \$2.39 billion flood protection project—positioning Orange as a key growth corridor in Southeast Texas with a strong foundation for long-term development.



Demographic Highlights

\$136,622

5-Mile Average Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	773	5,117	13,742
Average Household Income	\$70,067	\$93,179	\$94,194
Households	265	1,787	4,967

Major Employers in Orange



Advisory Team

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Scott Reid	739436	broker@parasellinc.com	949.942.6585
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____