



Mobil



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

Offering Memorandum

Operated by Viper Fuels
Gas Station & C-Store

Vidor, Texas

2410 N Main St, Vidor, TX 77662 [View Map](#)

20-Year Absolute NNN Lease

10% Rent Increases every 5 years

Established Site: 15+ Years of Operational History

Experienced 10+ Unit Operator

Advisory Team

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Prime Visibility to 17,000+ VPD

Located along N Main St, primary access route to Interstate 10



Price	Cap Rate	NOI
\$1,600,000	8.50%	\$136,000

Investment Highlights

- 20-year absolute NNN lease with 10% increases every 5 years
- Established gas station site with 15+ years of operational history
- Passive investment with zero landlord responsibilities
- Corner lot placement with excellent visibility and frontage

Market Highlights

- Prime visibility and access along N Main St, main access route to Interstate 10 (1.5 miles south), with strong daily traffic of 17,000+ VPD.
- Main St connects Interstate 10 with a large residential base to the north, driving consistent daily traffic past the subject property.
- Nearby retail includes Walmart Supercenter, Market Basket Grocery, Dollar Tree and more

Tenant Highlights

- Viper Fuels: experienced 10-unit operator with multiple locations across Texas



Lease Details

Lease Summary

Tenant Name	Viper Fuels
Guaranty	10 Units + 5 Year Personal Guaranty
Increases	10% every 5 Years
Options	4, 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 Years from Close of Escrow
Lease Term	20 years
Physical Description	
Address	2410 N Main St, Vidor, TX 77662
Building Size	2,170 SF
Land Size	0.46 AC
APN	000067-015201
Parking Spaces	12
Parking Ratio	5.5
Year Built	2010
Zoning	AE

Price	Cap Rate	NOI
\$1,600,000	8.50%	\$136,000

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$136,000	\$11,333	\$5.22	8.50%
Years 6 - 10	\$149,600	\$12,467	\$5.75	9.35%
Years 11 - 15	\$164,560	\$13,713	\$6.32	10.29%
Years 16 - 20	\$181,016	\$15,085	\$6.95	11.31%
Option 1	\$199,118	\$16,593	\$7.65	12.44%
Option 2	\$219,029	\$18,252	\$8.41	13.69%
Option 3	\$240,932	\$20,078	\$9.25	15.06%
Option 4	\$265,026	\$22,085	\$10.18	16.56%

Direct frontage to 17,000+ VPD
Main Street is the direct connector to Interstate 10



Subject Property



N Main Street - 17,000+ VPD



About Viper Fuels

Viper Fuels is an expanding gas station operator headquartered in Houston, Texas. Bringing a combined 50+ years of experience across its executive team, the company operates 10 gas station and c-store properties across various Texas markets.

The company has an established track record of taking under-performing G&C properties and supercharging store performance. The Viper methodology includes tailoring product lineups to local demographic preferences, re-imaging sites as needed and choosing high-quality real estate.

CEO Abrar Arif brings decades of expertise, gained from his time in management positions at both large retail like WinCo and high-volume truck stops. The company has aggressive expansion plans starting in the Houston market, and is fully independent and self-funded.

Public/Private

Private

Headquarters

Houston, Texas

Locations

10

About Vidor, Texas

Vidor, Texas is a small city of about 9,700 residents located along Interstate 10 in western Orange County, just east of Beaumont within the Beaumont–Port Arthur metro area. It is primarily a bedroom community serving nearby industrial and refinery hubs, with a relatively low cost of living and affordable housing compared to national averages. The population has a median age in the mid-40s, and household incomes average around \$62,000, slightly below state and national levels.

Local employment is centered on retail, healthcare, food services, and small businesses, making Vidor a modest but stable community in Southeast Texas.



Demographic Highlights

\$59,030

5-Mile Average Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	1,793	14,509	23,609
Average Household Income	\$44,289	\$56,480	\$59,030
Households	714	5,542	9,014

Major Employers in Vidor



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

Buyer/Tenant/Seller/Landlord Initials

Date