ABSOLUTE NNN LEASE

PANTHER PETROLEUM

6500 South Broadway Ave, Tyler, TX 75703

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PROPERTY SUMMARY

This is the opportunity to acquire a Panther Petroleum location in Tyler, Texas, secured by a New 20 Year Absolute NNN Lease expiring 12/31/2045 with 2% annual rent increases. Offered at $3,356,643 at a 7.15% CAP rate on $240,000 annual rent ($161.18/SF).The Absolute NNN structure carries zero landlord responsibilities, and income tax-free Texas offers investors a stable, passive income stream in a pro-business environment. The lease is backed by Panther Petroleum, a fast-growing Houston-based operator that grew from 23 stores in 2024 to 30+ by mid-2025, with plans to reach 50–55 under brands including Shell, Chevron, Exxon, and Valero.

The property sits on Tyler's dense South Broadway retail corridor, surrounded by national retailers and grocery anchors that drive consistent daily traffic.

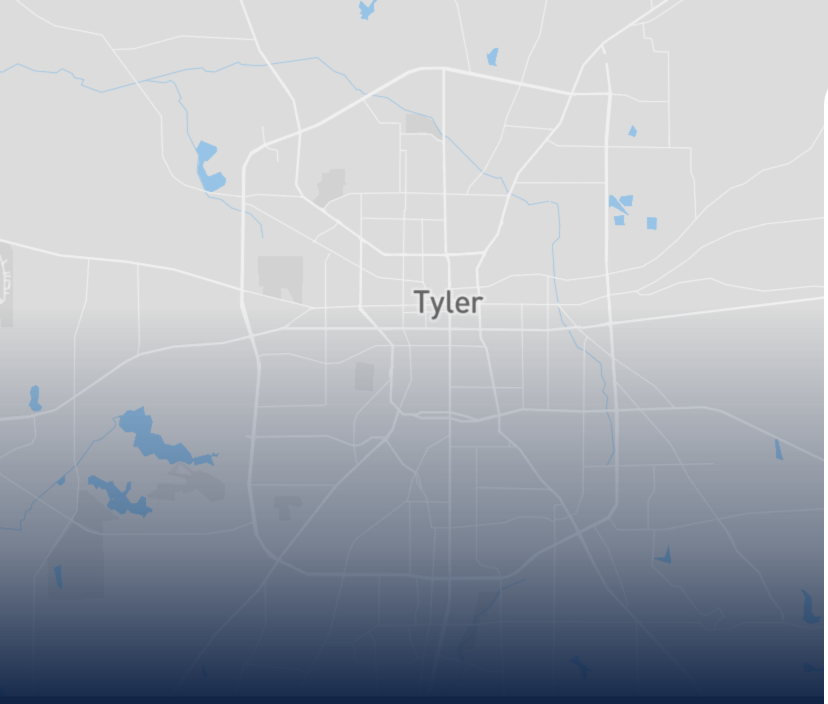
PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Scheduled Increases in Rent
- New 20-Year Lease Term
- Income Tax-Free State

PANTHER PETROLEUM

PROPERTY SUMMARY

OFFERING SUMMARY	
Property Address	6500 South Broadway Avenue, Tyler, TX
Price	$3,356,643
Cap Rate	7.15%
Net Operating Income	$240,000
Rent/SF	$161.18
Lease Type	Absolute NNN
Original Lease Term	20 Years
Lease Expiration	12/31/2045
Annual Increases	2% Annually



LOCATION DESCRIPTION

TYLER, TX

The Tyler MSA serves as the major economic, medical, educational, and retail hub of East Texas, generating over $15 billion in regional GDP with a metropolitan population exceeding 240,000 residents. Recognized as the healthcare capital of East Texas, the region's economy is anchored by UT Health East Texas and CHRISTUS Trinity Mother Frances Health System, which together employ over 9,500 healthcare professionals.

Strategically situated in Smith County along the U.S. Highway 69 corridor and in close proximity to Interstate 20, Tyler offers efficient regional connectivity and high-volume traffic potential. The primary retail artery along South Broadway Avenue sees strong exposure, with localized traffic counts exceeding 45,000 vehicles per day near major intersections.

Investment appeal is supported by a growing population and a median household income exceeding $71,000. The local market is stabilized by major institutional anchors including The University of Texas at Tyler and Tyler Junior College, which collectively host over 20,000 students, alongside corporate headquarters such as Brookshire Grocery Company. With steady workforce expansion and strong institutional anchors, Tyler provides a resilient and compelling environment for long-term real estate investment growth.

PANTHER PETROLEUM

AREA MAP


Panther Petroleum
6500 SOUTH BROADWAY AVENUE
TYLER
Barbee Dr
S Broadway Ave

PANTHER PETROLEUM

MAJOR EMPLOYERS

The employment landscape surrounding 6500 South Broadway Avenue, Tyler, TX is anchored by a broad mix of sectors, demonstrating notable economic diversity and resilience. Healthcare is Tyler's largest employment sector, supporting approximately 25,000 direct full-time jobs—roughly one in three local jobs. UT Health East Texas employs roughly 7,500 across 9 hospitals and 90+ clinics region-wide, while CHRISTUS Mother Frances Hospital anchors the local healthcare campus. Three area colleges and universities enroll 20,000+ students, with the University of Texas at Tyler hosting East Texas's first medical school and Tyler Junior College providing workforce pathways. Energy and manufacturing anchors include Delek Refining, Trane Technologies, Tyler Pipe, and John Soules Foods, complemented by Brookshire Grocery Company's corporate headquarters. Collectively, the strong presence of these institutions and corporations underpins Tyler's reputation for employment stability, supporting sustained demand for residential and commercial properties in the area—and daytime population for a fuel and convenience operator at this location.

Employer	Industry	Employees	Distance
CHRISTUS Mother Frances Hospital - Tyler	Healthcare	3,500	4.5 mi
UT Health East Texas	Healthcare	7,500	4.3 mi
University of Texas at Tyler	Higher Education	3,000	4.0 mi
Trane Technologies	Manufacturing	2,500	3.1 mi
Tyler Junior College	Higher Education	1,000	4.1 mi
John Soules Foods	Manufacturing	1,000	9.2 mi
Brookshire Grocery Company	Retail	1,000	1.7 mi
Delek Refining	Energy	500	5.6 mi

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