

KROOZIN GAS STATION OPERATIONS + REAL ESTATE

2717 FM 2218 Rd, Rosenberg, TX 77469

Grand Opening April 17th 2026

Owner Operator
Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Nick Hahn
Vice President

(949) 662-2267
nick.hahn@matthews.com
License No. 02118006 (CA)

Patrick Graham
Broker of Record
Broker License No.528005 (TX)
Broker Firm No.9005919 (TX)

Nick Hahn in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

MATTHEWS™



PROPERTY OVERVIEW

2717 FM 2218 Rd
Rosenberg, TX 77469



Investment Highlights

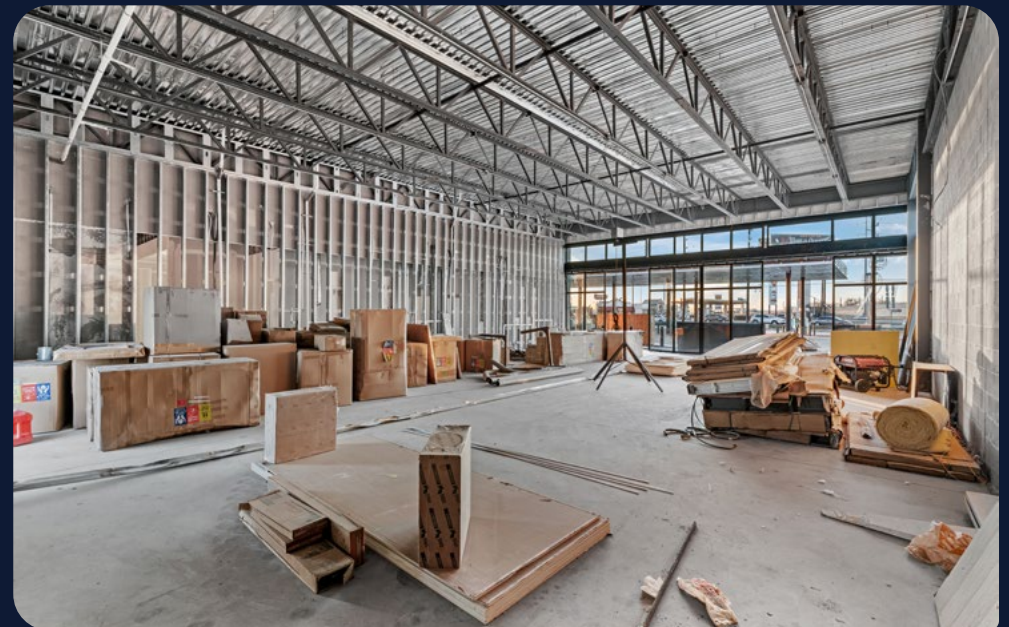
Property Highlights

- **Turnkey Owner-Operator Opportunity:** Newly developed Kroozin gas station offering a rare chance to own both the real estate and fully operational businesses in one seamless transaction. Ideal for experienced operators seeking an immediately revenue-generating asset.
- **Built-In Food Park Income:** Purpose-built food park featuring 10 dedicated pads, each with water, electrical, and grease trap connections—creating a scalable, low-management ancillary income stream.
- **Immediate Lease Momentum:** 6 of 10 food pads are already leased at \$1,500 per month, delivering \$9,000 in stabilized monthly income from day one, with upside as remaining pads are leased.
- **Dedicated Food Park Branding:** Prominent 17'-4" x 30' "FOOD PARK" pylon sign included to drive visibility, traffic, and tenant demand.
- **Flexible, Multi-Tenant Layout:** ±7,920 SF building comprised of three suites:
 - ±5,520 SF C-Store
 - ±1,200 SF Retail Suite #1
 - ±1,200 SF Retail Suite #2Allowing for diversified income and long-term leasing flexibility.
- **Best-in-Class Fuel Storage:** New premium Glasteel II jacketed steel tanks with secondary containment and a 30-year warranty against internal and external corrosion—minimizing long-term maintenance risk.
- **Modern Fueling System:** Brand-new Wayne dispensers with eight MPDs (16 fueling positions) designed for high throughput and efficiency.
- **Strong Operating Performance:** The convenience store is generating approximately **\$7,162 in average daily inside sales** and **10,075 average daily fuel gallons** sold based on operating results from **June 1 — July 12**, demonstrating strong early sales volume and customer demand.
- **Ample On-Site Parking:** 54 parking spaces supporting both C-store and food park traffic.
- **Fully Equipped & Operational:** Sale includes all fixtures, furnishings, equipment, and opening inventory—truly a plug-and-play acquisition.
- **Fully Approved & Permitted Development:** Site plans stamped "City Approved" and "Issued for Permit" (8/12/2025), providing certainty and credibility to buyers and lenders.
- **High-Impact Signage Package:** Includes a 26' x 12' main pylon sign, full 50' x 110' canopy signage, and individual fuel price totems—maximizing visibility and branding.
- **Entitled Site:** ±1.9-acre commercially zoned parcel with compliant setbacks and brand-new infrastructure including storm sewer, detention, and ADA improvements.
- **Diversified Revenue Model:** Income generated from fuel sales, C-store retail, two additional retail suites, and a dedicated food truck park—reducing reliance on any single revenue stream.
- **Robust Population Growth:** Surrounding trade area has experienced approximately 6.6% annual population growth within 5 miles with continued growth projected in the future.
- **Deep Consumer Base:** Over 119,000 residents within a 5 mile radius providing a large and stable customer pool.
- **Strategic Highway Access & Visibility:** Positioned just off Interstate 69/US-59, one of Greater Houston's primary north—south transportation corridors, delivering consistent commuter, commercial, and pass-through traffic.

Property Photos



Interior Photos



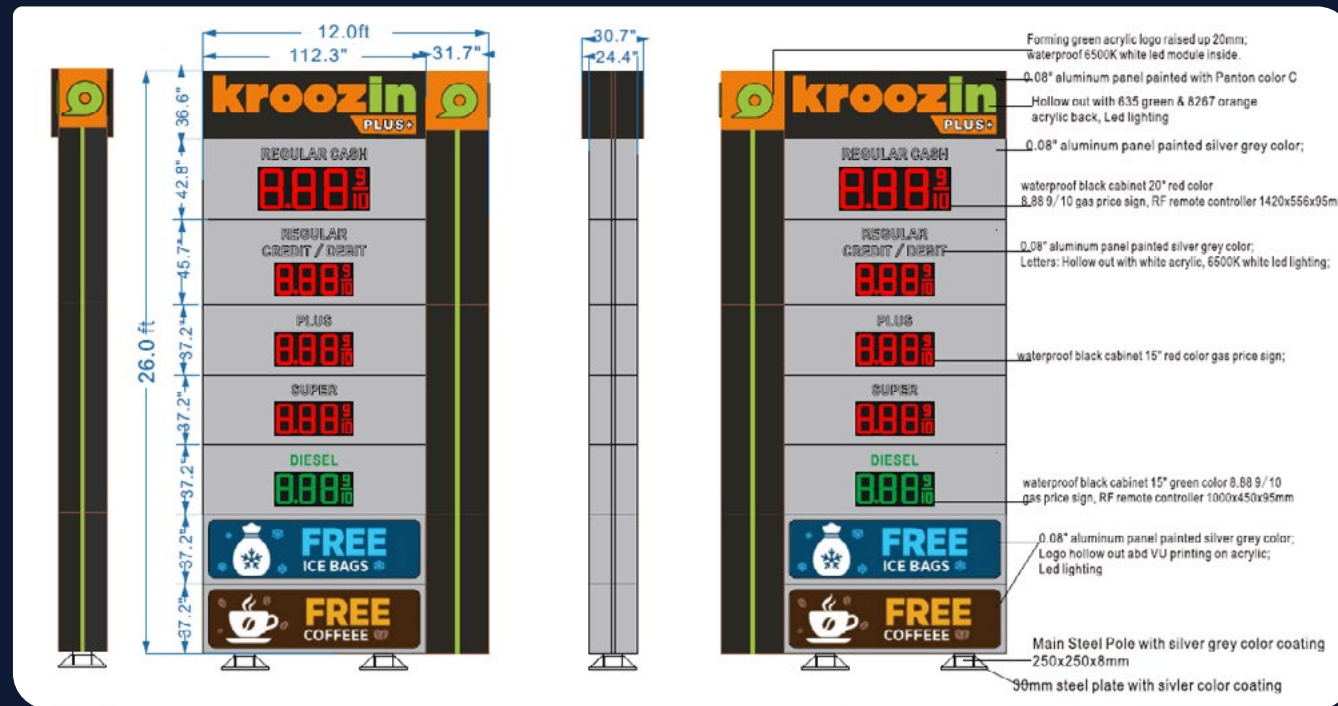
Site Plan

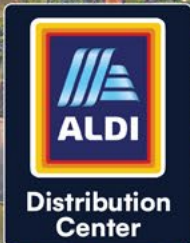


Floor Plan

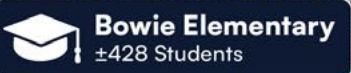


Future Additional Installations





Jackson St ±18,500 VPD



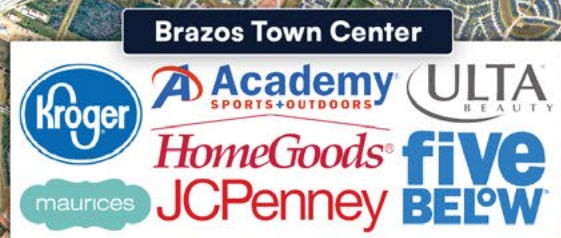
36



±89,500 VPD

762

±20,000 VPD



Google Earth

FINANCIAL OVERVIEW

2717 FM 2218 Rd
Rosenberg, TX 77469



Property Overview

Price	\$8,000,000
Tenant	Kroozin Gas Station (Owner/ User Opportunity)
Adress	2717 FM 2218 Rd
State	Rosenberg
City	Texas
Postal Code	77471
Grand Opening Date	4/17/2026
GLA of Building	±7,920 SF
Lot Size	±1.90 AC
Parking Spaces	54
UST's	Glasteel II Jacketed
Food Truck Pads	10
Fuel Dispensers	8
Daily Inside Sales (June 1st - July 12th)	\$7,162
Daily Fuel Gallons Sold (June 1st - July 12th)	10,075



MARKET OVERVIEW

2717 FM 2218 Rd
Rosenberg, TX 77469



Rosenberg, TX

Market Demographics



42,571
Total Population

\$64,897
Median HH Income

14,870
of Households

51.3%
Homeownership Rate

19,162
Employed Population

22.3%
% Bachelor's Degree

31.3
Median Age

\$218,600
Median Property Value

Local Market Overview

Rosenberg, Texas sits within fast-growing Fort Bend County along the U.S. 59/I-69 corridor just southwest of Greater Houston, one of the nation's most dynamic economic regions. The city's proximity (~30 miles) to Houston and major transportation infrastructure has fueled consistent population and commercial expansion, positioning Rosenberg as a burgeoning sub-market for retail, industrial, and mixed-use development. Strong trade area traffic volumes along US-59 and easy access to regional employment centers make sites like the Hartledge Rd interchange highly visible and strategically positioned for long-term land use demand. Demographically, Rosenberg's relatively young and growing population supports both workforce supply and retail activity. Local household incomes continue to solidify middle-class purchasing power, contributing to broader consumer base growth throughout the surrounding municipalities of Fort Bend County. With a housing stock expanding alongside new commercial nodes, the area exhibits fundamental drivers conducive to land development and leasing absorption in the medium and long term.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,137	57,342	100,048
2025 Population	8,104	73,260	127,320
2030 Population Projection	9,132	83,933	145,79
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,389	19,641	33,152
2025 Households	2,746	25,299	42,482
2030 Household Projection	3,109	29,095	48,824
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$81,016	\$91,016	\$104,825

| Houston, TX - MSA

The Houston Metropolitan Statistical Area is one of the largest and most economically significant regions in the United States, supported by a broad mix of industries including energy, healthcare, aerospace, manufacturing, logistics, and professional services. The region is home to major global employers, the Texas Medical Center, and one of the nation's busiest ports, which together drive employment and population growth. Houston benefits from a business-friendly environment, a large and diverse labor force, and extensive transportation infrastructure, including multiple interstate highways, rail access, and two international airports. Continued in-migration and relatively affordable housing compared to other major metros have supported sustained demand across residential, industrial, office, and retail real estate sectors.

+1.7M

Population Growth
Since 2000

+65,000

Average Annual Job
Additions

Top 5

U.S. Metro for Net
In-Migration

\$218,600

Median Property Value



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2717 FM 2218 Rd, Rosenberg, TX 77469** ("Property"). The 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™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ 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 Owner or Matthews™ 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 of this Offering Memorandum.

MATTHEWS™

Exclusively Listed By



Nick Hahn
Vice President

(949) 662-2267

nick.hahn@matthews.com

License No. 02118006 (CA)

Nick Hahn in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to
Section 535.4(b) of the Texas Administrative Code.

Patrick Graham | Broker of Record | Broker License No.528005 (TX) | Broker Firm No.9005919 (TX)



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.

11-2-2015

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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