



# GULF GAS STATION

2405 KELLEY ST  
HOUSTON, TX 77026

OFFERING MEMORANDUM

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## INVESTMENT HIGHLIGHTS

### OPPORTUNITY FOR DEVELOPER, PROFESSIONAL INVESTOR, OR OWNER OPERATOR

- » 2,400 sq. ft. for a convenience store operator to come in and develop their business on a 0.40 AC lot
- » With an increasing population and over 10,000 VPD, the site is well-positioned for high brand visibility and growth
- » Nearly \$85,000 inside sales per month provides a strong revenue stream for a new operator to build on

### EXCELLENT LOCATION

- » Conveniently located on the corner of Torren and Kelley St with multiple points of ingress and egress
- » Less than five miles from downtown Houston and 2.5 miles from Lyndon B Johnson Hospital
- » Less than half a mile from Interstate 610 and one mile from Interstate 69
- » Down the street from Barbara Jordan High School

### STRONG FUNDAMENTALS IN AN OPPORTUNITY ZONE

- » Over 389,000 people in a 5-mile radius and 134,074 people in a 3-mile radius with an average household income of over \$78,940
- » The property is in a designated “Opportunity Zone” which is an incentive program for owners looking to minimize taxes on their capital gains



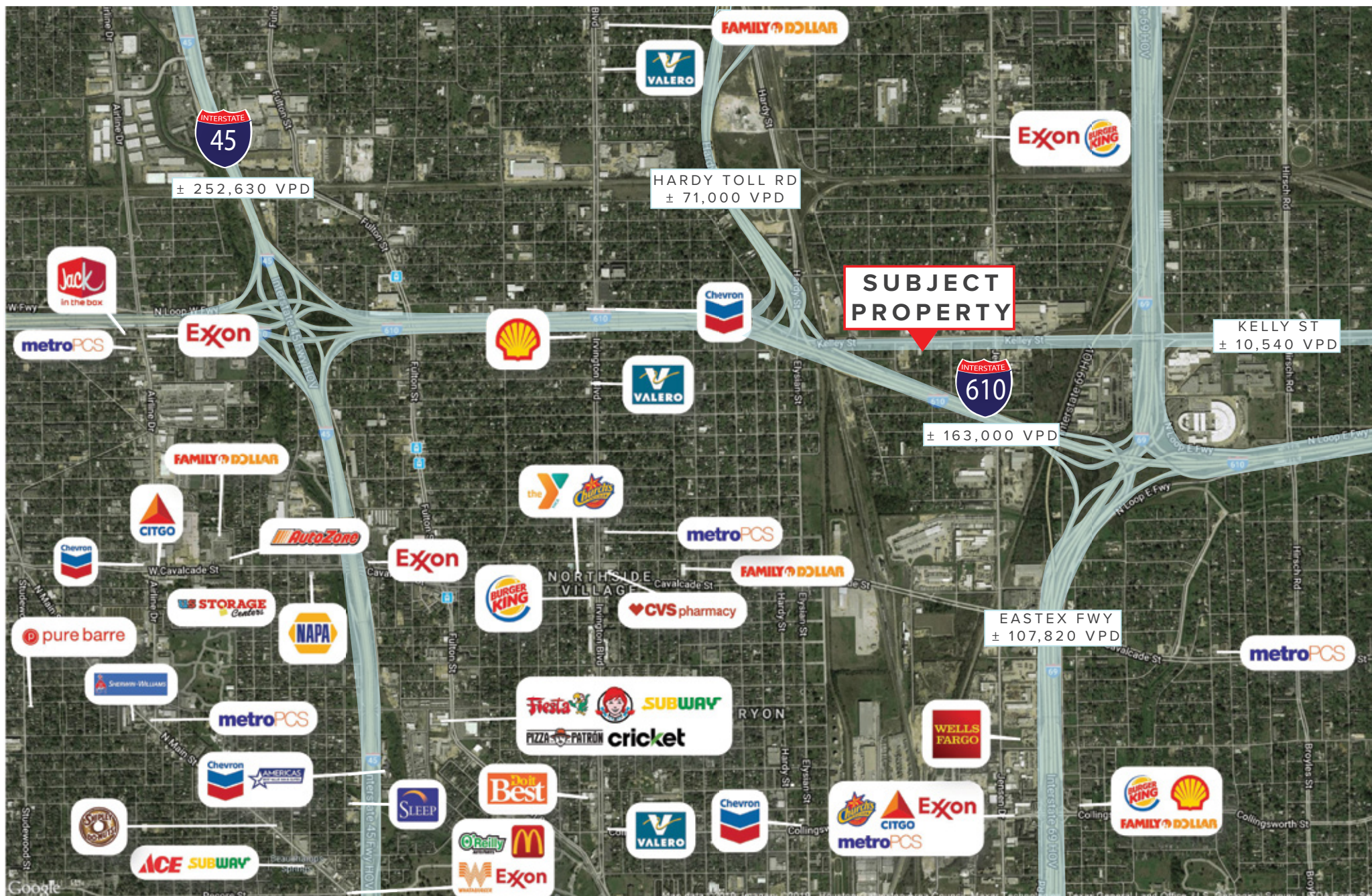
## PROPERTY OVERVIEW



## INVESTMENT SUMMARY

LIST PRICE	\$750,000
TOTAL BUILDING AREA	±2,400 SF
TOTAL LOT SIZE	±0.40 AC
YEAR BUILT	1984







An aerial photograph of Houston, Texas, showing the city skyline with numerous skyscrapers in the background. In the foreground, there is a large green park area with a winding path and a small body of water. The city is densely packed with buildings and infrastructure.

## HOUSTON, TX

The city of Houston, Texas is located in southeastern part of the state near the Gulf of Mexico. It is the most populous city in Texas and the fourth most populous city in the United States. Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. Alive with energy and rich in diversity, Houston is a dynamic mix of imagination, talent and first-class attractions that makes it a world-class city. It exudes a cosmopolitan and down-home vibe while being nicknamed the “Space City”. With more than 2.2 million residents, Houston attracts visitors and transplants with a wonderful mix of world-class arts, booming business, pro sports and award-winning cuisine.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	11,869	134,029	385,436
2019 Estimate	11,453	128,200	364,456
2010 Census	11,216	122,593	327,438
Growth 2019-2024	3.63%	4.55%	5.76%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	3,797	45,739	137,937
2019 Estimate	3,661	43,655	129,325
2010 Census	3,578	41,561	113,110
Growth 2019-2024	3.71%	4.77%	6.66%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$44,212	\$56,366	\$82,490



## BUSINESS CLIMATE

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer; There are twenty-five Fortune 500 companies that call the Energy Capital of the World home. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix.

With a strong infrastructure and a highly-trained workforce, Houston has the resources to support its growing industries, namely energy, health care, nanotechnology, aerospace, and information technology. The Port of Houston, one of the region's greatest assets, ranks as the nation's largest port in international tonnage and second in total tonnage. It is an economic engine that produces jobs and economic prosperity for the local Houston and state economy. Throughout its history, whenever the port has grown, Houston has also grown, showing that it has been instrumental in the city's development as a center of international trade.

Its richly-diverse pool of skilled, multilingual, multicultural workers is one of the city's key advantages that makes it an attractive city for relocating and expanding businesses. Nearly 25 percent of all adults have completed four years of college, surpassing the national average, while the median age is three years younger than the national average. This diverse workforce possesses a variety of skills and occupations ranging from medical professionals and engineers to production managers and accountants. Aeronautic research is unsurpassed at NASA headquarters and Texas Medical Center remains the largest in the world with 47 highly lauded research and treatment institutions.

## MAJOR EMPLOYERS





## HOUSTON AS A GLOBAL CITY

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Indicating the city's strong presence in the overseas marketplace, more than 3,440 area firms, foreign government offices and nonprofit organizations are involved in international business. Furthermore, an approximate 800 Houston firms report foreign ownership and 430 Houston companies have offices abroad in 144 countries.

From the Port of Houston to the Houston Airport System, the city has an impressive array of logistical and distribution channels capable of meeting the demands of today's fast-paced market. Added to the region's central geographic location, Houston has easy access to the global marketplace, making it an ideal place for businesses looking to engage in international business.

Texas is the largest exporter in the United States and Houston has 17 sister-city relationship promoting business opportunities across Africa, Asia, Australia, Europe and the Americas.

**\$250 BILLION**  
PORT OF HOUSTON ANNUAL  
ECONOMIC IMPACT

**±2.5 MILLION**  
2019 EST. POPULATION

**\$524.4 BILLION**  
GDP

**26 FORTUNE 500 COMPANIES**  
HEADQUARTERED IN HOUSTON

## THE CITY WITH NO LIMITS

Characterized by unprecedented growth and opportunity and a limitless future, Houston has one of the youngest, most innovative and diverse populations in the world. Implemented by the Greater Houston Partnership, a coalition of over 1,000 companies, and its the City With No Limits campaign has catalyzed an economic resurgence. Meant to enhance Houston's image and attract talent to the community, the City With No Limits campaign positions Houston as a city with an innovative and growing business community as well as a dynamic cultural and livable city with an high quality of life.

Manufacturing is making a comeback in the local economy, which can largely be attributed to the City With No Limits. From robotics and automated solutions that are revolutionizing the energy industry to NASA-backed technology that is driving life sciences and medical advancements into new frontiers, Houston is the right place for manufacturers to grow and prosper.

People move to Houston from all over the world to take advantage of the abundant opportunities the region provides: Houston is the place where hard work can achieve the American Dream.



## DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony and opera, Houston's Theater District, located in downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intent to prove with the Houston Culinary Tours.



MUSEUM OF FINE ARTS

The Museum of Fine Arts located within the Houston Museum District, is one of the largest museums in the United States. The permanent collection of the museum spans more than 6,000 years of history with approximately 64,000 works from six continents. Each year, 1.25 million people benefit from the museum's programs, workshops and resource centers.



DOWNTOWN AQUARIUM

Houston's Downtown Aquarium is a public aquarium and restaurant located that was developed from two Houston landmarks: Fire Station No. 1 and the Central Waterworks Building. It houses over 200 species of aquatic animals in 500,000 gallons of aquariums. The complex includes two restaurants, a bar, and banquet facilities.



THE GALLERIA

As the largest mall in Texas and ninth largest in the country, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With 35 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice skating rink, the mall holds over 375 stores and is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue and Macy's.



SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts and hardware including the Apollo 17 command module, the Saturn V and more.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Gulf Gas Station located in 2405 Kelley St, Houston, TX 77026** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





## 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.*

### 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:
  - 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.

**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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