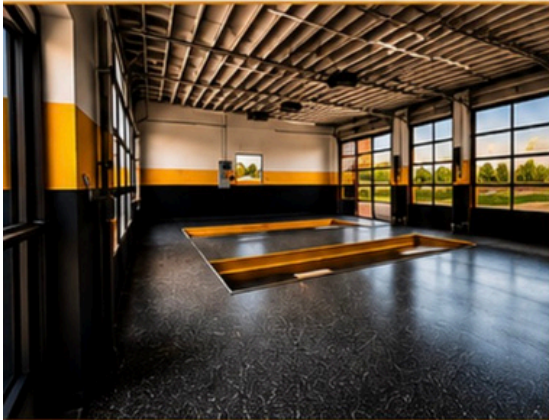




# COSTA OIL

15-YEAR NNN INVESTMENT OPPORTUNITY

8807 FM 78 | CONVERSE, TEXAS 78109



 **ATTRACTIVE 6.25% CAP RATE**

 **2% ANNUAL INCREASES**

 **ASKING PRICE**  
**\$1,635,600**



**15-YEAR NNN LEASE**

Minimal landlord responsibilities



**2% ANNUAL RENT INCREASES**

Built-in rent growth and hedge against inflation



**850 SF BUILDING**

Efficient, low-maintenance design



**STRONG FM 78 FRONTAGE**

Excellent visibility and traffic exposure



**ONE 15-YEAR RENEWAL OPTION**

Extendable long-term upside

Contact

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210-387-0774

Tjeliteproperties.com



# INVESTMENT HIGHLIGHTS

COSTA OIL | 8807 FM 78 | CONVERSE, TEXAS 78109



**NEW COSTA OIL**  
10 Minute Oil Change Facility



**15-YEAR NNN LEASE**  
Minimal landlord responsibilities



**2% ANNUAL RENT INCREASES**  
Built-in rent growth and hedge against inflation



**NEW CONSTRUCTION ASSET**  
Purpose-built automotive facility



**STRONG FM 78 FRONTAGE**  
Excellent visibility and traffic exposure



**ONE 15-YEAR RENEWAL OPTION**  
Extendable long-term upside



**ANNUAL BASE RENT OF \$102,225**  
Attractive **6.25%** cap rate



**LOCATED IN HIGH-GROWTH  
NORTHEAST SAN ANTONIO CORRIDOR**  
Strong demographics and continued expansion



**PROJECTED RENTAL INCOME  
DURING INITIAL LEASE TERM:**

**\$1.76 MILLION**



8807 FM 78, CONVERSE, TEXAS 78109



ELITE PROPERTIES, LLC

# PROPERTY OVERVIEW

COSTA OIL | 8807 FM 78 | CONVERSE, TEXAS 78109



## COSTA OIL

10 MINUTE OIL CHANGE



FM 78  
FRONTAGE



850 SF  
BUILDING



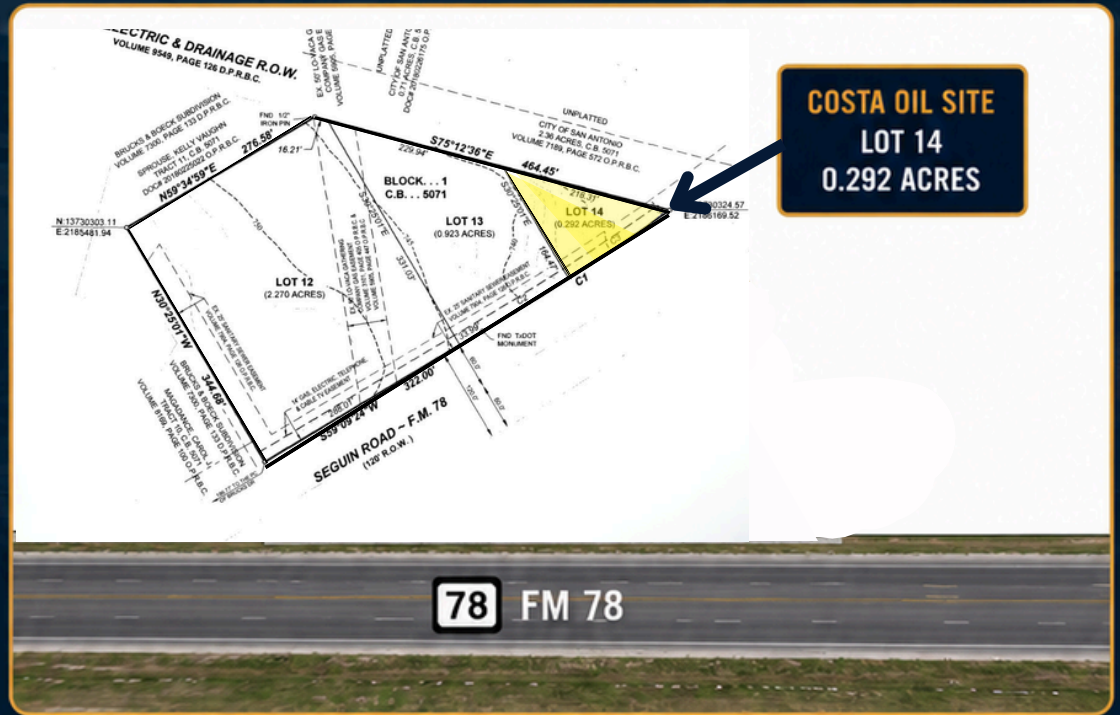
0.292 ACRES  
LOT SIZE



DEDICATED  
CUSTOMER  
PARKING



15-YEAR  
NNN LEASE



### \$1,635,600

ASKING PRICE



### 6.25%

CAP RATE



### 15 YEARS

INITIAL LEASE TERM



### \$102,225

ANNUAL BASE RENT  
(YEAR 1)



### 2% ANNUAL

RENT INCREASES



### 850 SF

BUILDING SIZE



## INVESTMENT SNAPSHOT

Costa Oil presents investors the opportunity to acquire a newly constructed quick-service automotive asset featuring a 15-year NNN lease with annual 2% rent escalations. The property is strategically positioned along FM 78 within the rapidly growing Northeast San Antonio trade area.



15-YEAR NNN LEASE



2% ANNUAL  
RENT INCREASES



HIGH-GROWTH  
SAN ANTONIO CORRIDOR



ELITE PROPERTIES, LLC  
INVESTMENT REAL ESTATE SOLUTIONS

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# LEASE SUMMARY

COSTA OIL | 8807 FM 78 | CONVERSE, TEXAS 78109



## LEASE SUMMARY

COMMENCEMENT DATE	July 1, 2026
LEASE EXPIRATION	June 30, 2041
INITIAL TERM	15 Years
RENEWAL OPTIONS	One (1) 15-Year Option
RENT ESCALATIONS	2% Annually
LEASE TYPE	NNN
GUARANTOR	Franchisee
ROOF & STRUCTURE	Tenant Responsibility
RENT COMMENCEMENT	At Close of Escrow
RIGHT OF FIRST REFUSAL	No



### NNN LEASE

Tenant is responsible for all taxes, insurance, and maintenance including roof, structure, HVAC, and parking lot.

## RENT GROWTH SCHEDULE

YEAR	PERIOD	ANNUAL RENT	MONTHLY RENT
1	7/1/2026 – 6/30/2027	\$102,225	\$8,519
2	7/1/2027 – 6/30/2028	\$104,269	\$8,689
3	7/1/2028 – 6/30/2029	\$106,354	\$8,863
4	7/1/2029 – 6/30/2030	\$108,481	\$9,040
5	7/1/2030 – 6/30/2031	\$110,652	\$9,221
...	...	...	...
10	7/1/2035 – 6/30/2036	\$122,168	\$10,181
15	7/1/2040 – 6/30/2041	\$134,884	\$11,240



**32%**  
RENT GROWTH  
DURING INITIAL TERM

Year 1 Annual Rent

**\$102,225**

Year 15 Annual Rent

**\$134,884**



### STRONG COMMITMENT

Costa Oil has committed to a 15-year initial term with annual 2% rent increases, demonstrating long-term confidence in this high-traffic location.

### LEASE HIGHLIGHTS

- Attractive 15-Year NNN Lease
- 2% Annual Rent Escalations
- Minimal Landlord Responsibilities
- One (1) 15-Year Renewal Option

# LOCATION OVERVIEW

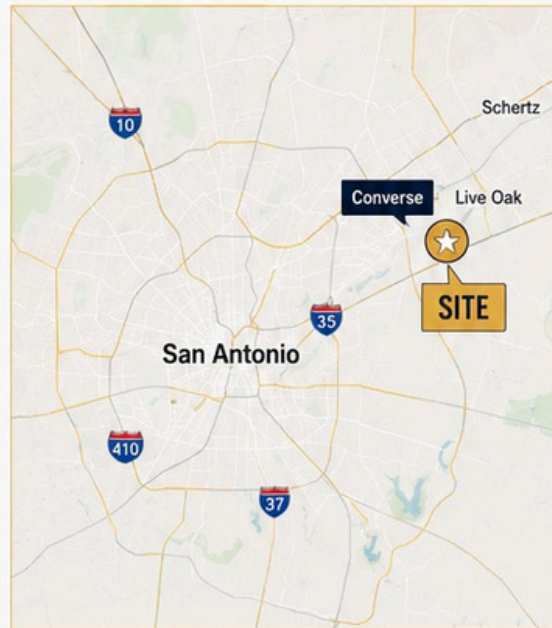
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## AREA HIGHLIGHTS

- STRONG DEMOGRAPHICS**  
 More than 97,000 residents within a 5-mile radius
- RAPID GROWTH CORRIDOR**  
 One of the fastest growing areas in the San Antonio MSA
- HIGH TRAFFIC COUNTS**  
 22,340 VPD on FM 78 (TXDOT 2023)
- MAJOR EMPLOYERS NEARBY**  
 Randolph AFB, Fort Sam Houston, Amazon, H-E-B, Walmart Distribution & more
- RETAIL & AMENITY RICH**  
 Surrounded by national retailers, restaurants, and services

## REGIONAL MAP



## DRIVE TIMES

- Randolph AFB**  
 12 min | 12 miles
- Schertz**  
 10 min | 6 miles
- Live Oak**  
 7 min | 3 miles
- Downtown San Antonio**  
 25 min | 17 miles
- San Antonio Int'l Airport**  
 20 min | 14 miles
- I-35**  
 8 min | 5 miles

## STRATEGIC NORTHEAST SAN ANTONIO LOCATION

Converse is a thriving community in the Northeast corridor of San Antonio, benefiting from strong residential growth, excellent connectivity, and proximity to major employers and retail destinations.

**97,280**

POPULATION  
WITHIN 5 MILES

**35,134**

HOUSEHOLDS  
WITHIN 5 MILES

**\$96,108**

AVG HH INCOME  
WITHIN 5 MILES

# MARKET OVERVIEW

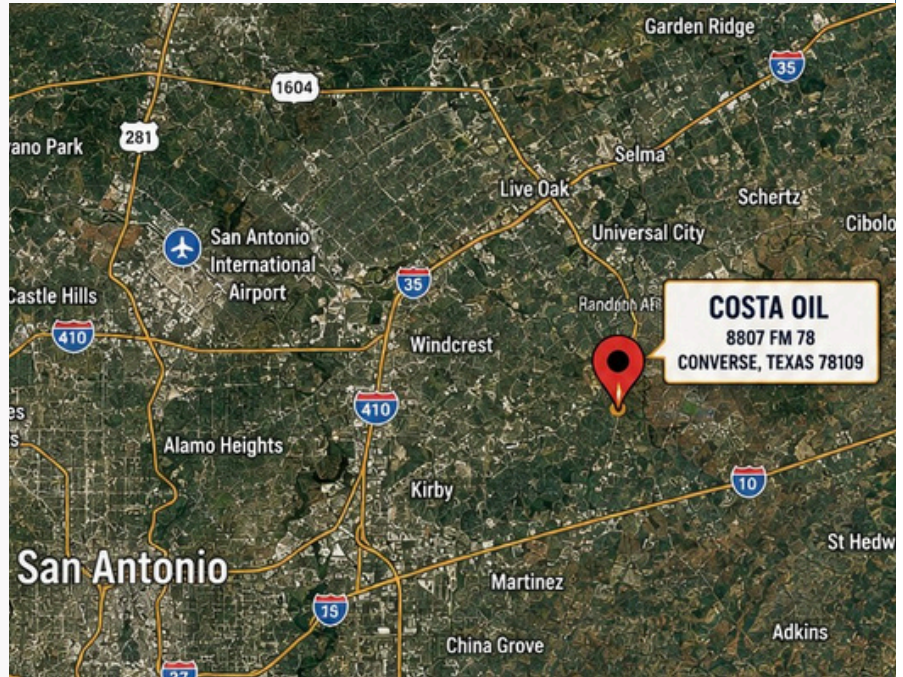
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## NORTHEAST SAN ANTONIO TRADE AREA

Converse is one of the fastest-growing submarkets in the San Antonio MSA, driven by strong residential growth, proximity to major employers, and significant infrastructure investment.

- STRONG & GROWING POPULATION**  
 Over 97,000 residents within a 5-mile radius with continued annual growth.
- ROBUST JOB MARKET**  
 Supported by major employers including Randolph AFB, Fort Sam Houston, Amazon, Walmart, H-E-B and more.
- RETAIL & AMENITY RICH**  
 Dense retail corridor with national retailers, restaurants, and services driving consistent consumer traffic.
- EXCELLENT ACCESS & CONNECTIVITY**  
 Direct access to FM 78 with easy connectivity to I-35, Loop 1604 and major employment hubs.
- RESIDENTIAL GROWTH**  
 Strong housing demand with new master-planned communities and single-family developments in all directions.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,280	54,219	97,280
HOUSEHOLDS	3,421	19,376	35,134
AVG. HOUSEHOLD INCOME	\$90,615	\$95,547	\$96,108
DAYTIME POPULATION	5,803	31,978	63,447
PROJECTED POP. GROWTH (2024 - 2029)	10.8%	11.6%	11.4%

## POPULATION GROWTH



## MAJOR EMPLOYERS

- RANDOLPH AIR FORCE BASE
  - FORT SAM HOUSTON
  - amazon
  - Walmart
  - H-E-B
- AND MANY MORE

### SAN ANTONIO MSA

The San Antonio MSA is one of the fastest-growing metros in the nation, recognized for its diverse economy, affordable cost of living, and strong business climate.

### 7<sup>TH</sup> LARGEST MSA IN THE U.S.

With a population of 2.6+ million and continued growth.

### TOP U.S. CITY FOR JOB GROWTH

Ranked among the top metros for job growth over the past decade.

### BUSINESS FRIENDLY ENVIRONMENT

No state income tax, low cost of doing business, and pro-growth policies.

### STRONG ECONOMIC DIVERSITY

Driven by military, health care, technology, manufacturing, and retail sectors.

