



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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Real Estate Investment Services

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

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



Tyler



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



S Broadway Ave

Panther Petroleum

6500 SOUTH BROADWAY AVENUE

TYLER

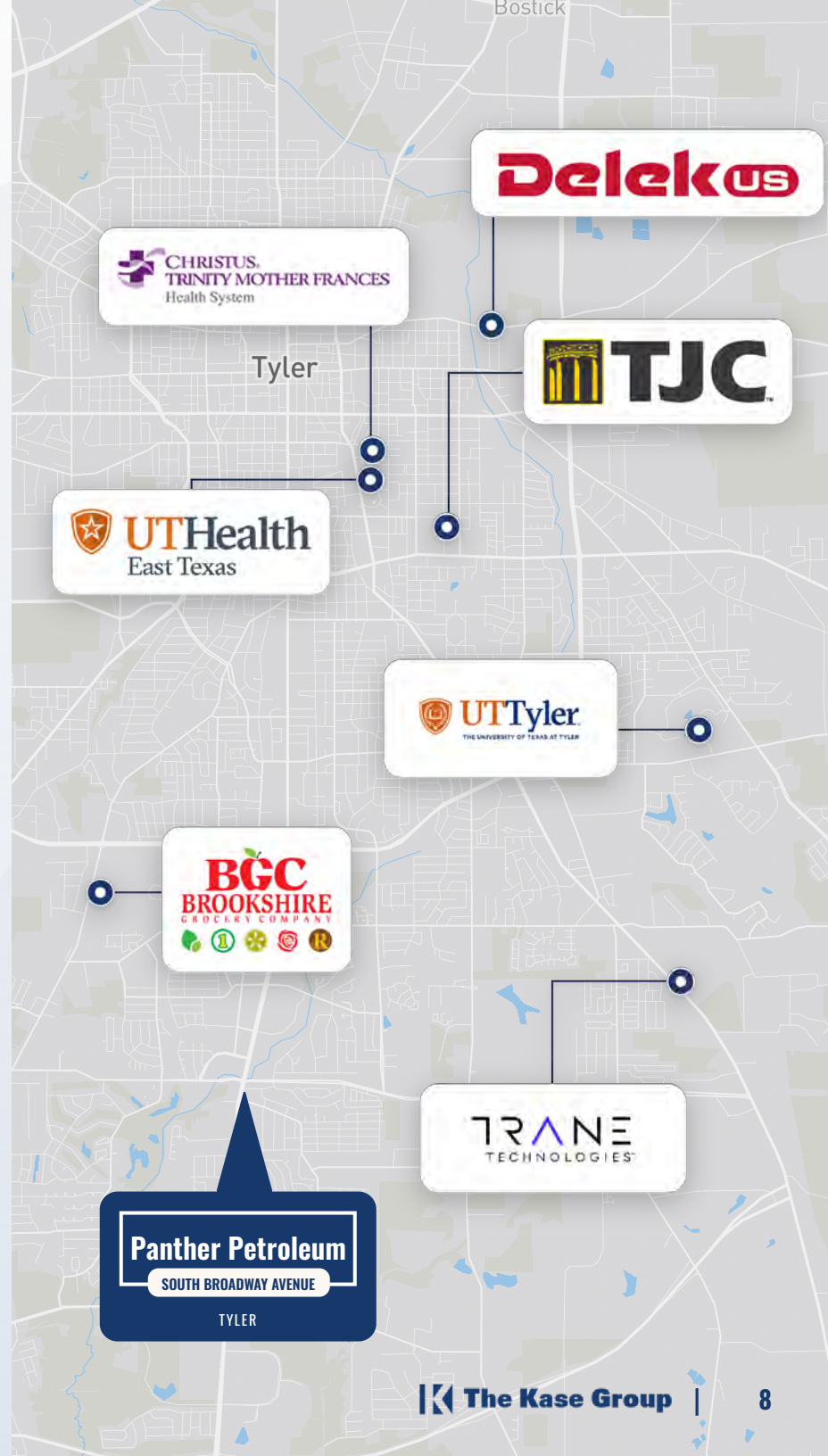
Barbee Dr



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





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

Buyer/Tenant/Seller/Landlord Initials

Date

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CONFIDENTIALITY & DISCLAIMER

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.