



Representative Photo



## Gas Station & C-Store

Operated by Viper Fuels

Orange, Texas



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

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

20-Year Absolute NNN Lease  
Brand New Renovation to take place in 2026  
Experienced 10+ Unit Operator  
35+ Year Seasoned Location  
5-Mile AHHI exceeds \$135,000

## Advisory Team

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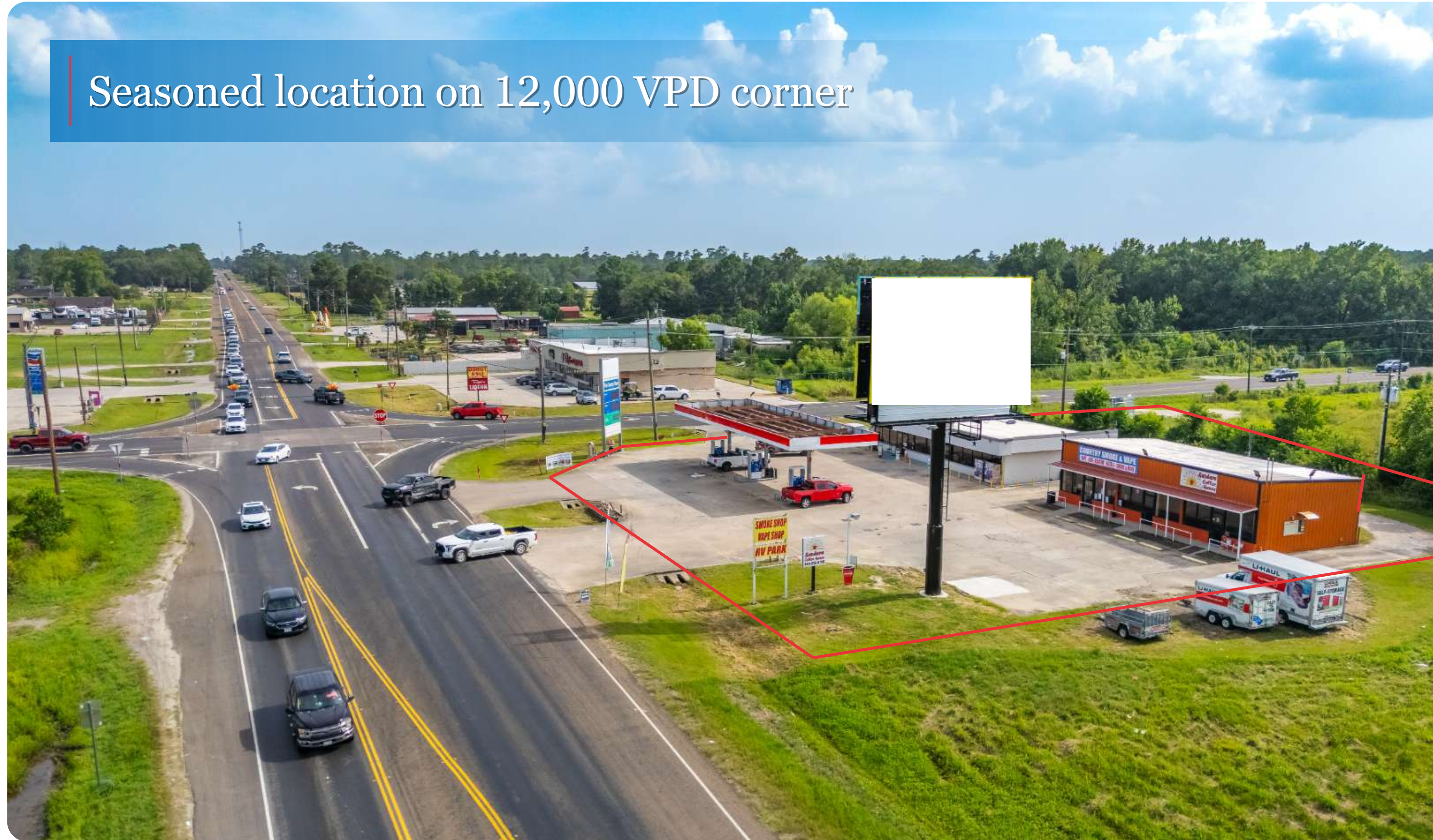
 [Contact Team](#)



Century Partners Real Estate, Inc.  
Los Angeles, California  
(310) 362-4303 | CA DRE LIC #02235147

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A Licensed Texas Broker #9009637

Seasoned location on 12,000 VPD corner



## Established Gas + C-Store Site

35+ year occupancy history at location



| Price       | Cap Rate | NOI       |
|-------------|----------|-----------|
| \$2,600,000 | 8.50%    | \$221,000 |

### 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
- Forthcoming full renovation of Shell-Branded 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 \$150,000+ (1-Mile)
- Positioned within a fast-developing part of Orange County, benefiting from nearby industrial and residential expansion.

### Tenant Highlights

- Viper Fuels: experienced 10-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.



Subject Property

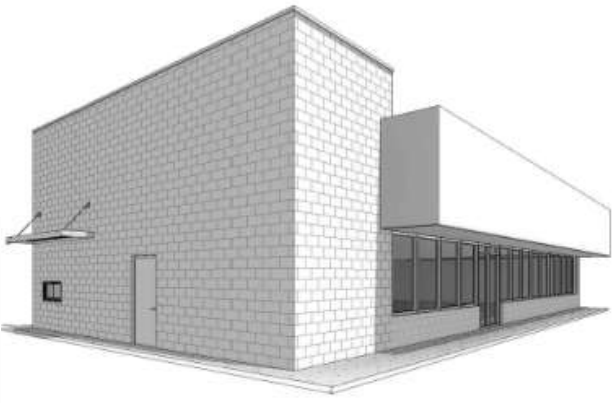
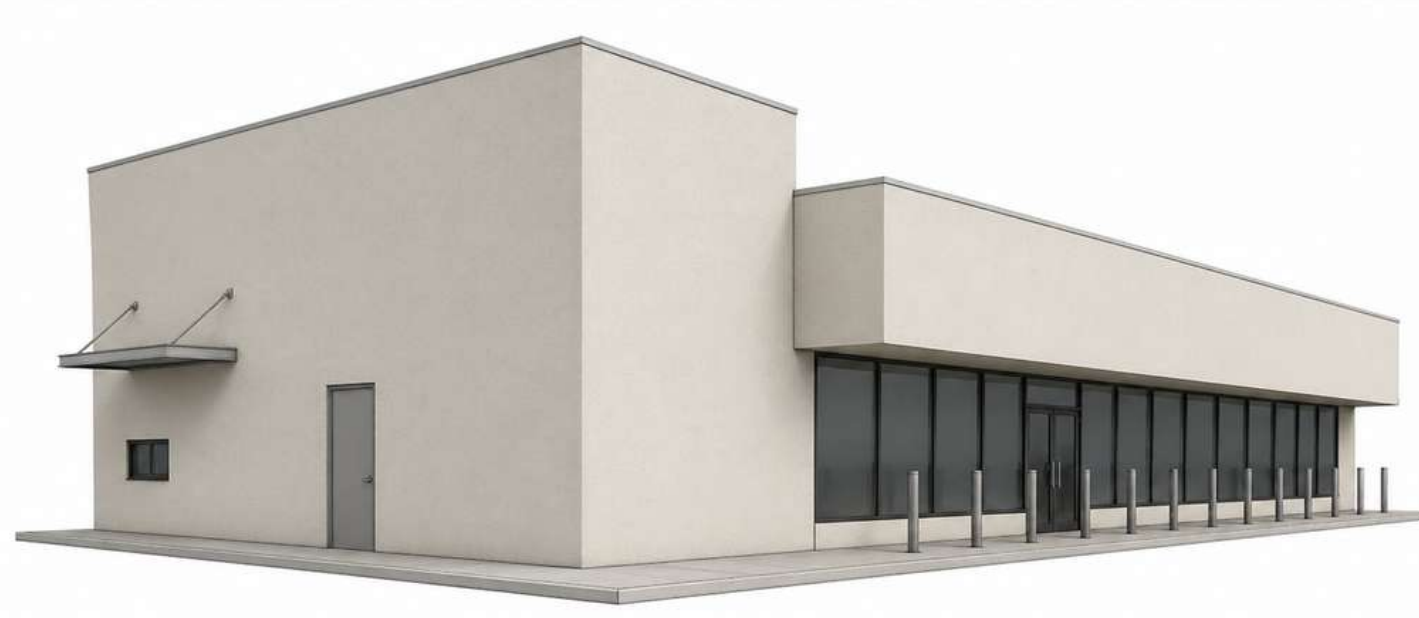
12,000 VPD

W Round Bunch Rd

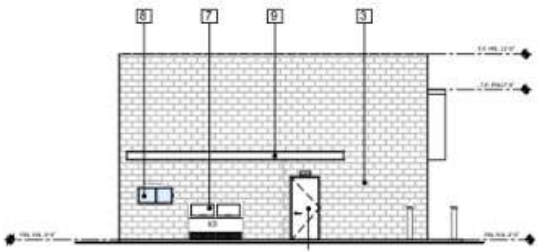
Orangefield Rd



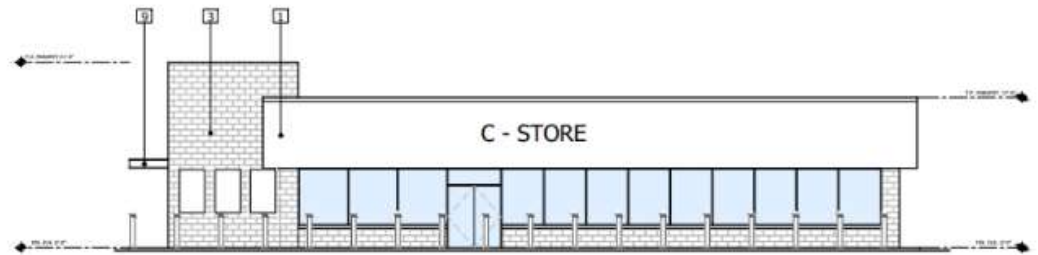
# Proposed C-Store Renovation Plan



7 PROPOSED LEFT PERSPECTIVE  
N.T.S.



6 PROPOSED LEFT ELEVATION  
Scale: 1/8" = 1'-0"

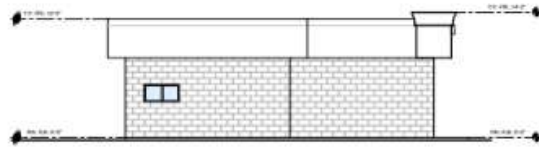


4 PROPOSED FRONT ELEVATION  
Scale: 1/8" = 1'-0"

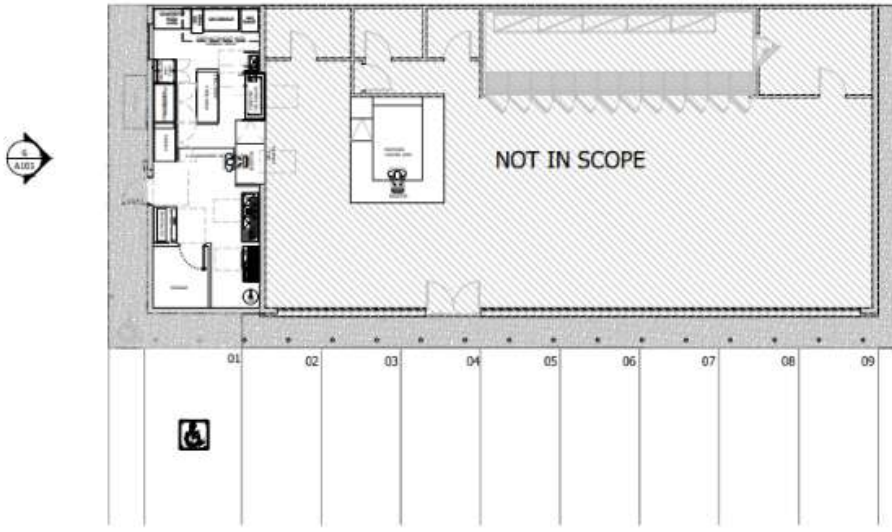


3 EXISTING FRONT ELEVATION  
Scale: 1/8" = 1'-0"

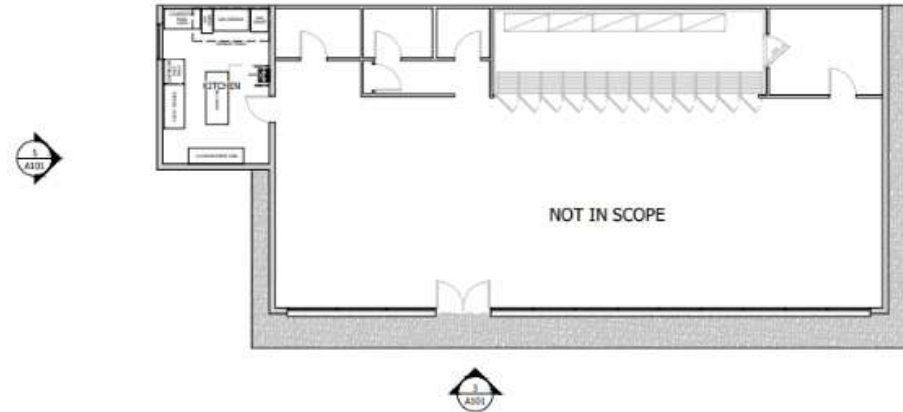
- KEYED NOTES
- 1. REFUSED TO MATCH EXISTING
  - 2. ADVERTISEMENT BOARD
  - 3. ONE WALL TO MATCH EXISTING
  - 4. METAL INSULATED POST WITH LED LIGHT
  - 5. EXTERIOR HOLLOW CORE METAL DOOR (NO DOOR SCHEDULE)
  - 6. EMERGENCY EXIT LIGHT
  - 7. ICE MENCH
  - 8. EXISTING WALK UP WINDOW
  - 9. METAL AWNING



5 EXISTING LEFT ELEVATION  
Scale: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN  
Scale: 1/8" = 1'-0"



1 EXISTING FLOOR PLAN  
Scale: 1/8" = 1'-0"

| AREA SCHEDULE       |       |
|---------------------|-------|
| NAME AREA           | SFT   |
| BUILDING (EXISTING) | 2,679 |
| KITCHEN ADDITION    | 207   |
| TOTAL               | 2886  |

Lease Summary

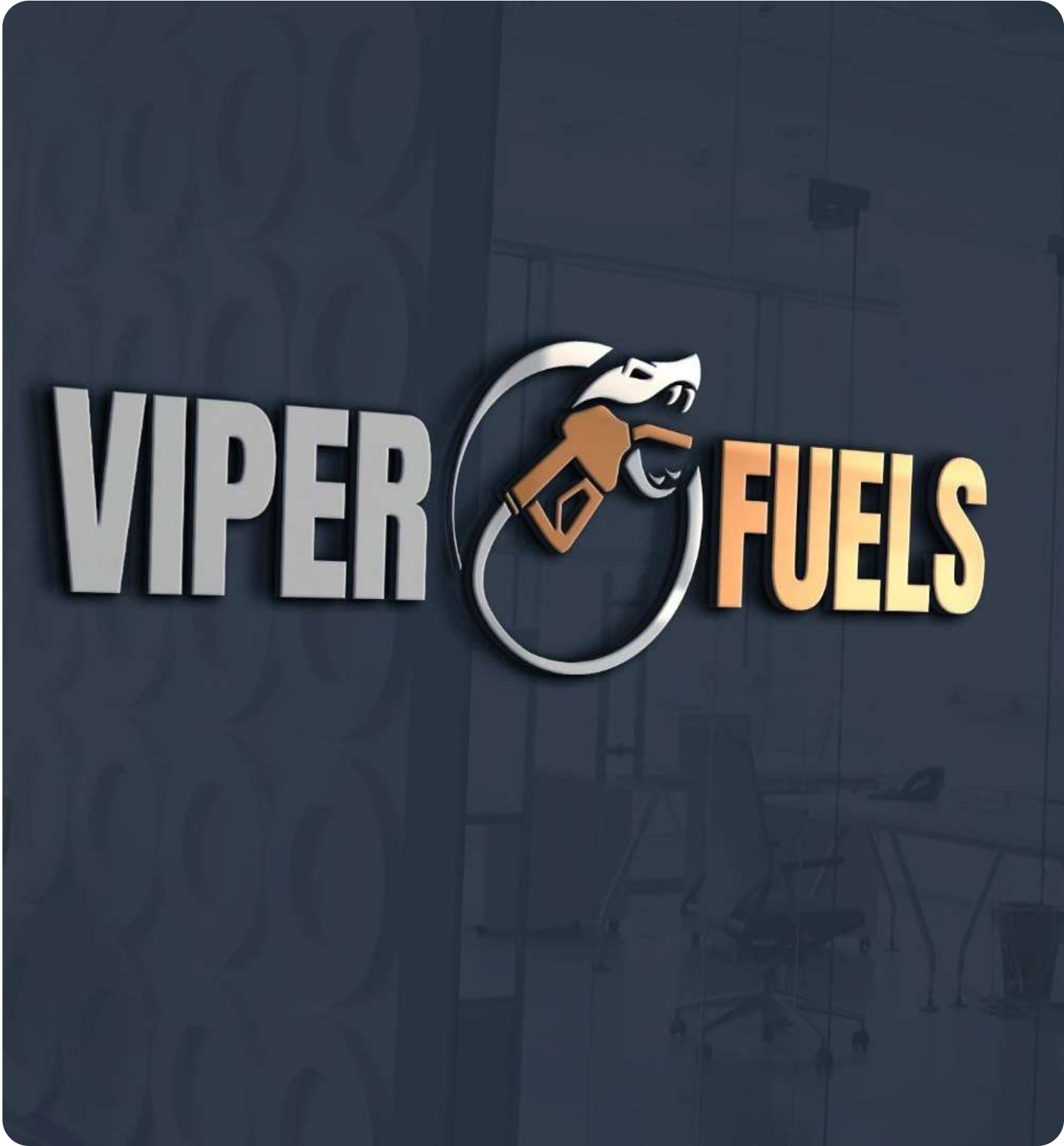
|                           |                                     |
|---------------------------|-------------------------------------|
| Tenant                    | Viper Fuels                         |
| Guaranty                  | 10 Units + 5 Year Personal Guaranty |
| Increases                 | 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  
\$2,600,000

Cap Rate  
8.50%

NOI  
\$221,000

| Period        | Rent/Year | Rent/Month | Rent/SF | Cap Rate |
|---------------|-----------|------------|---------|----------|
| Years 1 - 5   | \$221,000 | \$18,417   | \$6.28  | 8.50%    |
| Years 6 - 10  | \$243,100 | \$20,258   | \$6.91  | 9.35%    |
| Years 11 - 15 | \$267,410 | \$22,284   | \$7.60  | 10.29%   |
| Years 16 - 20 | \$294,151 | \$24,513   | \$8.36  | 11.32%   |
| Option 1      | \$323,566 | \$26,964   | \$9.19  | 12.45%   |
| Option 2      | \$355,923 | \$29,660   | \$10.12 | 13.69%   |
| Option 3      | \$391,515 | \$32,626   | \$11.13 | 15.06%   |
| Option 4      | \$430,667 | \$35,889   | \$12.24 | 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 10 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      | 10             |

### 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.*

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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| Designated Broker of Firm                                             | License No. | Email                  | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                  | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

