ABSOLUTE NNN LEASE

PANTHER PETROLEUM

8817 Jensen Drive, Houston, TX 77093

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PANTHER PETROLEUM

PROPERTY SUMMARY

This is the opportunity to acquire a ±4,804 SF single-tenant fuel-and-convenience retail property occupied by Panther Petroleum at 8817 Jensen Drive in Houston, Texas, secured by a brand-new 20-year Absolute NNN lease. The lease carries $335,000 in annual rent with attractive 2% annual increases through its September 30, 2045 expiration, providing a built-in inflation hedge. The site boasts a prime location along the high-traffic Jensen Drive corridor in northeast Houston, serving strong commuter and truck traffic.

This offering features an Absolute NNN lease structure with zero landlord responsibilities, backed by Panther Petroleum — a rapidly growing Houston-based operator expanding through acquisitions toward a portfolio of 50+ locations. Combined with its location in income-tax-free, pro-business Texas, this asset provides investors with a stable, passive income stream in a pro-business environment.

KEY INVESTMENT HIGHLIGHTS

Absolute NNN Lease

Scheduled Rent Increases

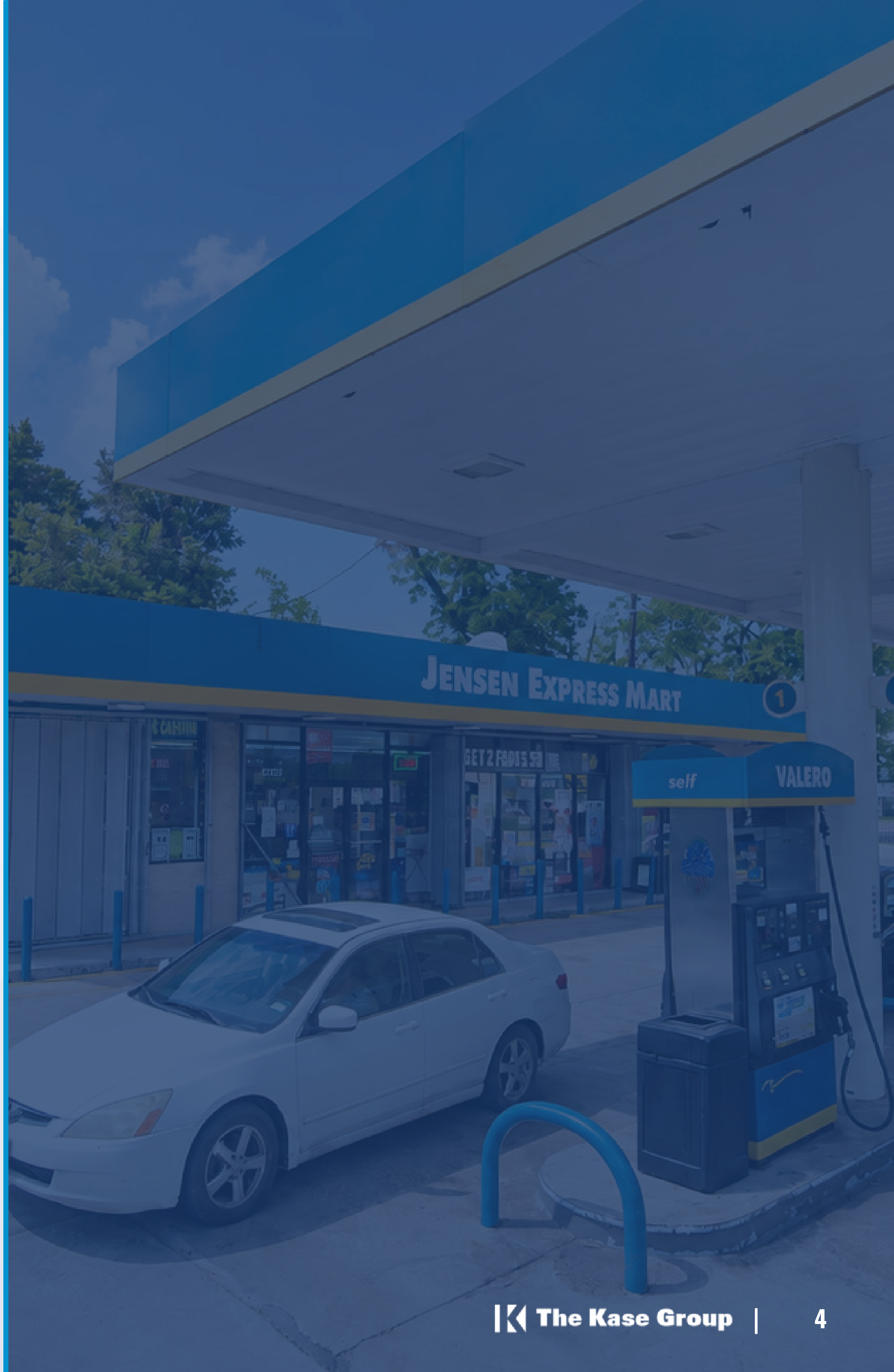
Long-Term Lease

Prime Location

PANTHER PETROLEUM

PROPERTY SUMMARY

OFFERING SUMMARY	
Property Address	8817 Jensen Drive, Houston, TX
Price	$4,685,315
Cap Rate	7.15%
Annual Rent	$335,000
Rent/SF	$69.73
Square Footage	±4,804 SF
Lease Type	Absolute NNN
Original Lease Term	20 Yrs
Lease Expiration Date	09/30/2045
Increases	2% Annually



PHOTOS


JENSEN EXPRESS MART
VALERO
self


VALERO


JENSEN EXPRESS MART
VALERO
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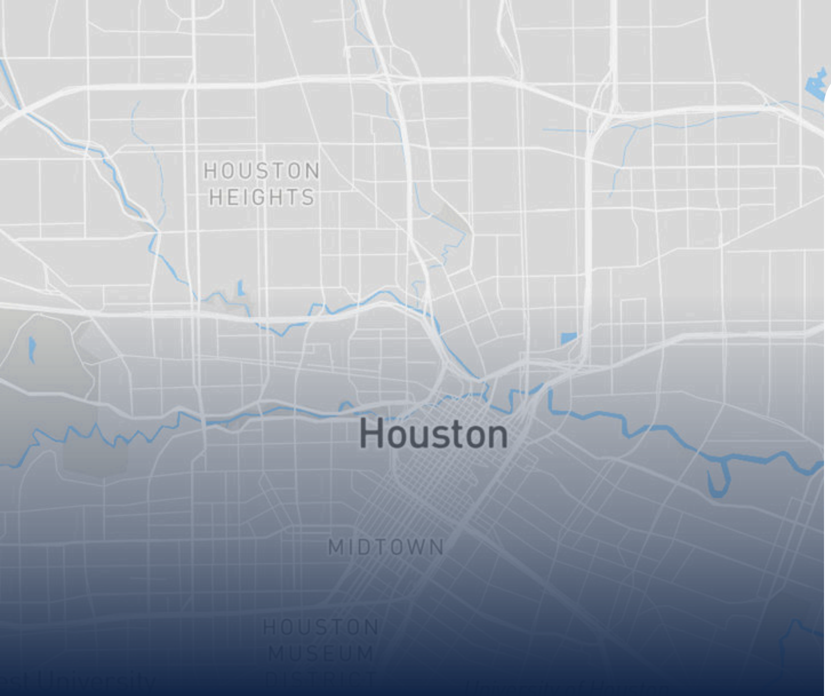
GET 2 FOR $3.50
MILK
LOTTERY



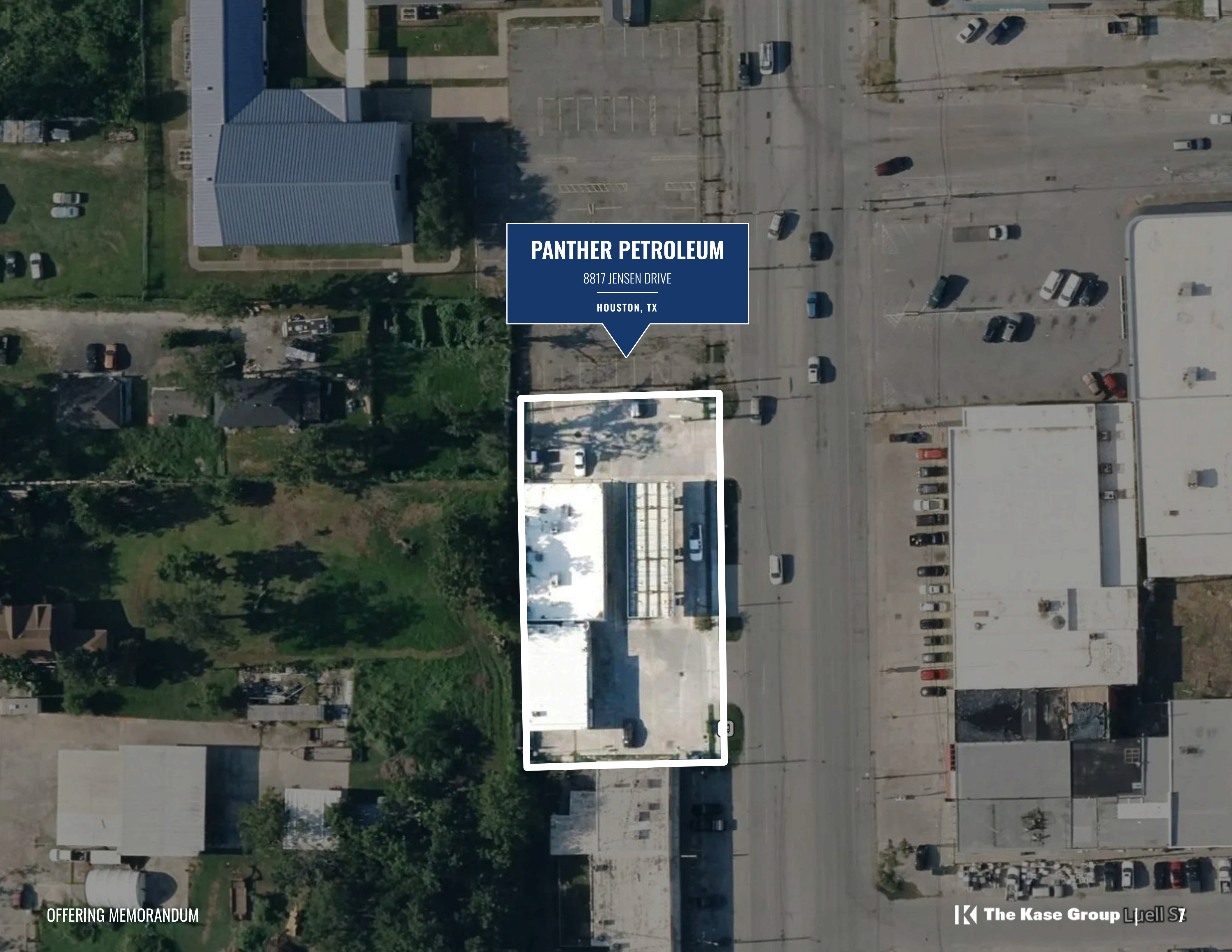
LOCATION DESCRIPTION

HOUSTON, TX

The Houston region is a vital economic corridor and the sixth-largest metro economy in the U.S., generating massive economic output from a population of nearly seven million residents. Its formidable corporate base is highlighted by its status as a top global market for enterprise, serving as home to 28 Fortune 500 company headquarters. The region's economic power is powerfully amplified by the Port of Houston, where port activity supports nearly $1 trillion in U.S. economic value and 3.53 million jobs.

Strategically located on the north side of the city at 8817 Jensen Drive, the Panther Petroleum property leverages its proximity to major transit arteries like Interstate 610 for direct metropolitan and regional market access. This highway connectivity is enhanced by Houston's broader multimodal logistics network. For investors, this infrastructure provides immediate access to a massive consumer base, ensuring resilient supply chains and high-volume traffic potential.

Investment appeal is bolstered by continuous regional growth and Houston's dynamic workforce. The market is stabilized by world-class institutional anchors like the Texas Medical Center, which provides massive non-cyclical employment by housing 106,000 employees and 50,000 life science students. Anchored by a highly diversified corporate presence and immense global trade, the region's powerful economy and strategic infrastructure offer a compelling case for long-term retail investment growth and stability.


PANTHER PETROLEUM
8817 JENSEN DRIVE
HOUSTON, TX

PANTHER PETROLEUM

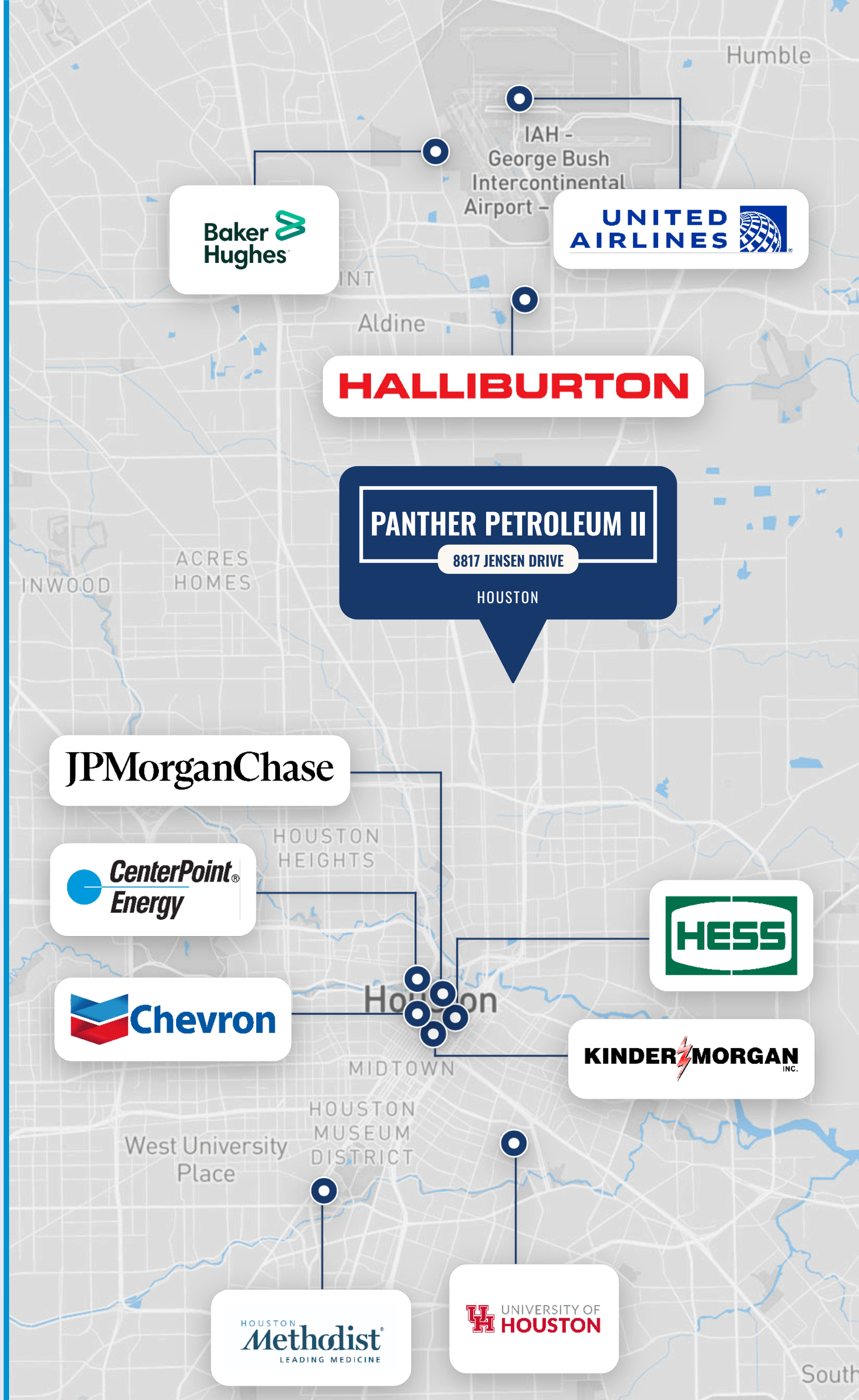
AREA MAP

PANTHER PETROLEUM

MAJOR EMPLOYERS

The subject property is strategically positioned within the broader Houston metropolitan area, an economy distinguished by its resilience and industrial diversity. The region's employment landscape is anchored by world-leading corporations in the energy and healthcare sectors, including industry giants like Chevron, Halliburton, and the renowned Houston Methodist Hospital, ensuring long-term economic stability. More specifically, the property benefits from its location in North Houston, a dynamic corridor experiencing significant growth in the transportation, warehousing, and manufacturing industries. This submarket has become a strategic hub for distribution and logistics, attracting major employers and fostering robust industrial development that directly supports the local employment base and enhances the investment appeal of the asset.

Employer	Industry	Employees	Distance
United Airlines	Aviation	14,000	16.3 mi
Houston Methodist Hospital	Healthcare	9,000	11.7 mi
University of Houston	Education	7,000	11.1 mi
Chevron Corporation	Energy	6,000	8.4 mi
Halliburton	Energy	2,500	10.3 mi
CenterPoint Energy	Utilities	2,500	8.3 mi
JPMorgan Chase	Finance	2,500	7.4 mi
Kinder Morgan	Energy	1,500	8.1 mi
Baker Hughes	Energy	1,500	11.5 mi
Hess Corporation	Energy	1,500	7.3 mi



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