



**CITGO**

**204 E Main Street  
Bellville, TX**

**OFFERING MEMORANDUM**



# TABLE OF CONTENTS



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## Investment Highlights

### » Location Highlights - Gas station and convenience store in the center of Bellville- downtown

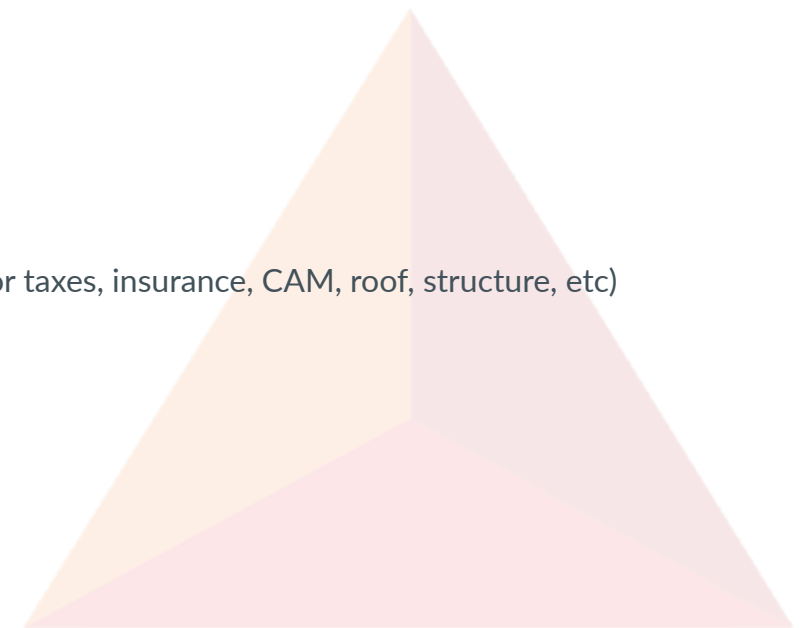
- » Traffic Counts are amazing because intersection is on the main street in downtown Bellville. Nearby highway is TX-159,
- » Demographics – 3,251 number of people 1-mile radius, 5,554 number of people in 3-mile radius, and 6,933 number of people in a 5-mile radius & the growth (2019-2024) is: 3.11% increase within 1-mile, 3.38% within 3-mile radius, and 3.43% within 5 mile radius
- » Incredible location – downtown of Bellville on the Main St, near dairy queen, dollar general, and pizza hut, parceled in front of Bellville
- » Houston MSA, the county courthouse, city hall, blocks away from O'Bryant Intermediate and Primary School
- » A little over an hour away from George Bush Intercontinental Airport
- » Texas is an income-tax free state providing additional value to investors

### » Lease Highlights – Absolute NNN lease

- » 3 years left on the lease
- » Absolute NNN lease providing ZERO landlord responsibilities (tenant responsible for taxes, insurance, CAM, roof, structure, etc)
- » Perfect for out of state and tax-free state investors

### » Experienced Operators w/ decades of successful business

- » 52 years of operating history at this location
- » Strong history of sales



## Investment Summary

» <b>PROPERTY ADDRESS</b>	204 E Main St, Bellville, TX 77418
» <b>OFFERING PRICE</b>	\$550,000
» <b>NOI</b>	\$48,000
» <b>CAP RATE</b>	8.70%
» <b>LOT SIZE</b>	±8,468 SF
» <b>TOTAL LAND AREA</b>	±0.19 Acres (8,276 SF)
» <b>YEAR BUILT</b>	1968

## Tenant Summary

Tenant Trade Name	Citgo
Type of Ownership	Fee Simple
Lease Guarantor	N/A
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement	1/0/00
Rent Commencement	3/25/18
Lease Expiration Date	3/6/23
Term Remaining	±3 Years

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$4,000	\$48,000	\$5.67	8.70%



## Surrounding Tenants





# Property Overview



REPRESENTATIVE PHOTO

## The Offering

PROPERTY NAME	CITGO
Property Address	204 E Main Street, Bellville, TX
GLA	±8,468 SF
Lot Size	±0.19 AC (±8,276 SF)
Year Built	1968
2 FUELING POSITIONS	

## Tenant Overview

» Company Name	» Year Founded	» Headquarters
Citgo Petroleum Co.	1910	Houston, Texas
» Ownership	» Industry	» Website
Public	Oil & Gasoline	<a href="http://www.Citgo.com">www.Citgo.com</a>

Citgo Petroleum Corporation is a U.S.-based petroleum company with a rich heritage of more than 100 years. They operate their businesses safely and as good stewards of the environment. If it is not safe, they will not do it. Citgo will comply with environmental regulations and serve as guardians of natural resources and environment. The company recognizes that safety, the health of their employees and environmental stewardship are every employee's responsibility.

They are competitive through efficient and reliable operations, high-quality products and superior customer service. They adopt best practices, seek innovation and share knowledge. They apply technology to their competitive advantage and are good stewards of their controllable costs.



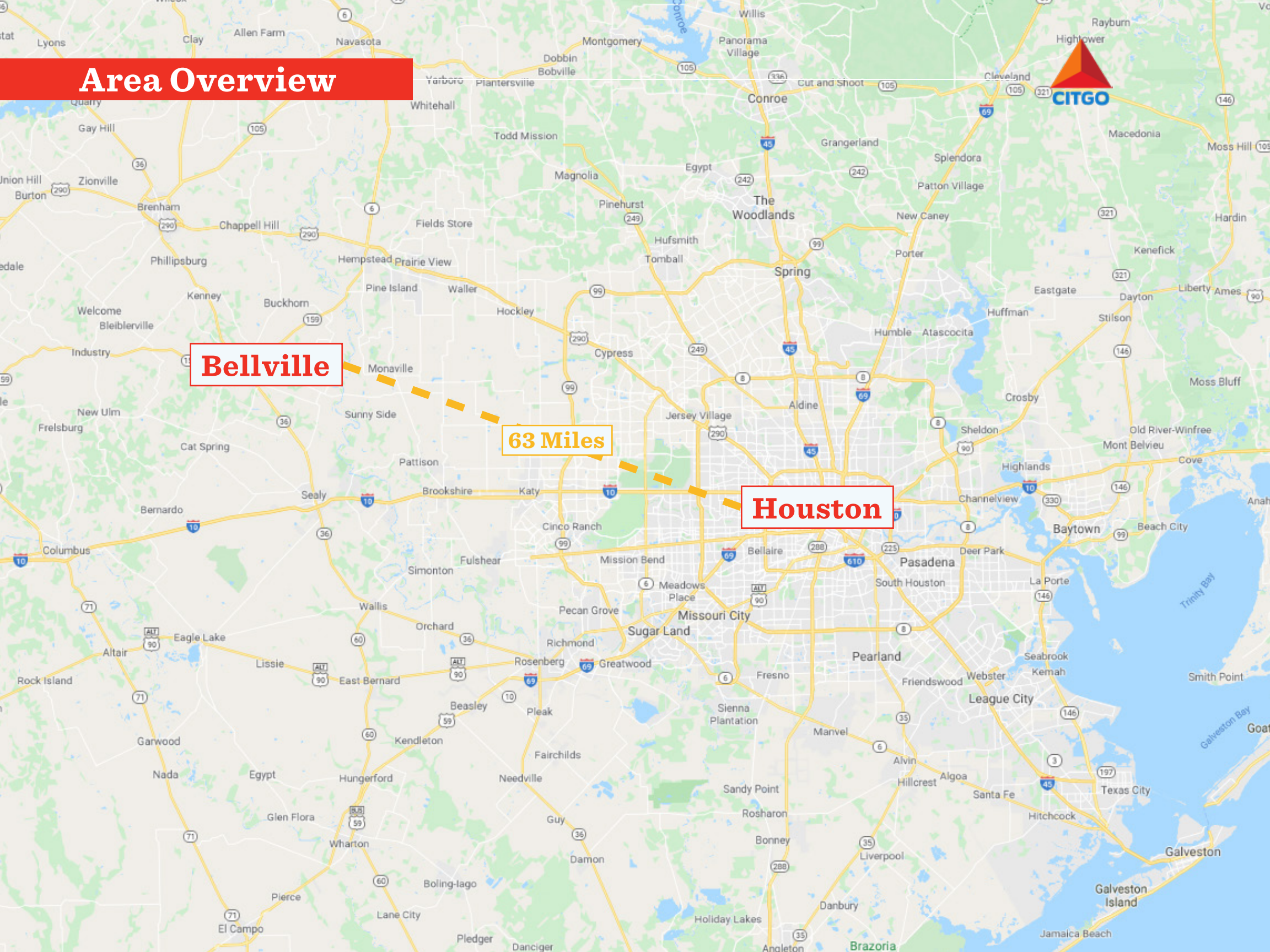
# Area Overview



**Bellville**

**63 Miles**

**Houston**







## BELLVILLE, TX

Bellville, Belle of the Bluebonnet Country, is the County Seat of Austin County, Texas. It's close in proximity to Houston and Bryan/College Station, but noted for typifying the small town country life. Bellville is a charming, clean, well planned community, featuring a colorful mixture of various cultures. With smog-free air, a pastoral atmosphere, and high accessibility to major highways, Bellville offers many desirable features to the visitor, the resident, and various business interests.

Bellville has beautiful wildflowers, rolling hills, and a picturesque country town, but they also have a great economic growth. Businesses continue to bloom behind their small town image. We welcome and actively pursue economic growth. Whether it is an industrial or retail location, many local and national businesses have been consistently growing within the community. With a growing population comes a growing economy!

## Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	3,139	5,850	7,249
2020 Estimate	3,064	5,631	6,950
2010 Census	3,014	5,356	6,545
Growth 2020-2025	2.45%	3.89%	4.30%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	1,289	2,422	2,996
2020 Estimate	1,251	2,315	2,851
2010 Census	1,212	2,159	2,629
Growth 2020-2025	3.04%	4.62%	5.09%
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est. Average Household Income	\$70,046	\$79,421	\$83,364





## **HOUSTON, TX**

The city of Houston, Texas is located in the 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.



## 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.





## **CONFIDENTIALITY AGREEMENT & DISCLAIMER**

This Offering Memorandum contains select information pertaining to the business and affairs of **Citgo** located at **204 Main St, Bellville, TX** ("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.

Kyle Matthews/Matthews Retail Group Inc.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





**CITGO**

**Bellville, TX**

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REAL ESTATE INVESTMENT SERVICES