

SINGLE-TENANT **ABSOLUTE NET*** INVESTMENT OPPORTUNITY

2330
O'NEAL LN

BATON ROUGE • LA

navpoint
REAL ESTATE GROUP



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Property Overview

2330 O'NEAL LN

Property Address	2330 O'Neal Ln, Baton Rouge, LA 70816, USA
Property Type	Retail/Special Use
Price	\$7,775,000
Initial CAP Rate	6.72%
Net Operating Income	\$522,413.00
Site Size	1.21 AC
Square Feet	4,130 SF
Zoning	C1 - City of Baton Rouge and East Baton Rouge Parish

DESCRIPTIONS

- Single Tenant Absolute Net* Lease, (*Landlord must carry general liability & pollution insurance)
- 25+ Store Operator with Strong Financials
- Shell Branded Location
- Excellent Location Near I-12 & O'Neal Lane Interchange
- 19 Years remaining on initial 20 Year Lease
- Incredible 15% Increases every 5 Years
- Directly next to McDonalds, across from Wal-Mart Supercenter



Tenant Overview

Company Snapshot

Pinnacle Oil & Gas is a privately held, Texas-based company specializing in the operation and management of convenience stores (C-Stores) and gas stations. With over 18 years of experience, Pinnacle operates across the Gulf States, focusing on regional growth and efficient management. The company is headquartered in Sugar Land, Texas.

Core Services

- **Convenience Store Operations:** Management of multi-unit retail locations offering a range of products and services.
- **Gas Station Management:** Operation of gas stations across the Gulf States, ensuring efficient fuel distribution and retail services.
- **Real Estate Expansion:** Strategic growth through the acquisition and development of additional retail and fueling locations.

Strategic Vision

Pinnacle Oil & Gas aims to expand its footprint in the Gulf States by leveraging its extensive experience in convenience store and gas station operations. The company is open to partnerships with private investors, REITs, family offices, and family-owned operators of gas stations to facilitate mutual growth and success.



3 states,
family-operated
sites



\$108 million+
annual gross
income



Higher than
market average
margins

Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,966	63,715	137,436
2025 Estimate	7,844	64,017	137,478
Growth 2025-2030	1.5%	.5%	0%
Average Age	36	39	39
Average Household Income	\$85,300	\$95,200	\$94,800

BUSINESS

Workday Population	6,478	53,145	143,807
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Market Overview

Baton Rouge is Louisiana's economic engine, a hub of innovation and growth in the heart of the Capital Region. Recognized as the most cost-friendly mid-sized city for business in the U.S. (KPMG), Baton Rouge attracts global companies while supporting thriving local enterprises. The city benefits from Louisiana's No. 1 nationally ranked workforce training program, LED FastStart®, and is home to one of the most productive workforces in the Southeast.

As the state capital, Baton Rouge balances government, industry, and community with a dynamic mix of culture and commerce. Economic development is led by the Baton Rouge Area Chamber (BRAC), which serves a nine-parish region with a vision to position Baton Rouge as one of the nation's premier business locations. Together with vibrant communities, a diverse talent pool, and unique cultural amenities, Baton Rouge continues to grow as both a competitive business hub and a welcoming place to live.

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