

HOUSTON
14.9 MILES



8

41,336 VPD

249

SUBJECT PROPERTY

HOUSTON, TX

Mavis

HEAVILY TRAFFICKED SIGNALIZED HARD CORNER INTERSECTION - 41,000+ VPD

KROGER PAD - TOP 3% GROCERY LOCATION NATIONWIDE PER PLACER.AI



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COMMERCIAL REAL ESTATE

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



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Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Mavis

12650 TX-249, HOUSTON, TX 77086 [↗](#)

\$2,427,000

PRICE

5.15%

CAP RATE

NOI	\$125,000
LEASE TYPE	Ground
LEASE TERM	15 Years
BUILDING SIZE	7,000 SF
LAND AREA	1.07 AC



Pad to high-performing Kroger location – ranked in the top 3% of grocery stores nationwide in terms of annual visits

Brand-new 15-year absolute net ground lease Mavis featuring 10% rental increases every 5 years throughout the base term and options. The tenant is a leader in the automotive service industry with **70+ years of experience.**

The Offering

- Brand-new 15-year absolute net ground lease featuring 10% rental increases every 5 years
- Corporate guaranty from tenant's parent company (see below)
- Pad to top performing Kroger location – top 3% of grocery stores nationwide in terms of annual visits (per Placer.ai)
- Significant visibility on signalized hard corner intersection – 41,000+ VPD
- Low rent relative to other new construction Mavis comps which are \$165-175K+

About The Guarantor

- 70+ years of experience as one of the nation's top automotive service providers
- 2,100+ locations across 36 states

Market Highlights

- Dense residential trade area – 319,000+ residents within a 5-mile radius of the subject property
- Annual auto maintenance/repair spending totals over \$92 million in a 5-mile radius (per CoStar)
- Other prominent & proximal tenants driving traffic to the direct trade area include Walmart, Amazon, ALDI, Chipotle, Starbucks, and McDonald's

Surrounding Retail



		CURRENT
Price		\$2,427,000
Capitalization Rate		5.15%
Building Size (SF)		7,000
Lot Size (AC)		1.07
Stabilized Income		
Scheduled Rent		\$125,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$125,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Mavis
Lease Guarantor	Corporate
Lease Type	Ground
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	6/30/2026
Options	Three, 5-Year
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Mavis Discount Tire	7,000	6/30/2026	6/30/2031	\$125,000	\$10,417	\$125,000
	<i>10% Increase</i>	7/1/2031	6/30/2036		\$11,458	\$137,500
	<i>10% Increase</i>	7/1/2036	6/30/2041		\$12,604	\$151,250
	Option 1	7/1/2041	6/30/2046		\$13,865	\$166,375
	Option 2	7/1/2046	6/30/2051		\$15,251	\$183,013
	Option 3	7/1/2051	6/30/2056		\$16,776	\$201,314
TOTALS:	7,000			\$125,000	\$10,417	\$125,000

LEGEND



Property Boundary

7,000

Rentable SF

1.07

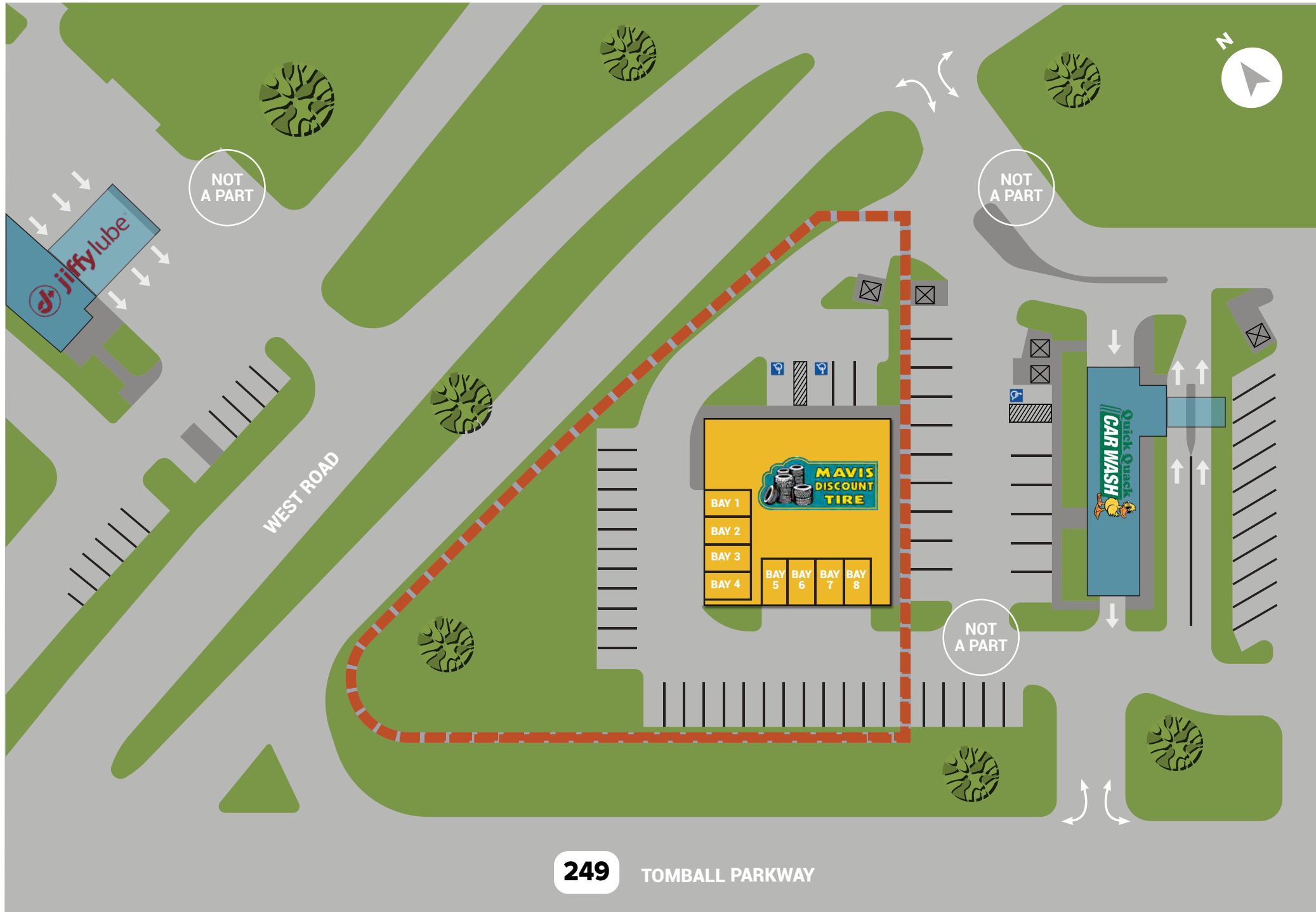
Acres

29

Parking Spaces



Egress



A National Leader in Tire and Automotive Services



Representative Photo

2,100+ LOCATIONS IN
36 STATES

70+ YEARS IN THE
BUSINESS



About Mavis

- Mavis Tires & Brakes is a national automotive service leader with roots dating back to 1949, when it began as a small family-run repair shop Mt. Vernon, New York
- Today, the company operates as part of Mavis Tire Express Services Corp. and has grown into one of the largest independent tire and vehicle service providers in North America
- There are more than 2,100 company-operated locations across 36 states and over 3,500 stores when including its family of brands (Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy)
- Mavis offers a full range of services, including tire sales and installation, brakes, oil changes, alignments, inspections, and general automotive repairs
- Backed by over 70 years of experience, the company emphasizes convenience, competitive pricing, and dependable, community-focused service as it continues to expand nationwide

[Tenant Website](#) 



HOUSTON
14.9 MILES



Located in
a northeast
Houston
submarket

1.4 Million

ANNUAL VISITS TO THE
NEIGHBORING KROGER IN
ANTOINE TOWN CENTER

41,336

VEHICLES PER DAY ALONG
TX-249 / TOMBALL PKWY

14.9 miles

TO DOWNTOWN
HOUSTON

SUBJECT PROPERTY

**MAVIS
DISCOUNT
TIRE**

249

41,336 VPD



Ring Radius Population Data

	1-MILES	3-MILES	5-MILES
2024	11,268	126,860	319,809
2029 Projection	11,318	126,507	320,096

Ring Radius Income Data

	1-MILES	3-MILES	5-MILES
Average	\$90,966	\$82,075	\$79,800

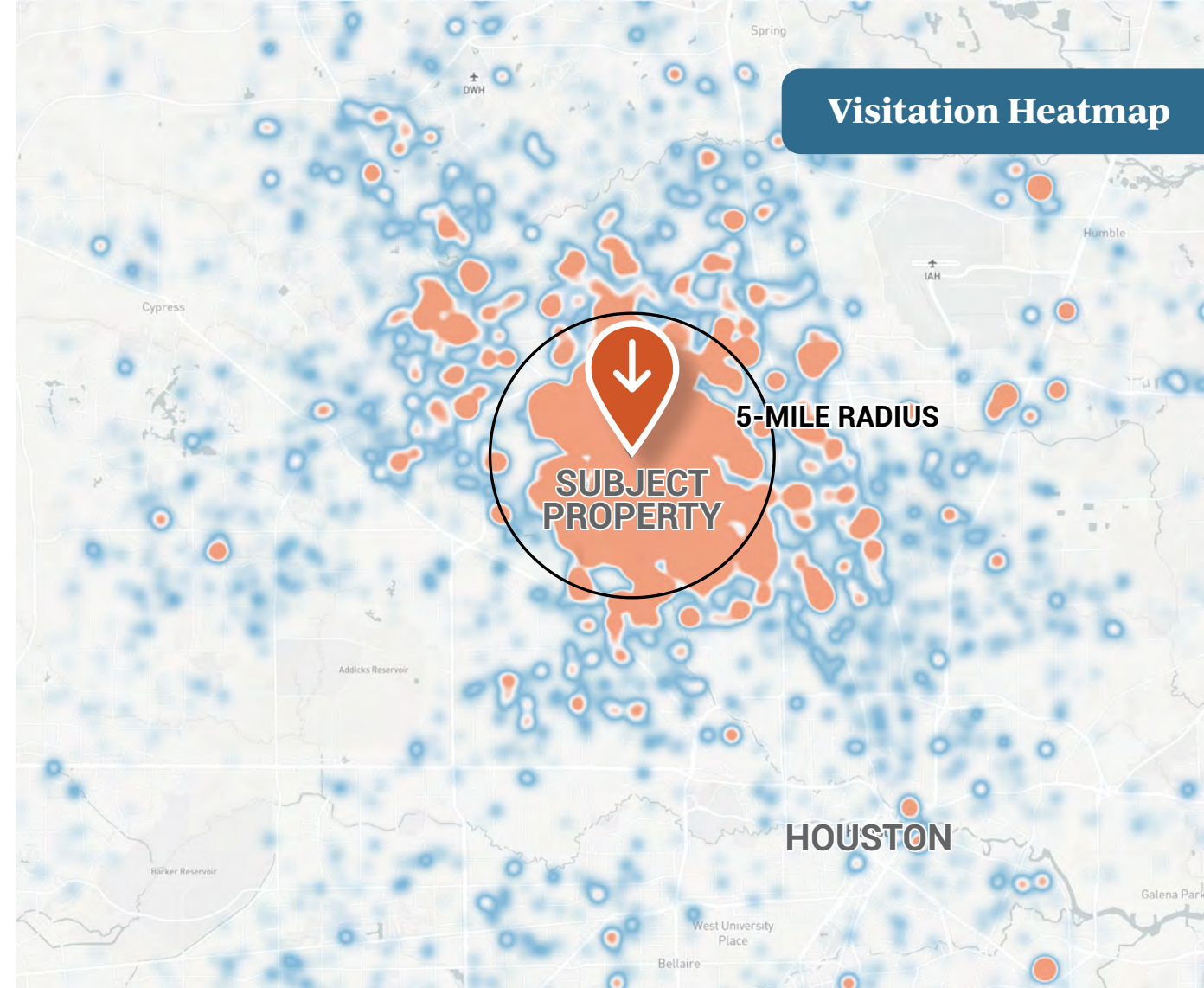
The neighboring Kroger in Antoine Town Center is **ranked in the 97th percentile (top 3%) of grocery stores nationwide** based on the number of visits in the past 12 months, signaling strong foot traffic near the subject property

1.4M Visits

VISITS TO THE NEIGHBORING KROGER IN THE PAST 12 MONTHS

22 Minutes

AVERAGE DWELL TIME AT THE NEIGHBORING KROGER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Houston, Texas

THE LARGEST CITY IN TEXAS

H-Town & The Space City

- Houston is the most populous city in Texas and the fourth-most populous city in the U.S., with Greater Houston historically being among the fastest-growing metropolitan areas in the country
- Renowned for its vibrant culture and robust business environment, Houston is also home to the NASA's Lyndon B. Johnson Space Center (JSC) - formerly the Manned Spacecraft Center - and major league sports teams: Houston Astros (MLB), Houston Texans (NFL), Houston Rockets (NBA)
- It hosts the second-most Fortune 500 headquarters of any U.S. municipality within its city limits

Educational Institutions

- University of Houston is a nationally recognized Tier One research university and the flagship institution of the University of Houston System with 44,000 students

Business & Economy

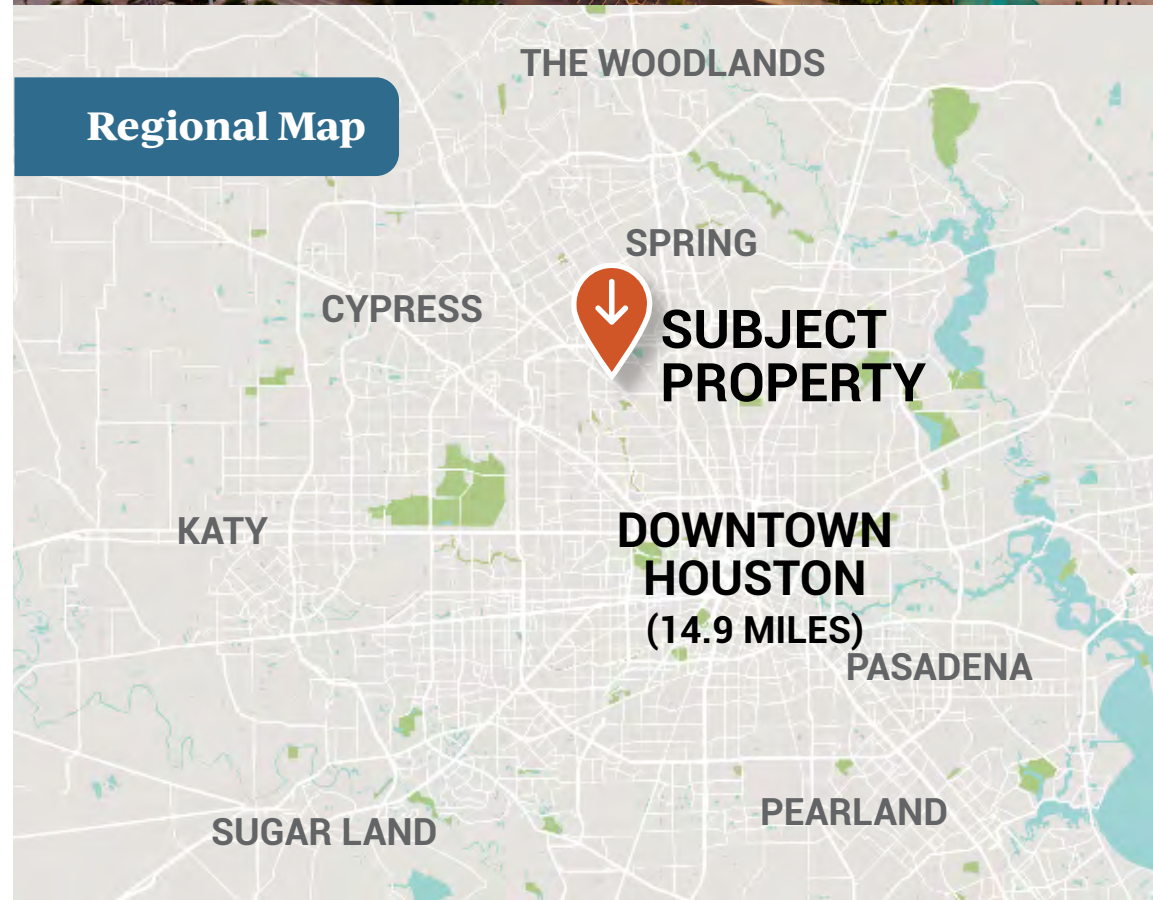
- Houston is recognized worldwide for its energy industry – particularly for oil and natural gas, as well as for biomedical research and aeronautics
- The Texas Medical Center, located in Houston, is the largest medical complex in the world, serving more than 10 million patients per year
- A major trade center anchored by the Port of Houston, the MSA has the highest trade export value of all metropolitan areas
- The Houston Airport System (HAS) manages George Bush International Airport (IAH), recognized as one of the nation's busiest and a global hub, and William P. Hobby Airport (HOU)

6.7 Million

HOUSTON MSA ESTIMATED
POPULATION

\$463.2 B

HOUSTON MSA GDP



Regional Map

THE WOODLANDS

SPRING

**SUBJECT
PROPERTY**

CYPRESS

KATY

**DOWNTOWN
HOUSTON
(14.9 MILES)**

PASADENA

SUGAR LAND

PEARLAND



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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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Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date