OFFERING MEMORANDUM

Circle K - Conroe, Texas

3710 Farm to Market 1488 Road | Conroe, Texas 77384

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY

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Real Estate Investment Sales • Financing • Research • Advisory Services

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT, AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

PROPERTY OVERVIEW

PRICE
$2,443,000

Cap Rate:	5.20%
NOI:	$127,050
Price/SF (Building):	$436.25
Price/SF (Land):	$37.44
Building GLA/Total Land Area:	5,600 SF / 1.50 AC
Year Built / Renovated:	2011 / 2024
Lease Term Remaining:	5 Years
Parcel ID:	2625-03-03000

Marcus & Millichap is pleased to exclusively offer this well-positioned Circle K / Valero fuel and convenience store, located at the signalized, hard-corner intersection of FM 1488 Road and Kuykendahl Road in Conroe, Texas — one of the fastest growing submarkets in the greater Houston MSA. The site benefits from outstanding traffic exposure, with combined counts exceeding 60,000 vehicles per day across the two intersecting thoroughfares (49,070 VPD on FM 1488 alone), ensuring consistent visibility and drive-time capture for both local commuters and regional traffic.

Built in 2011 and renovated in 2024, the 5,600-square-foot building sits on a generous 1.50 acre parcel and is offered at $2,443,000, reflecting a 5.20 percent cap rate on in-place NOI of $127,050. Circle K recently extended for five years and has five, five-year renewal options with 10 percent rent increases for each option which will improve the return overtime.

The trade area supports strong long-term demand fundamentals: the 5-mile population of approximately 147,721 is projected to grow 8.72 percent by 2030, with an average household income of $174,482 and a median household income exceeding $150,000 — well above regional and national averages. The immediate surroundings feature strong national co-tenancy and traffic generators, including H-E-B, CVS Pharmacy, Tesla, Quick Quack Car Wash, Burger King, and SmartStop Self Storage, reinforcing the corridor's position as a dominant retail node in the Conroe/Woodlands growth corridor.

INVESTMENT HIGHLIGHTS

Tenant Since 2011

Tenant Recently Extended for Five Years

Located on Signalized, Hard-Corner of FM 1488 Road and Kuykendahl Road

Recently Renovated

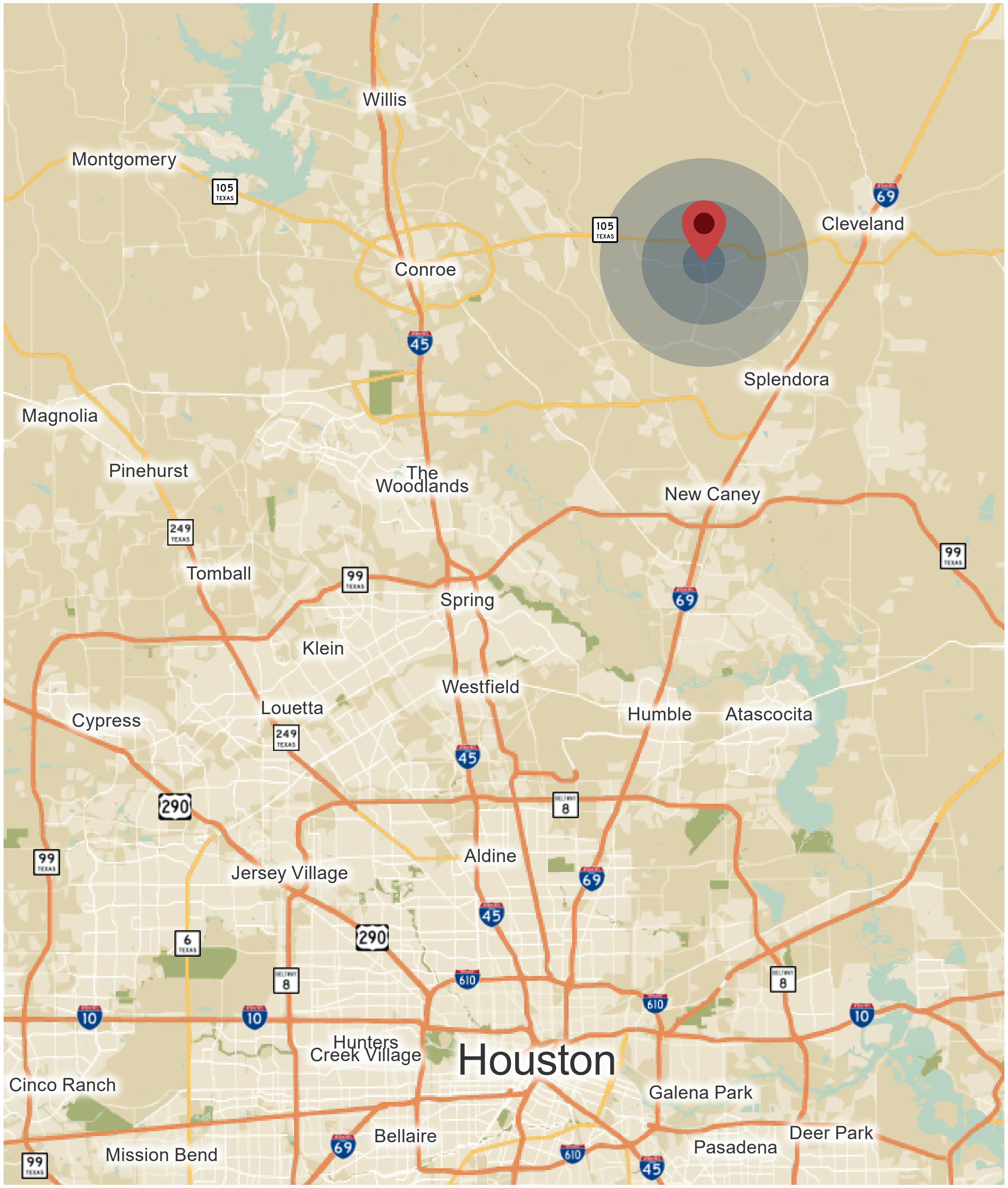
Average Household Income Within 5 Miles is $174,482

Significant Population Growth Projected

PROPERTY PHOTOS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	6,705	65,309	160,604
2025 EST. POPULATION	6,257	60,214	147,721
CHANGE 2025-2030	7.16%	8.46%	8.72%
2025 MEDIAN AGE	43.0	41.0	40.0
POPULATION BY RACE	**1 MILE**	**3 MILE**	**5 MILE**
WHITE	70.75%	69.17%	68.89%
BLACK	5.41%	4.83%	5.00%
ASIAN	6.47%	7.50%	7.13%
AMERICAN INDIAN, ESKIMO, ALEUT	0.38%	0.34%	0.43%
HAWAIIAN, PACIFIC ISLANDER	0.15%	0.15%	0.12%
MULTI-RACE	12.90%	13.97%	14.20%
OTHER	3.93%	4.04%	4.22%
HISPANIC ORIGIN	15.88%	17.08%	17.77%
HOUSEHOLDS BY INCOME	**1 MILE**	**3 MILE**	**5 MILE**
$200,000 OR MORE	27.66%	28.77%	30.98%
$150,000 - $199,999	13.50%	17.96%	16.62%
$100,000 - $149,999	19.01%	20.55%	18.63%
$75,000 - $99,999	9.66%	9.29%	8.96%
$50,000 - $74,999	10.85%	9.30%	9.49%
$35,000 - $49,999	6.64%	6.52%	5.99%
$25,000 - $34,999	4.13%	3.05%	3.40%
$15,000 - $24,999	4.57%	2.15%	2.60%
$10,000 - $14,999	0.13%	0.30%	0.82%
UNDER $9,999	3.86%	2.11%	2.52%
AVERAGE HOUSEHOLD INCOME	$156,158	$171,061	$174,482
MEDIAN HOUSEHOLD INCOME	$129,976	$150,109	$150,808
PER CAPITA INCOME	$66,273	$65,437	$65,822
MEDIAN PROPERTY VALUE	$304,614	$352,025	$352,644



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

MARKET OVERVIEW

Sources: houstontx.gov/abouthouston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24** *Fortune 500* companies are headquartered in the metro, ranking third among U.S. metro areas.

Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:

The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.

Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.

Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.

Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).

The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation.Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.


Life Company
Houston, TX


National Bank
Irving, TX


Life Company
Northlake, TX


National Bank
Huntsville, TX

Lagos-Wolansky sales listing financed by Jamie Safier

NATIONAL PLATFORM OPERATING WITHIN THE FIRM'S **81** BROKERAGE OFFICES

414 UNIQUE CAPITAL SOURCES FUNDED MMCC DEALS

1,557 CLOSED DEBT & EQUITY FINANCINGS

$11.6B TOTAL FINANCING NATIONAL VOLUME

Year Ending December 31, 2025

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Marcus & Millichap Capital Corporation

Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials   Date

Information available at www.trec.texas.gov

Marcus & Millichap
LAGOS-WOLANSKY RETAIL GROUP

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