

Prime Spot

13625 Interstate 10 E Baytown, TX 77523



Exclusive Advisors



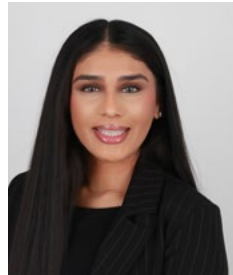
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83,700 VPD

The Offering

CBRE is pleased to present the opportunity to acquire the PrimeSpot Gas Station, a well-established fuel and convenience retail asset positioned directly on Interstate 10 East in Baytown, TX. Operating since 2002, this property benefits from over two decades of operational history and brand recognition along one of Texas's busiest commercial corridors. With 12 fueling positions, strong historical performance, and immediate proximity to the region's growing industrial and logistics base, PrimeSpot represents a stabilized cash-flowing investment with long-term upside in a high-trajectory market.



\$4,500,000

Price

1.8 AC

Lot Size

4,338 SF

Building Size

12

Fueling Positions

2002

Year Built

Exxon

Fuel Brand

83,700

VPD (20% truckers)

Investment Highlights



Grandfathered Entitlement Advantage

The site holds a grandfathered operating status that would be difficult — if not impossible — to replicate under today's permitting environment. This regulatory moat provides a meaningful barrier to entry and protects long-term competitive positioning along the corridor.



20+ Years of Operational Tenure

Built in 2002 and continuously operated, PrimeSpot carries over two decades of embedded brand awareness, customer loyalty, and proven cash flow history along one of East Texas's most trafficked interstates.



Baytown's Industrial Boom

Baytown and the Metro East region are in active expansion mode — driven by billions in petrochemical investment and major new industrial development along I-10. Population and employment growth in the trade area directly fuel demand at the pump and in-store.



Value-Add Upside Potential

The existing 4,338 SF footprint on a 1.8-acre parcel leaves room for operational improvements — whether through a brand refresh, ancillary revenue additions, or store optimization — to grow sales beyond current baseline performance.



Strategic Location Advantages

Interstate Access

Situated directly on I-10 East, the most heavily traveled east-west corridor in the Houston metro, connecting downtown Houston to Beaumont and beyond. The site captures both inbound and outbound commuter and commercial flow 24 hours a day.

Houston Metro Gateway

Baytown sits at the eastern gateway to the Greater Houston MSA — one of the fastest-growing major metros in the U.S. The I-10 corridor here serves as the primary artery for freight, energy workers, and residential traffic moving between Houston and Southeast Texas.

Energy Sector Workforce

The site is surrounded by major industrial facilities — including ExxonMobil's Baytown complex, one of the largest petrochemical plants in the country. Shift workers and vendor traffic from these facilities represent a consistent and predictable fuel and convenience customer base year-round.

Port of Houston Logistics Flow

I-10 East is a primary trucking route connecting inland distribution to the Port of Houston — the nation's largest port by foreign waterborne tonnage. Container and freight traffic on this corridor is structural, not cyclical, creating durable outside fuel volume.

Growing Residential Base

Baytown's population has been expanding steadily as Houston's growth pressure pushes east. New residential development, retail, and hospitality projects are actively underway in the trade area, further deepening the everyday consumer demand base around the site.





Financial Overview

PROPERTY INFORMATION

Address	13625 Interstate 10 E, Baytown, TX 77523	Brand:	Exxon
Year Built	2002	Building Size:	4,338 SF
Site Area	78,408 SF (1.8 Acres)	Fueling Positions:	12
Asking Price	\$4,500,000	Price per SF:	\$57.38/SF

INCOME SUMMARY

Revenue Source	Monthly	Annual
Inside Sales	\$102,000	\$1,224,000
Fuel Volume	66,000 gallons	792,000 gallons
Lottery	\$15,000	\$180,000
ATM Income	\$500	\$6,000

TOTAL GROSS PROFIT

Revenue Source	Monthly	Annual
Total Gross Profit	\$43,730	\$524,760
Less: Operating Expenses (52%)	(\$22,740)	(\$272,875)
NET OPERATING INCOME (EBITDA)	\$20,990	\$251,885

INVESTMENT & DEBT ANALYSIS

Assumption	Value
Purchase Price	\$4,500,000
Down Payment (35%)	\$1,575,000
Loan Amount (65% LTV)	\$2,925,000
Interest Rate	7.00%
Amortization	25 Years
Loan Term	10 Years
Annual Debt Service	\$250,996
NOI	\$251,885
DSCR	1.00x

Houston Market

Houston, Texas, the county seat of Harris County, is the most populous city in the state and the fourth largest in the U.S., with a metro population of approximately 7.6 million covering nine counties. Known for its creativity and diverse attractions, Houston boasts a strong economy, making it a popular destination for international visitors.

As the "Energy Capital of the World," Houston is a hub for the energy sector, employing nearly a third of the nation's oil and gas workforce, with major companies like Chevron, Shell, and Halliburton. The region has over 7,000 manufacturers generating more than \$75 billion annually and serves as a key distribution center, with 50% of the U.S. population within a 1,000-mile radius. The Port of Houston ranks as the leading U.S. port by foreign waterborne tonnage.

Additionally, the Houston Medical Center is the largest medical complex globally, treating around 10 million patients each year and ranking as the 8th largest business district in the U.S. It fosters significant medical research and innovation.

People move to Houston for its favorable cost of living, no state income tax, world-class healthcare, quality universities, warm climate, diverse population, and a robust job market across various sectors.



5th

Most Populous Metro in the Nation

7.6M

Total Population, Houston MSA

#1

Fastest Growing U.S. Large Metro (2010 - 2024)



LOCATION OVERVIEW

Mont Belvieu, Texas

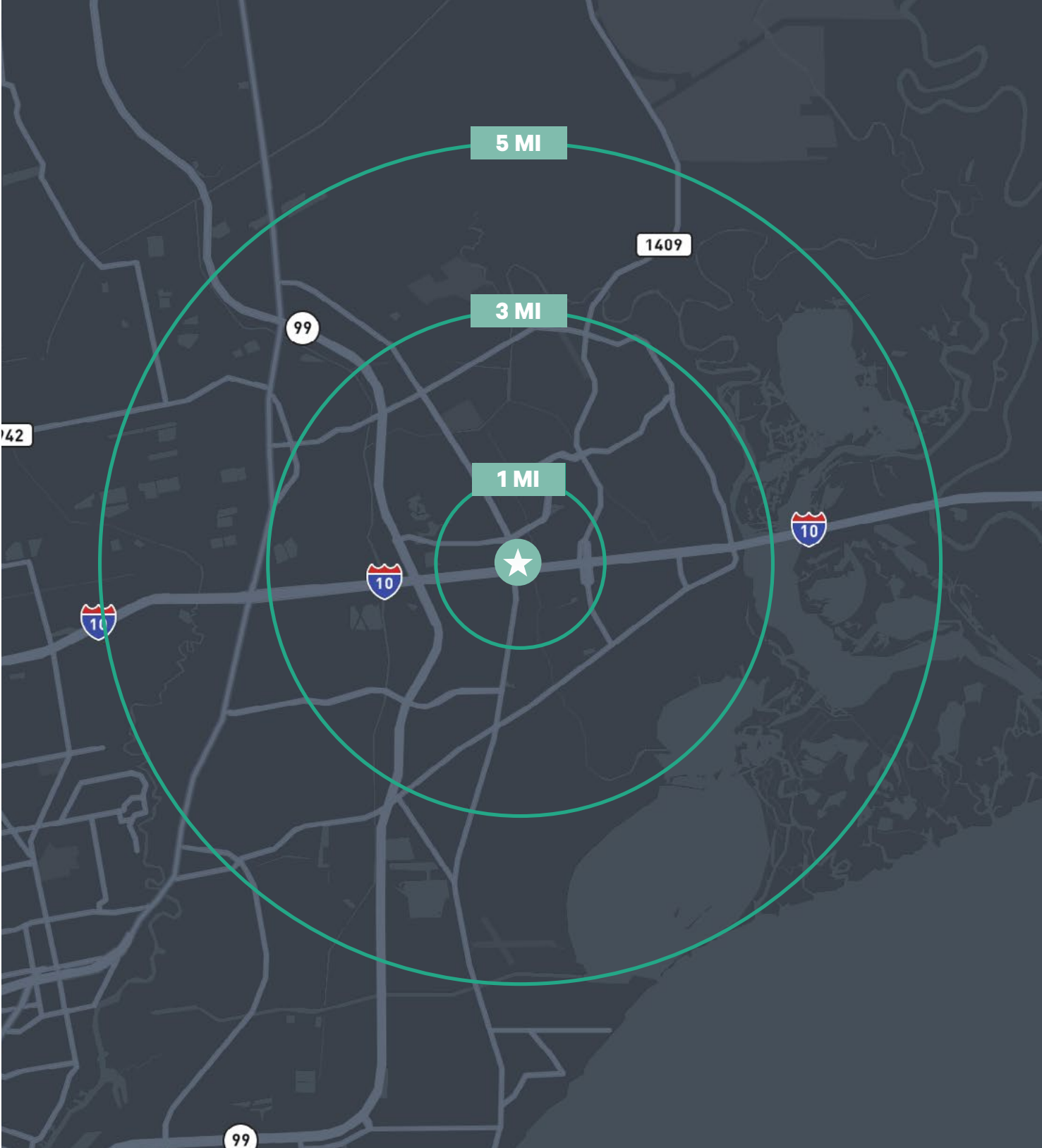
Mont Belvieu is a rapidly growing submarket within the Houston MSA, located along Interstate 10 approximately 30 miles east of downtown Houston. The area is a major hub for the energy sector, surrounded by one of the largest concentrations of petrochemical and industrial facilities in the country. This employment base, anchored by companies such as ExxonMobil, Chevron Phillips, and Enterprise Products, provides a strong and consistent daytime population that supports fuel and convenience retail demand.

The city has taken a disciplined approach to growth, emphasizing controlled commercial development through zoning and planning oversight. As a result, new retail development has become increasingly selective along key corridors, limiting competitive supply. Combined with continued residential expansion and steady commuter traffic along I 10, Mont Belvieu offers a stable and supply constrained environment that is highly attractive for existing gas station and convenience store operations.

Site Aerial



Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population			
2010 Population - Census	2,018	10,306	20,079
2020 Population - Census	3,506	17,330	30,641
2025 Population - Current Year Estimate	4,363	23,107	40,044
2030 Population - Five Year Projection	4,841	26,285	47,365
Population Growth			
2010-2020 Compound Annual Population Growth Rate	5.68%	5.33%	4.32%
2020-2025 Compound Annual Population Growth Rate	4.25%	5.63%	5.23%
2025-2030 Compound Annual Population Growth Rate	2.10%	2.61%	3.42%
Race			
White	2,871	16,085	27,053
Black or African American	349	1,558	2,706
Asian	112	433	641
Pacific Islander	1	5	12
American Indian or Alaska Native	36	201	349
Other Race	377	1,834	3,927
Two or More Races	618	2,992	5,357
Households			
2025 Households - Current Year Estimate	1,317	7,477	12,934
2030 Households - Five Year Projection	1,473	8,588	15,418
2010-2020 Compound Annual Household Growth Rate	5.36%	5.22%	4.17%
2020-2025 Compound Annual Household Growth Rate	4.56%	5.78%	5.41%
2025-2030 Compound Annual Household Growth Rate	2.26%	2.81%	3.58%
Average Income			
2025 Average Household Income	\$149,105	\$140,078	\$133,703
2030 Average Household Income	\$157,288	\$148,290	\$142,329
Median Income			
2025 Median Household Income	\$136,506	\$125,115	\$119,340
2030 Median Household Income	\$146,679	\$135,309	\$130,272
Household Income			
Under \$15,000	88	391	700
\$15,000-\$24,999	20	183	347
\$25,000-\$34,999	52	279	446
\$35,000-\$49,999	66	389	888
\$50,000-\$74,999	101	683	1,274
\$75,000-\$99,999	120	963	1,799
\$100,000-\$149,999	295	1,642	2,832
\$150,000-\$199,999	260	1,453	2,383
\$200,000 and Over	316	1,494	2,266

Disclosure and Agreement

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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