ABSOLUTE NNN LEASE

PANTHER PETROLEUM

12206 Bammel North Houston Road, Houston, TX

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PANTHER PETROLEUM

PROPERTY SUMMARY

The Kase Group is pleased to offer 12206 Bammel North Houston Road, an approximately 2,600 SF single-tenant fuel and convenience property in Houston, TX, secured by a brand-new 20-year absolute NNN lease to Panther Petroleum II running through December 31, 2044 — a fully passive, management-free income stream.

The lease carries 2% annual rent increases, building income throughout the hold on top of $336,600 of in-place annual rent. Panther Petroleum is a rapidly growing, Houston-based fuel retail and convenience store operator delivering a modern, customer-centric experience across its network of fuel stations and retail locations, offering gasoline and diesel fuel, convenience merchandise, grab-and-go food and beverages, and ancillary items such as beer and wine. The operator is expanding through acquisitions toward a portfolio of 50-plus locations, and its specialized fueling infrastructure — pumps, canopies, and retail build-outs — creates higher barriers to entry and re-tenanting that support long-term occupancy and asset stability. The subject sits in Panther Petroleum's home market. Fuel and convenience is essential, internet-resistant retail, and the asset sits in income tax-free Texas with a pro-business environment.

PROPERTY HIGHLIGHTS

Tenant:
Panther Petroleum II

Purchase Price:
$4,707,692

Cap Rate:
7.15%

Lease Expiration:
December 31, 2044

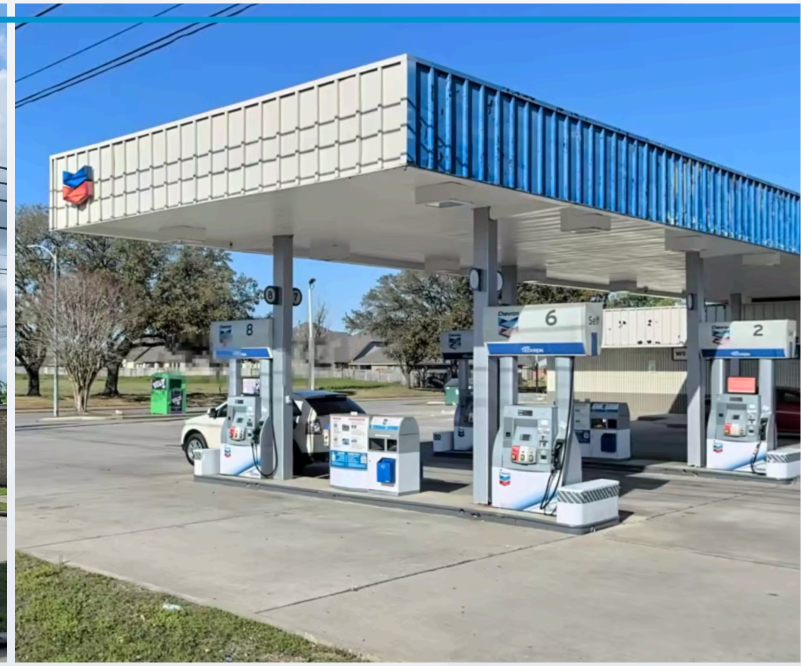
PANTHER PETROLEUM

PROPERTY SUMMARY

OFFERING SUMMARY	
Property Address	12206 Bammel North Houston Road, Houston, TX
Price	$4,707,692
Cap Rate	7.15%
Net Operating Income	$336,600
Square Footage	±2,600 SF
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Original Lease Term	New 20-Year Lease
Lease Expiration Date	December 31, 2044
Increases	2% Annually

PANTHER PETROLEUM

PHOTOS




Panther Petroleum
12206 BAMMEL NORTH HOUSTON ROAD
HOUSTON

LOCATION DESCRIPTION

HOUSTON, TX

Houston is the 5th-most-populous metro in the U.S. at roughly 7.9 million residents, and it led the nation in growth over the past year, adding nearly 127,000 people — a gain of 1.2 million over the last decade. That relentless rooftop growth is exactly what drives daily fuel and convenience demand, giving the tenant at 12206 Bammel North Houston Road a deep and expanding customer base to serve.

The strength behind that traffic is a diversified economy: 27 Fortune 500 headquarters — 2nd only to New York — with nearly half of all Houston jobs now outside energy, spanning business services, technology, aerospace, medicine, and manufacturing. This breadth insulates the local consumer base through economic cycles, supporting the durability of the income stream over the 20-year absolute NNN lease term.

The asset sits along the Bammel North Houston corridor in the growing North Houston submarket, where dense rooftops and heavy commuter flows feed the fuel and convenience demand this property is built to capture. Combined with income tax-free Texas and a pro-business operating environment, the location supports the passive, management-free 7.15% cap rate return this offering delivers to out-of-state buyers.

AREA MAP

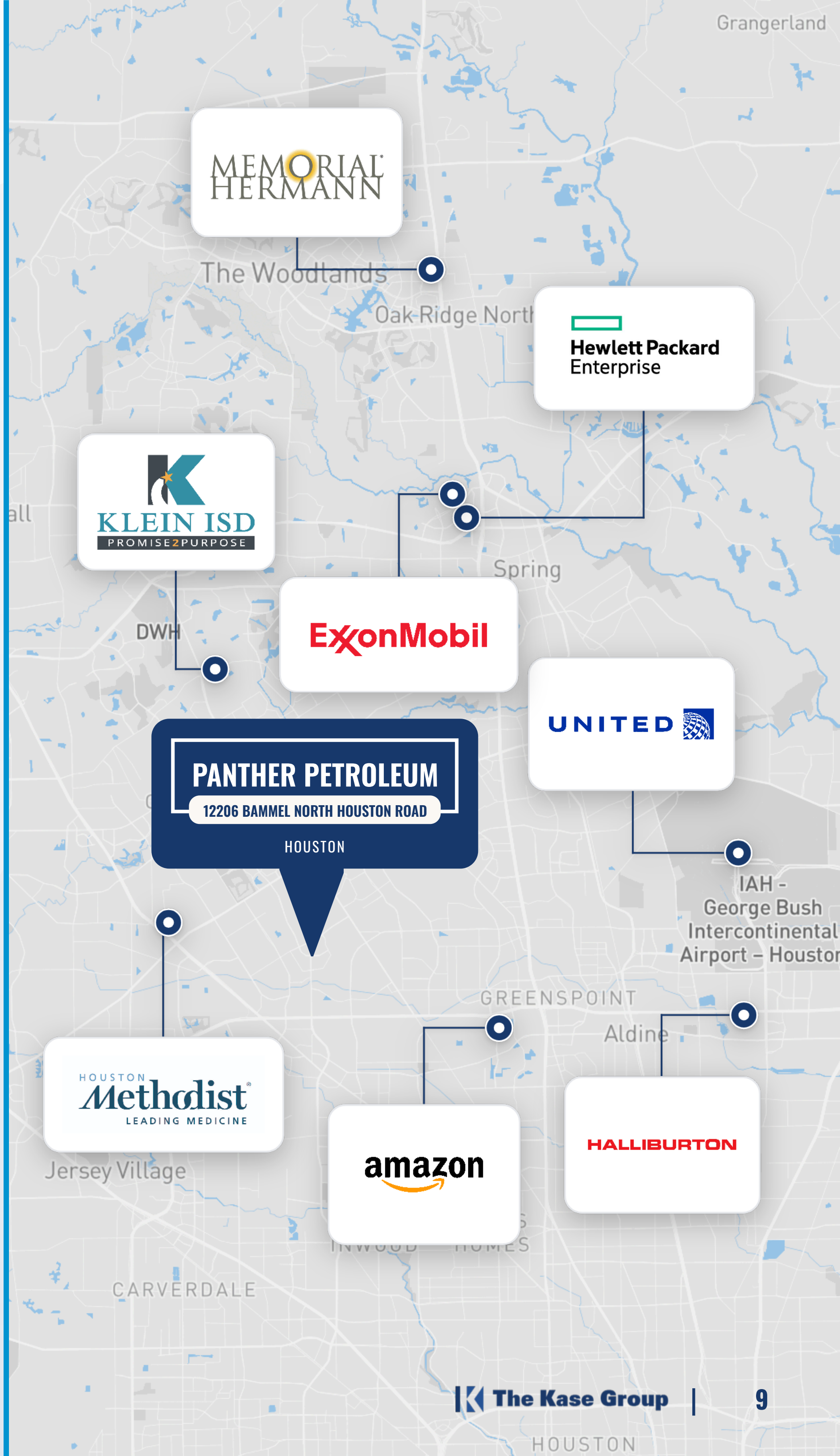

PANTHER PETROLEUM
12206 BAMMEL NORTH HOUSTON ROAD
HOUSTON
Walmart
CVS
Lowe's
HOBBY LOBBY
ALDI
DUTCH BROS
WHATABURGER
sam's club
Chick-fil-A
H-E-B
DICK'S SPORTING GOODS
DERBY
macy's
Olive Garden
POP MART
Raising Cane's
Northgate Country Club
Champions Golf Club
CHAMPION FOREST
LOUETTA
WILLOWBROOK
Cypresswood Dr
Louetta Rd
Cutten Rd
Tomball Pkwy
Spears Rd
W Greens Rd
N Sam Houston Pkwy W
Milroy Ln
Walters Rd
Adel Rd
Ella Blvd
T C Jester Blvd
Kuykendahl Rd
Bourgeois Rd
Greenyard Dr
7th St
Ter Oaks Dr
Pebble Bend Dr

PANTHER PETROLEUM

MAJOR EMPLOYERS

North Houston's employment base — energy, healthcare, distribution, and public-sector employers — generates the repeat commuter traffic a fuel and convenience asset depends on. Daytime population and commuter flows along FM 1960, Beltway 8, and SH 249 support both fuel volume and in-store sales at 12206 Bammel North Houston Road. Major anchors within a short drive include ExxonMobil's Houston Campus and Halliburton's North Belt Campus, which concentrate energy-sector employment; Houston Methodist Willowbrook Hospital and Memorial Hermann The Woodlands Medical Center, which sustain round-the-clock healthcare staffing; United Airlines' hub at George Bush Intercontinental Airport and Amazon's HOU2 fulfillment center, which drive aviation and logistics traffic; Hewlett Packard Enterprise's global headquarters in Spring; and Klein Independent School District, a stable public-sector employer. Collectively, this diversified employment mix underpins consistent daytime and shift-change demand for fuel and convenience retail in the immediate trade area.

Employer	Industry	Employees	Distance
United Airlines	Aviation / Logistics	10,000	9.6 mi
ExxonMobil Houston Campus	Energy	8,500	10.6 mi
Halliburton North Belt Campus	Energy	3,500	9.5 mi
Houston Methodist Willowbrook Hospital	Healthcare	2,800	3.2 mi
Hewlett Packard Enterprise	Technology	2,500	10.2 mi
Memorial Hermann The Woodlands Medical Center	Healthcare	2,500	15.3 mi
Amazon Warehouse HOU2	Distribution / Logistics	1,500	4.4 mi
Klein Independent School District	Public Sector / Education	1,000	6.6 mi



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