PANTHERS

Gas Station & C-Store
Operated by Panthers Petroleum

Tyler, Texas

1951 Blue Mountain Blvd, Tyler, TX 75703 View Map

- New 20-Year Absolute NNN Lease
- Newly Constructed (2024) Gas & Convenience Store
- $118,915 Household Incomes (1-Mile)
- Bonus Depreciation Eligible

CENTURY PARTNERS

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

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Subway Sublease Income Supports Traffic and Tenant Rent Coverage

Investment Summary

Newly Constructed Gas + C-Store Site

Price	Cap Rate	NOI
$6,600,000	8.00%	$528,000

Investment Highlights

- 20-year absolute NNN lease to experienced operator
- Zero landlord responsibilities - hands-off investment
- 10% increases every 5 years
- Newly constructed (2024), minimizing near-term capital expenditure risk
- Bonus Depreciation Eligible
- Nationally Recognized Subway Franchise In Place as Subtenant to bring traffic and bolster tenant’s rent coverage

Market Highlights

- W. Cumberland Rd at Blue Mountain Blvd, in a newer, higher-income south Tyler residential corridor
- Hard corner at the main entrance to Jack Elementary School and the surrounding residential, capturing twice daily family traffic
- Average household income of $118,915 within 1-mile radius

Tenant Highlights

- Panthers Petroleum - highly experienced, Houston-based operator
- Operator has 15 years of experience and has grown to 50 locations throughout all its entities

Aerial

Signalized Hard Corner at the Main Entrance to Jack Elementary and Tyler's Newest Family Neighborhoods

Blue Mountain Blvd is the primary connection between the surrounding residential and W Cumberland Rd, carrying school and resident traffic past the site twice daily

Minutes From Tyler's Old Jacksonville Hwy Retail Corridor

W Cumberland Rd connects the site directly to south Tyler's national retail concentration

Lease Details

Lease Summary

Tenant	Panthers Petroleum
Guaranty	Panthers Petroleum III (21 units)
Increases	7.5% 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	1951 Blue Mountain Blvd, Tyler, TX 75703
Building Size	3,846 SF
Land Size	0.90 AC
APN	1-50000-1137-11-002010
Year Built	2024

Price	Cap Rate	NOI
$6,600,000	8.00%	$528,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	$528,000	$44,000	8.00%
Years 6 - 10	$567,600	$47,300	8.60%
Years 11 - 15	$610,170	$50,848	9.25%
Years 16 - 20	$655,933	$54,661	9.94%
Option 1	$705,128	$58,761	10.68%
Option 2	$758,012	$63,168	11.49%
Option 3	$814,863	$67,905	12.35%
Option 4	$875,978	$72,998	13.27%

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 grown rapidly to more than 50 locations in approximately three years.

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	50+
Website	www.pantherspetroleum.com

Market Overview

About Tyler, Texas

Tyler is the largest city in East Texas and the county seat of Smith County, anchoring the Tyler-Longview-Nacogdoches, TX DMA and serving as the retail, medical, and economic hub for a wide multi-county trade area. Long known as the 'Rose Capital of America,' Tyler has diversified into healthcare, higher education, and regional retail trade.

South Tyler is one of the city's newer, higher-income residential growth areas, with new subdivision development continuing to expand the local rooftop base. Median household income in this part of Tyler runs well above both the Houston MSA and Smith County averages, reflecting the area's appeal to higher-income households relocating to south Tyler.

Demographic Highlights

$87,309
1-Mile Median Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population	4,338	27,748	67,077
Median Household Income	$87,309	$82,279	$80,061
Households	1,609	11,751	27,641

Major Employers in Tyler

UTHealth East Texas

The University of Texas at Tyler

Tyler Junior College

CHRISTUS Trinity Mother Frances Health System

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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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Buyer/Tenant/Seller/Landlord Initials   Date