CENTURY PARTNERS

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

Gas Station & C-Store
Operated by Panthers Petroleum

Houston, Texas

8605 Fulton St, Houston, TX 77022 View Map

- New 20-Year Absolute NNN Lease
- Signalized Corner, 24-Year Seasoned Location
- Minutes from I-45 North and Houston's Urban Core
- Bonus Depreciation Eligible

Proven Signalized Hard-Corner Location

Site has operated as a Gas Station since 2002

Advisory Team

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Contact Team

CENTURY PARTNERS

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Investment Summary

Price	Cap Rate	NOI
$4,600,000	8.00%	$368,000

Investment Highlights

- 20-year absolute NNN lease to experienced operator
- Zero landlord responsibilities — hands-off investment
- 10% increases every 5 years
- 24-year seasoned location
- Bonus Depreciation Eligible

Market Highlights

- Signalized corner, direct frontage to ~12,000+ vehicles per day
- Six education campuses within a mile: Burbank Middle School, Burbank Elementary School, Janowski Elementary, KIPP 3D Academy, Houston City College Northline Campus, and the HCC Automotive Tech Training Center
- Proximate to national retailers including Walmart Supercenter, Ross Dress for Less, and Marshalls
- Primary daytime traffic corridor linking to I-45 North
- Population within 1 mile projected to grow 6.2% through 2030

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

Minutes From I-45 and Houston's Northline Commons Power Center

The site sits roughly one mile north of the I-45 and Crosstimbers interchange, connected by Fulton St to Walmart Supercenter, Ross Dress for Less, and Marshalls.

Aerial

Hard Corner at Fulton St and Berry Rd, Surrounded by Seven Education Campuses

Burbank Middle School, Burbank Elementary School, Janowski Elementary, KIPP 3D Academy, Kipp Generations Collegiate, Kipp Dream Prep, and Houston City College's Northline campus and automotive training center all route traffic past the site.

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	8605 Fulton St, Houston, TX 77022
Building Size	3,570
Land Size	0.86 AC
APN	1226930010001
Year Built	2002

Price	Cap Rate	NOI
$4,600,000	8.00%	$368,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	$368,000	$30,667	8.00%
Years 6 - 10	$395,600	$32,967	8.60%
Years 11 - 15	$425,270	$35,439	9.25%
Years 16 - 20	$457,165	$38,097	9.94%
Option 1	$491,453	$40,954	10.68%
Option 2	$528,312	$44,026	11.49%
Option 3	$567,935	$47,328	12.35%
Option 4	$610,530	$50,878	13.27%

Tenant Summary

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

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

$149,634

3-Mile Population

Demographics	1-Mile	3-Mile	5-Mile
Population	18,500	149,634	383,581
Median Household Income	$40,532	$59,549	$66,264
Households	6,215	52,341	141,039

Major Employers in Houston

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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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date