

FOR SALE/LEASE

FORMER CITGO GAS STATION/ CONVENIENCE STORE

110 SORTERS MCCLELLAN ROAD

Kingwood, TX 77339

PRESENTED BY:

TONY ROUBIK

O: 713.858.1144

TX #0319384

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JOEL A. KATTAN, SIOR

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SALE PRICE	\$1,325,000
LEASE RATE	\$20.00 SF/YR

PROPERTY OVERVIEW

Unique opportunity for owner/user or opportunistic investor to acquire this substantially renovated [\$75/sf] former Citgo gas station/convenience store. Located on Sorters McClellan Road, a primary local thoroughfare and a marked exit off Interstate 69, servicing a large area of commercial and residential development, including a new high school currently under construction. Immediate neighbors [adjacent and across the street] include a recently constructed Americas Best Value Inn & Suites and a Palace Inn. No national brand gas station/convenience stores located within 2-mile radius, and only 2 national brand gas station/convenience stores located within 3-mile radius.

OFFERING SUMMARY

BUILDING SIZE:	3,624 SF
LOT SIZE:	15,904 SF
PRICE / SF:	\$365.62
YEAR BUILT:	2007
RENOVATED:	2021
ZONING:	None
MARKET:	Houston
SUBMARKET:	Kingwood

PROPERTY HIGHLIGHTS

- Unique owner/user, or opportunistic investor, unbranded gas station/convenience store acquisition opportunity.
- Over \$269,000 in renovations [\$75/sf] completed in 2021.
- Located on a primary local thoroughfare that is a marked exit off of Interstate 69.
- Signalized intersection on freeway service road.
- No national brand gas station/convenience stores within 2-mile radius, and only two within 3-mile radius.
- New High School under construction 1/2 mile away.
- Recently opened Americas Best Inn and Suites immediately adjacent, Palace Inn across the street.

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PROPERTY DESCRIPTION

Unique opportunity for owner/user or opportunistic investor to acquire this substantially renovated (\$75/sf) former Citgo gas station/convenience store. Located on Sorters McClellan Road, a primary local thoroughfare and a marked exit off Interstate 69, servicing a large area of commercial and residential development, including a new high school currently under construction. Immediate neighbors [adjacent and across the street] include a recently constructed Americas Best Value Inn & Suites and a Palace Inn. No national brand gas station/convenience stores located within 2-mile radius, and only 2 national brand gas station/convenience stores located within 3-mile radius.

LOCATION DESCRIPTION

Growing suburban area. Located just off the Interstate 69 (Eastex Freeway) service road.



SITE DESCRIPTION

Level and cleared in front, sloped and wooded in rear ... fronting primary local thoroughfare. Clearly visible from signalized intersection of I-69 feeder road approximately 60 feet away.

EXTERIOR DESCRIPTION

3,624 sf convenience store has a cinder block masonry base wall with glass and stucco walls above, double glass front entry doors to convenience store area, single glass front entry door to kitchen/food service counter area, single metal service door in rear, and a flat roof with 642 sf of canopy overhang on front concrete slab entry areas. Gasoline service area has three single wall 8,000 gallon steel underground storage tanks installed in 1985, and features four separate electronic dispenser pumping islands installed in 2008, some currently equipped with double pumps/hoses per side, and some currently equipped with single pumps/hoses per side, all under a 2,496 sf fully canopied roof built in 2008. Pylon style identity signage. Trash dumpster enclosed behind cinder block wall. Compressed air service paid pumping station. 12,200 total sf of heavy concrete paving.

INTERIOR DESCRIPTION

Large open space for display shelving, long cooler with 14 glass display/access doors, ceramic tile flooring, 14' wall height with 10' height drop down ceiling grid with 2'x4' panels, fluorescent and incandescent lighting, painted sheetrock walls, bathroom with single toilet and single sink, kitchen area, food service counter area, and storage/mechanical room.

PARKING DESCRIPTION

Concrete surface parking with 16 striped parking slots.



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LOCATION INFORMATION

BUILDING NAME	Former Citgo Gas Station/Convenience Store
STREET ADDRESS	110 Sorters McClellan Road
CITY, STATE, ZIP	Kingwood, TX 7733
COUNTY	Harris
MARKET	Houston
SUB-MARKET	Kingwood
CROSS-STREETS	Eastex Freeway Service Road
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	Interstate 69

BUILDING INFORMATION

TENANCY	Single
CEILING HEIGHT	14 ft
MINIMUM CEILING HEIGHT	10 ft
AVERAGE FLOOR SIZE	3,624 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2021
GROSS LEASABLE AREA	3,624 SF
CONSTRUCTION STATUS	Existing
CONDITION	Good
ROOF	Flat
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Painted sheetrock.

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BUILDING NAME	Former Citgo Gas Station/Convenience Store
PROPERTY TYPE	Convenience Store/Gas Station
PROPERTY SUBTYPE	Vehicle Related
APN	1269710010001
BUILDING SIZE	3,624 SF
LOT SIZE	15,904 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2021
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,624 SF
PARKING SPACES	16
CONSTRUCTION STATUS	Existing
ROOF	Flat
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

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PROPERTY INFORMATION

PROPERTY TYPE	Convenience Store/Gas Station
PROPERTY SUBTYPE	Vehicle Related
ZONING	None
APN #	1269710010001
LOT FRONTAGE	220 ft
LOT DEPTH	100 ft
AMENITIES	Convenience store. Kitchen facility. Gas station.
POWER	Yes

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COUNTY	Harris
MARKET	Houston
SUB-MARKET	Kingwood
CROSS-STREETS	Eastex Freeway Service Road
SIDE OF THE STREET	South
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	Interstate 69
NEAREST AIRPORT	George Bush Intercontinental (IAH)

PARKING & TRANSPORTATION

PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	4.4
NUMBER OF PARKING SPACES	16

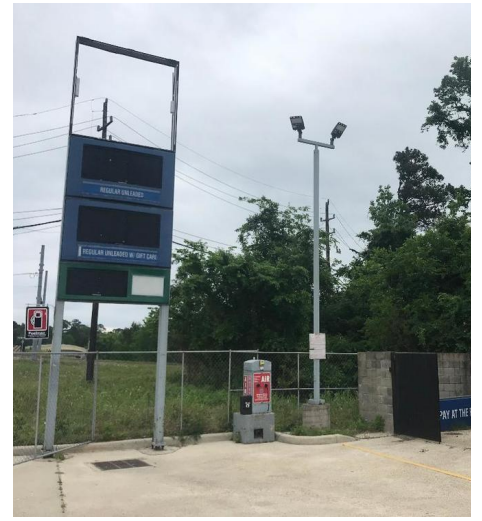
UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	None.
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Central electric.
BROADBAND	Cable
RESTROOMS	One with one toilet and one sink.
LANDSCAPING	None.
GAS / PROPANE	Yes

BUILDING INFORMATION

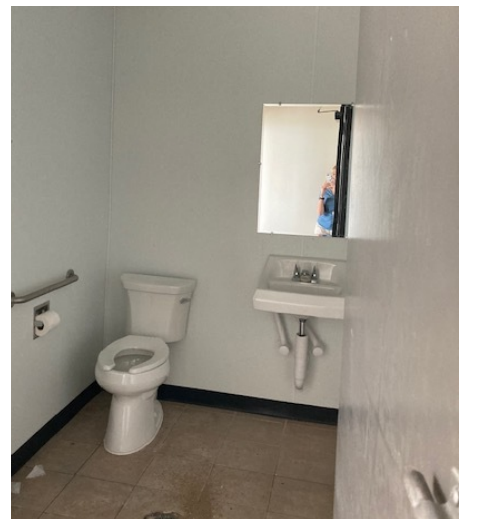
OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	14 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,624 SF
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YEAR LAST RENOVATED	2021

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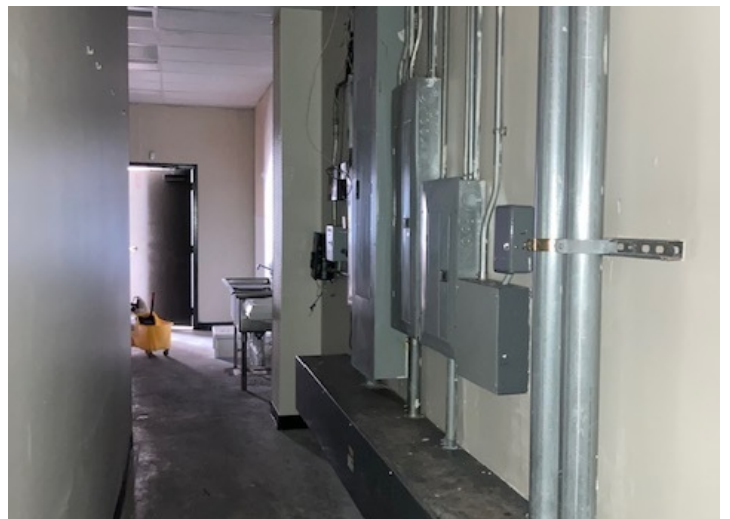
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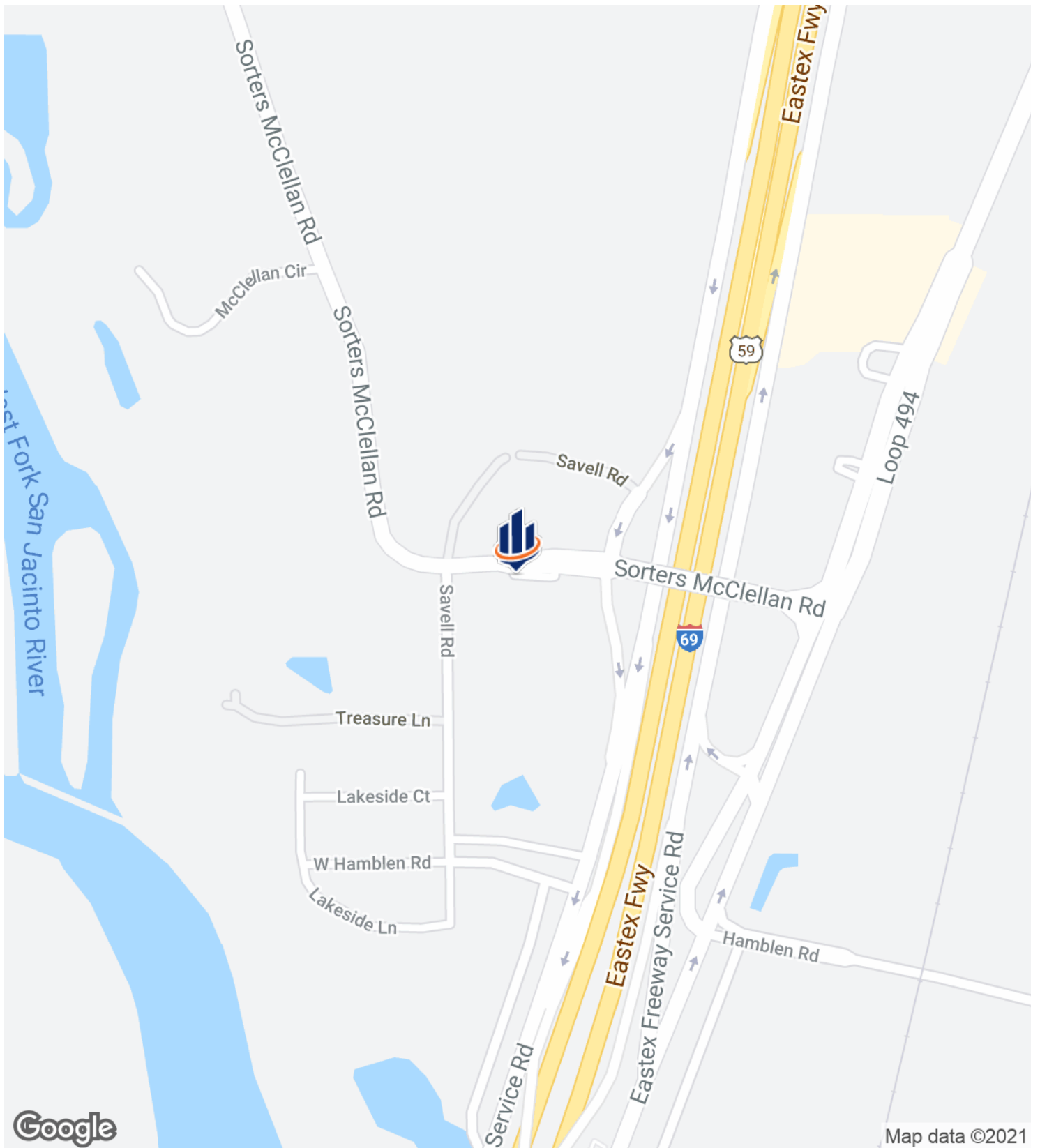
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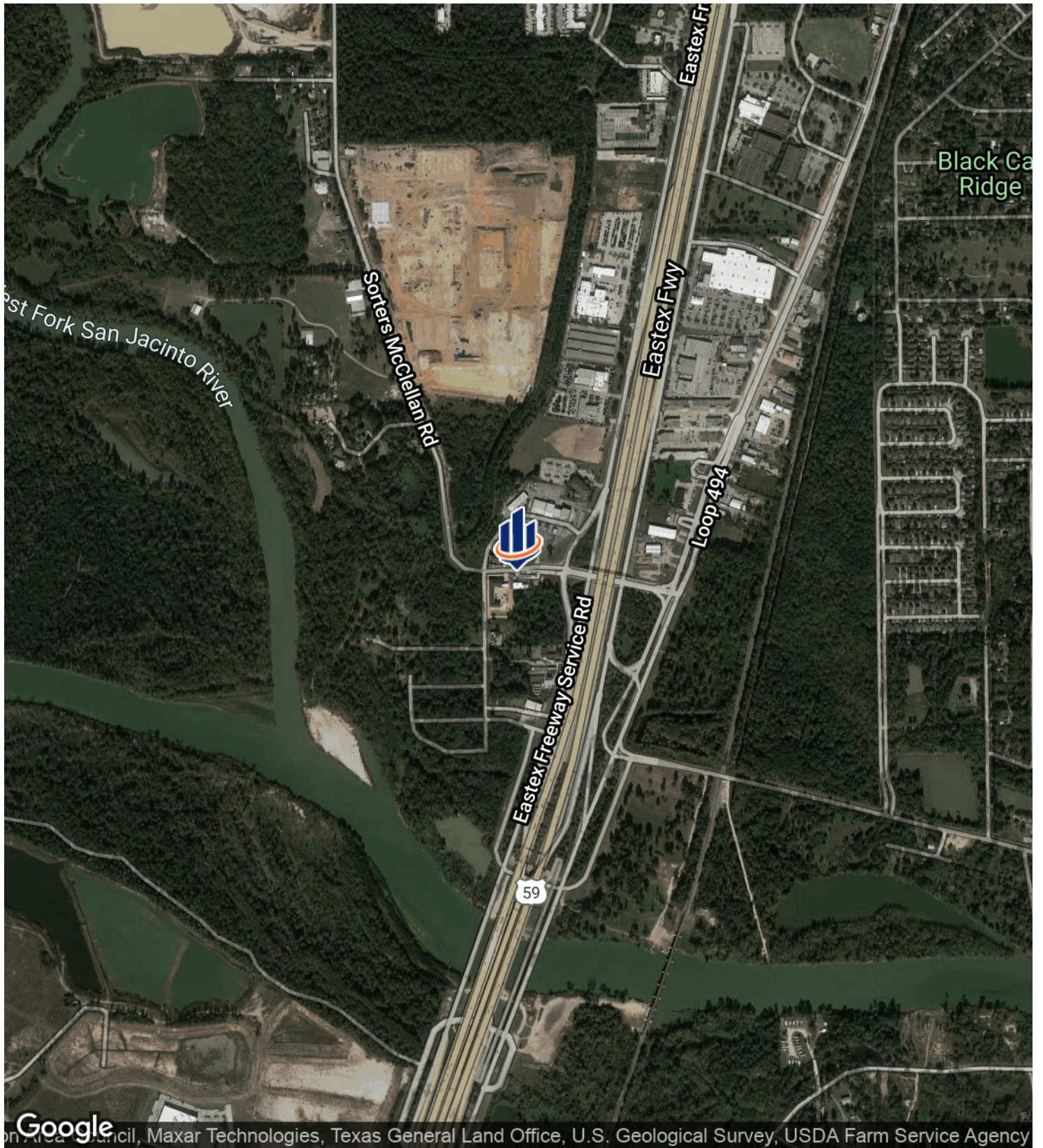
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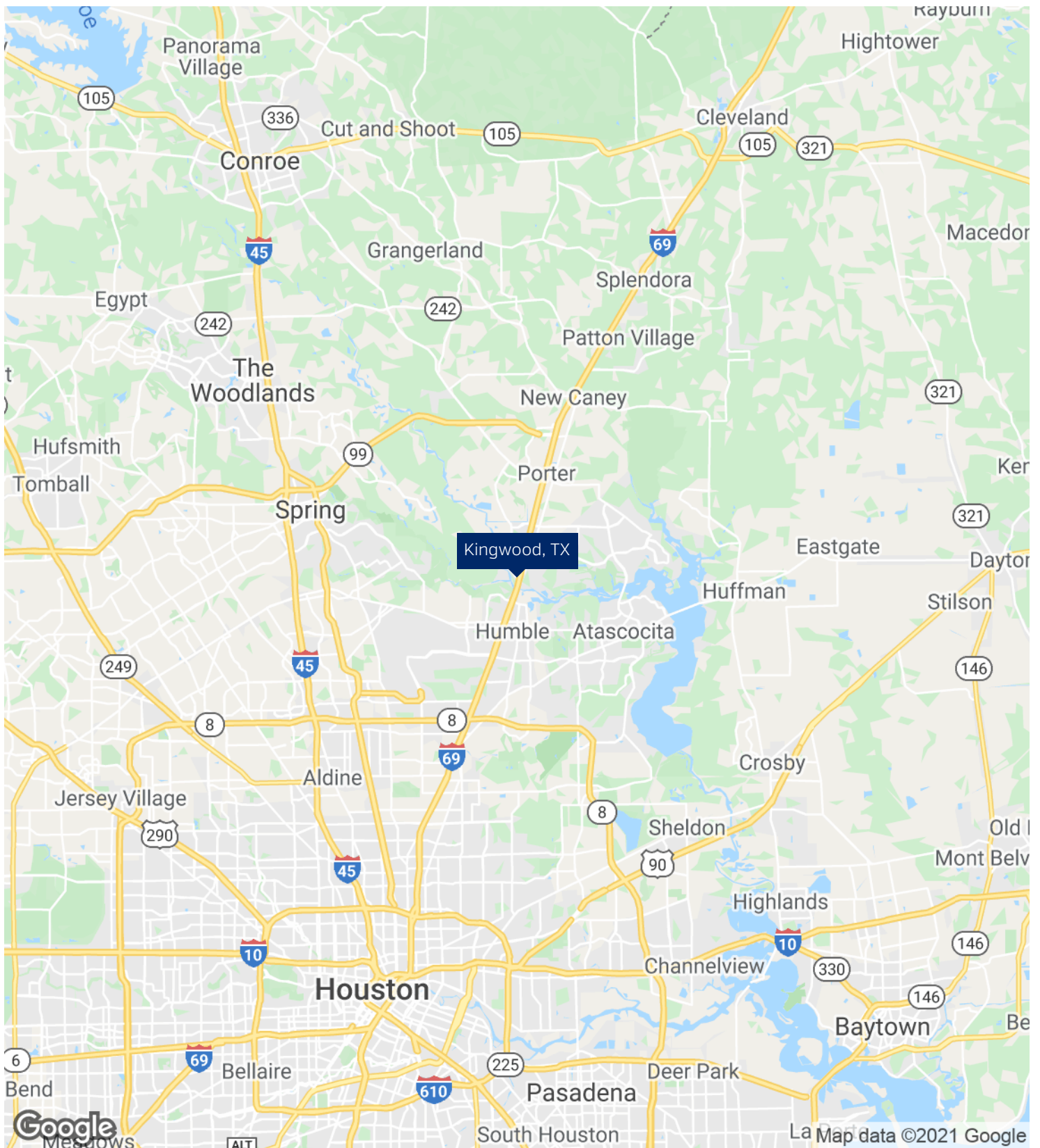
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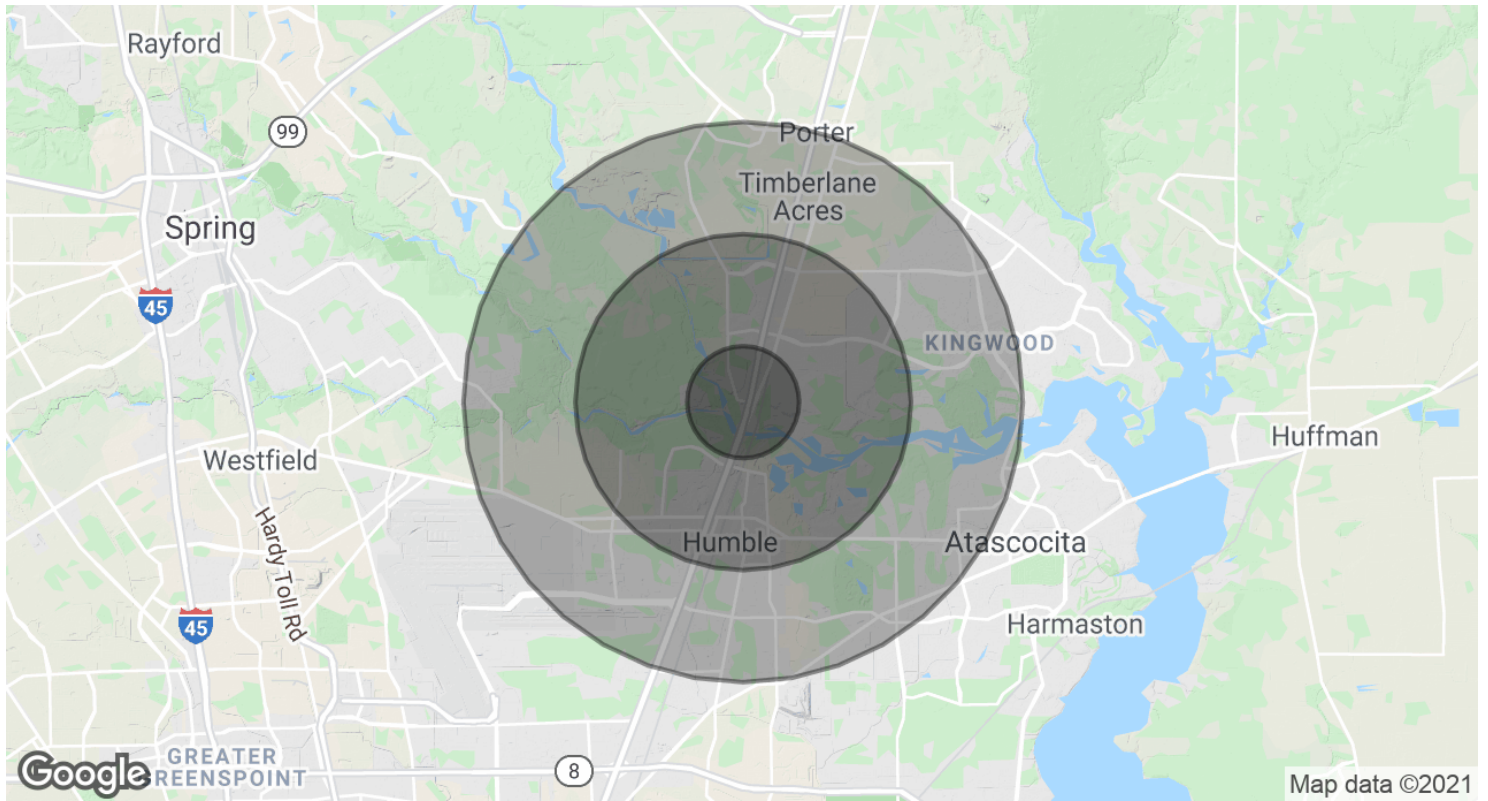
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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	4,048	34,262	96,429
AVERAGE AGE	36.6	34.8	33.7
AVERAGE AGE (MALE)	35.0	33.4	32.6
AVERAGE AGE (FEMALE)	38.0	35.7	34.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	1,418	11,915	33,560
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$88,826	\$81,044	\$78,775
AVERAGE HOUSE VALUE	\$171,413	\$152,817	\$146,156

* Demographic data derived from 2010 US Census

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TONY ROUBIK

Managing Director

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PROFESSIONAL BACKGROUND

Tony Roubik serves as a Managing Director for SVN, specializing in the sale of office, industrial, multi-family, self storage, and retail properties in Houston, Texas. With more than 30 years of experience, he enjoys the challenges that come with each new assignment and appreciates the privilege of establishing a successful professional relationship with each new client.

By adopting an operating philosophy of "sharing the wealth" in order to bring together whatever team of experts might be needed to complete any given project, Tony has developed a reputation for delivering superb results regardless of the nature of the client need. As a result, over the last 30+ years he has been involved in a remarkable range of sales, leasing, exchange, development, management, and consulting assignments that have allowed him to develop an unusually broad perspective on the commercial real estate business. Tony's typical day might find him reviewing a land development project with a developer client in the morning, discussing the progress of a multi-family purchase assignment with a buyer over lunch, putting together a listing package for a shopping center owner in the afternoon, and planning for an upcoming 1031 exchange requirement for a small office building investor at the end of the day.

A recipient of the SVN Partner's Circle award in 2007 for top performance, Tony was also awarded, and is especially proud of being, the 2007 Team Player of the Year. More recently, Tony was recognized as the #1 SVN Advisor in Texas and the #11 SVN Advisor in the nation in 2009.

It has been Tony's observation that you can bring together far more experience, knowledge and expertise for the benefit of a client if you operate with a team philosophy than you could ever hope to do as a single stand-alone specialist. As a managing director with SVN, Tony has access to some of the best commercial real estate investment brokers in their respective geographic markets around the entire country, and he looks forward to applying his operating philosophy to your next commercial real estate requirement, wherever it may be.

Tony's educational credentials include an MBA from Harvard Business School and a Bachelor's degree from Dartmouth College.

SVN | AVR Commercial Real Estate Services

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Senior Director

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PROFESSIONAL BACKGROUND

Joel A. Kattan, SIOR, is Senior Director and Branch Manager of SVN Commercial Realty's Miami office. Mr. Kattan specializes in industrial, office and retail properties located within Dade and Broward counties. During his tenure at SVN, Mr. Kattan has ranked amongst SVN's top 100 agents nationwide six consecutive times from a field of 1600+ agents throughout the United States.

Prior to joining SVN, Joel was a Senior Director at Franklin Street, where he was top produce of the Fort Lauderdale office for two consecutive years. In addition, he was recognized with an award for the quickest closing of any deal in 2009; seven days from contract to closing.

In his professional experience, spanning over fifteen years, Joel Kattan has gained exceptional knowledge of the South Florida real estate market. Prior to becoming a sales advisor, he performed appraisals for various mortgage lending institutions and the progressed into property management consulting for several large real estate investment companies. After acquiring a keen understanding of the real estate market in South Florida, Mr. Kattan began his career as an Associate with NAI Rauch, Weaver, Norfleet, Kurtz & Co. Today, Mr. Kattan continues to be driven by an unwavering commitment to serve the needs of commercial real estate clients through his knowledge, attention to detail and integrity.

Honors & Awards:

Rauch, Weaver, Nortfleet & Kurtz | Six Figure Club, 2002

Costar Power Broker, 2006

Costar Power Broker, 2007

SVN | Achiever Award, 2007

Franklin Street | Top Earner - South Florida, 2010

Franklin Street | Top Earner -South Florida, 2011

Franklin Street | Sales Leadership Award, 2011

SVN | Achiever Award, 2013

SVN | Partner's Circle, 2014

SVN | Contender's Award & President's Circle, 2015

SVN | Contender's Award & Partner's Circle, 2016

SVN | President's Circle, 2017

SVN | Partner's Circle, 2018

SVN | President's Circle, 2019

MEMBERSHIPS

Member, CIASF (Commercial Industrial Association of South Florida)

SIOR

SVN | Commercial Realty

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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