



# PINNACLE OIL

6099 Gulfway Drive - Groves, TX 77619

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706  
BoR: Max Freedman - Lic. TX #644481

[www.SIGnnn.com](http://www.SIGnnn.com)

PINNACLE OIL - CHEVRON - GROVES, TX

# EXCLUSIVELY MARKETED BY



**SAM RYSEDORPH**

GA #443320  
404.459.6264 | DIRECT  
srysedorph@SIGnnn.com



**MUNIR MEGHJANI**

GA #366616  
770.501.3007 | DIRECT  
munir@SIGnnn.com



**RAHILL LAKHANI**

GA #340279  
770.648.1163 | DIRECT  
rahill@SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706  
BoR: Max Freedman - Lic. TX #644481



# TABLE OF CONTENTS

## 1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

## 2 LEASE ABSTRACT

- 8 Lease Summary

## 3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Retailer Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement
- 22 IABS - TX

### CONFIDENTIALITY & DISCLAIMER

© 2025 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,956 SF Pinnacle Oil - Chevron Located at 6099 Gulfway Drive in Groves, TX. This Deal Includes Investment-grade Tenant With Strong Brand Recognition With a Proven Track Record of Performance in the Fuel and Convenience Retail Sector, Providing For a Secured Investment.

Sale Price

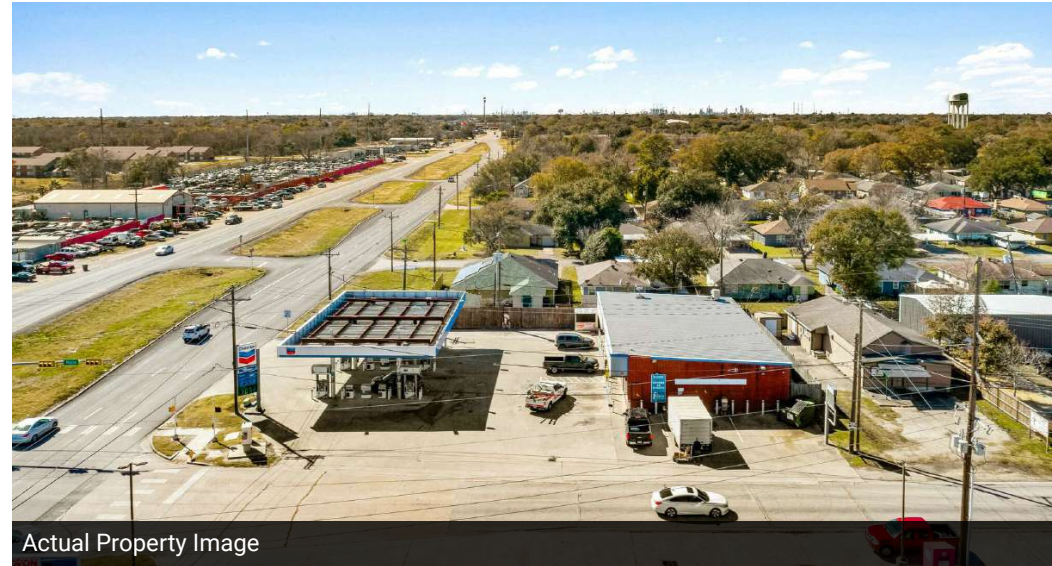
\$4,400,000

## OFFERING SUMMARY

Cap Rate:	7.50%
NOI:	\$330,000
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	6099 Gulfway Dr
City, State, Zip:	Groves, TX 77619
County:	Jefferson
Building Size:	3,956 SF
Lot Size:	0.52 Acres

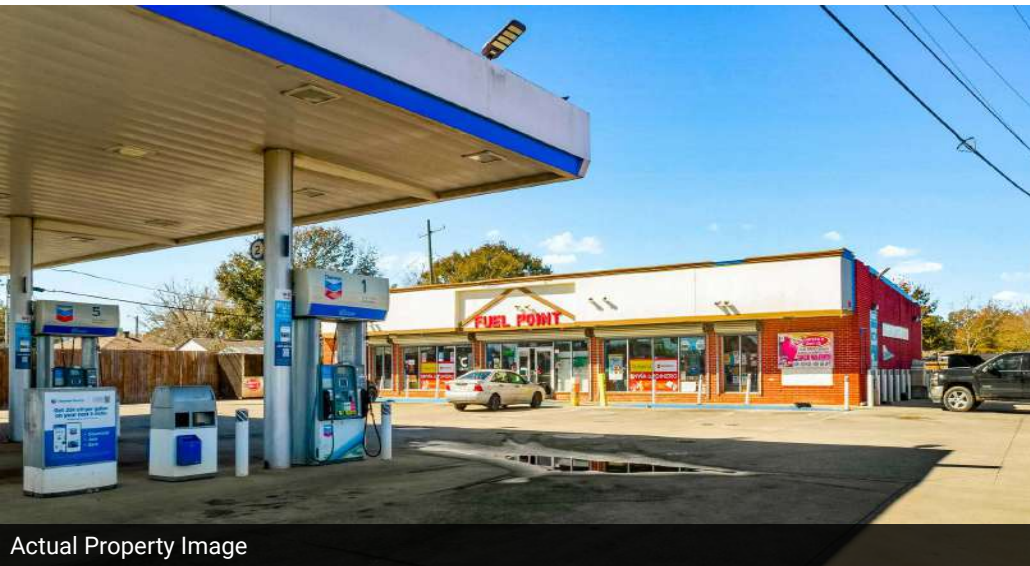




# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Close Proximity to Major Oil Refineries Such as Chevron, Valero and Exxon, Creating a Large Population of Blue-Collar Workers and a Constant Need For Convenience Store Services
- The Area Has Seen Steady Economic Activity For Over a Century, Ever Since the Discovery of Oil in the "Golden Triangle" Region
- Strategically Located Along Gulfway Drive, a Major Thoroughfare in Groves, TX; High Daily Traffic Counts and Excellent Visibility Enhance Customer Access
- Investment-grade Tenant With Strong Brand Recognition With a Proven Track Record of Performance in the Fuel and Convenience Retail Sector
- Located in the Extreme Southeast Area of Texas Near the Gulf Coast Along the Texas/Louisiana Border; It is 1.5 Hours East of Houston
- Pinnacle Oil is Family Owned and Operated With Close to 20 Years of Experience With Over 46 Locations Across Three States and \$108M+ in Annual Gross Income



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	Pinnacle Oil & Gas Holdings, Inc
Premises:	3,956 SF
Base Rent:	\$330,000
Rent Per SF:	\$83.42
Lease Commencement:	12/29/2023
Rent Commencement:	12/29/2023
Lease Expiration:	12/28/2038
Lease Term:	13.5+ Years Remaining of 15-Year Lease
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years From Commencement
Lease Type:	Triple Net (NNN)
Use:	Convenience
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Guarantor:	Corporate   46 Units With \$100M+ Annual Gross Income

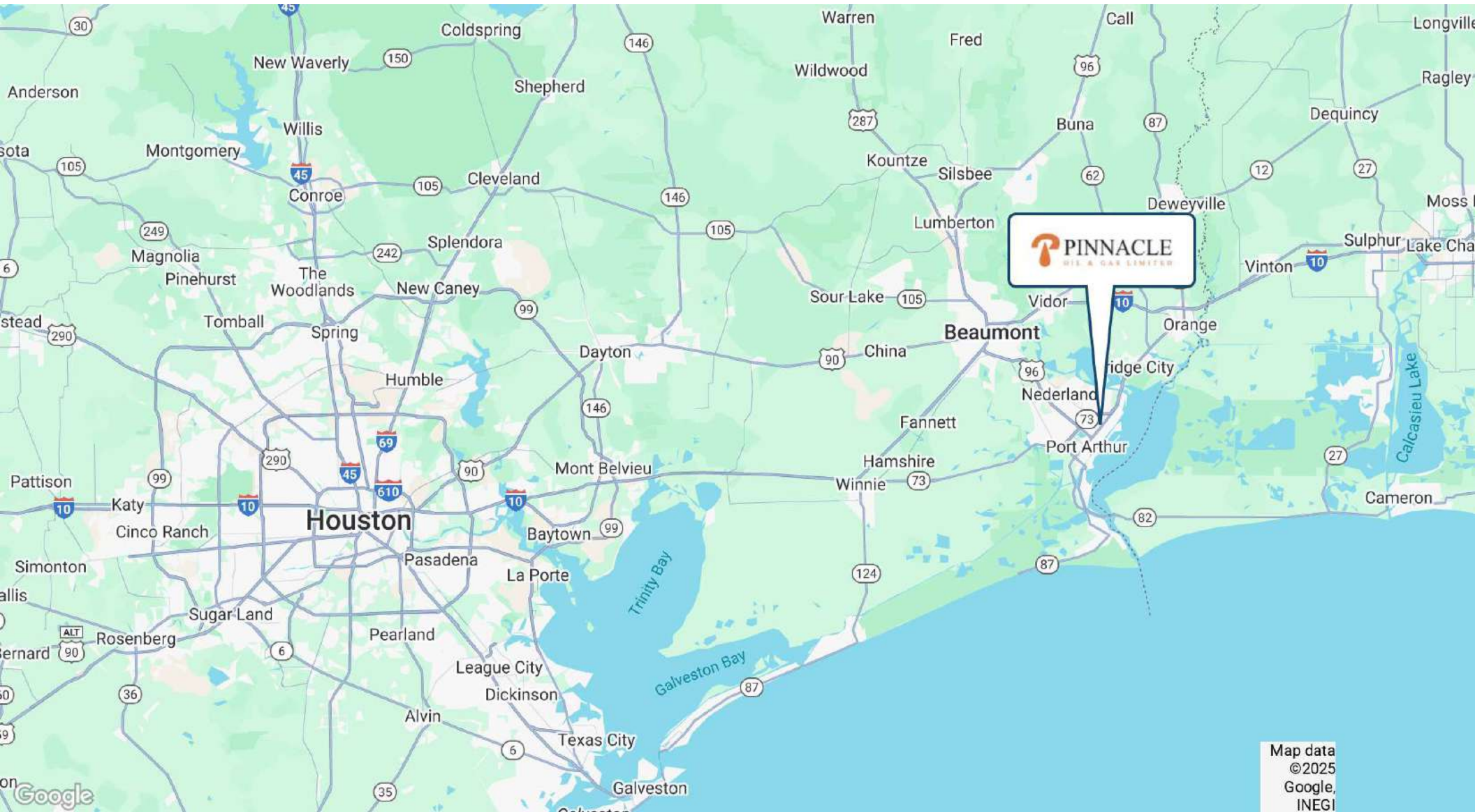




SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP



Map data  
©2025  
Google,  
INEGI



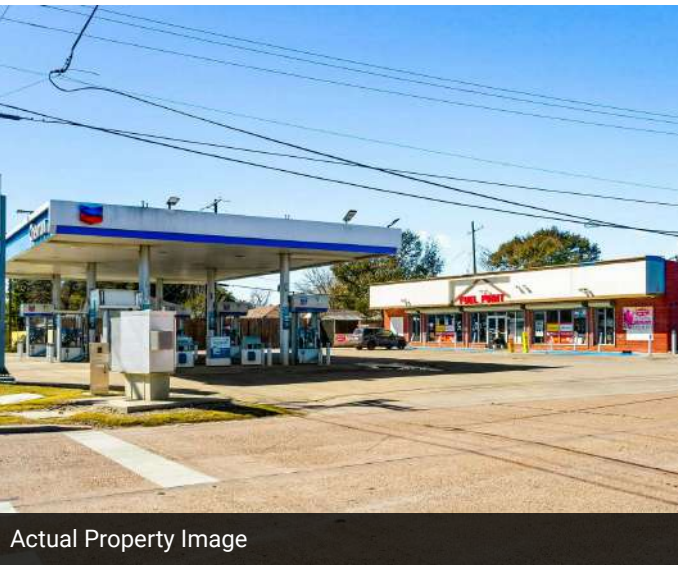
# PROPERTY IMAGES



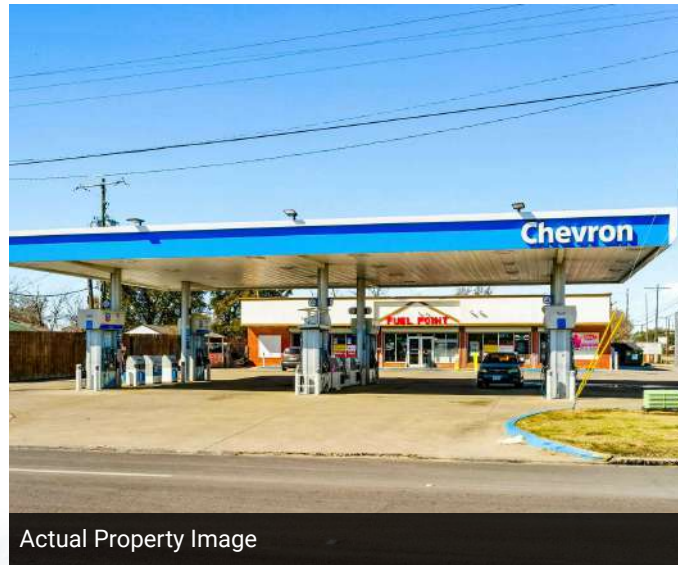
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



# AERIAL MAP





# RETAILER MAP





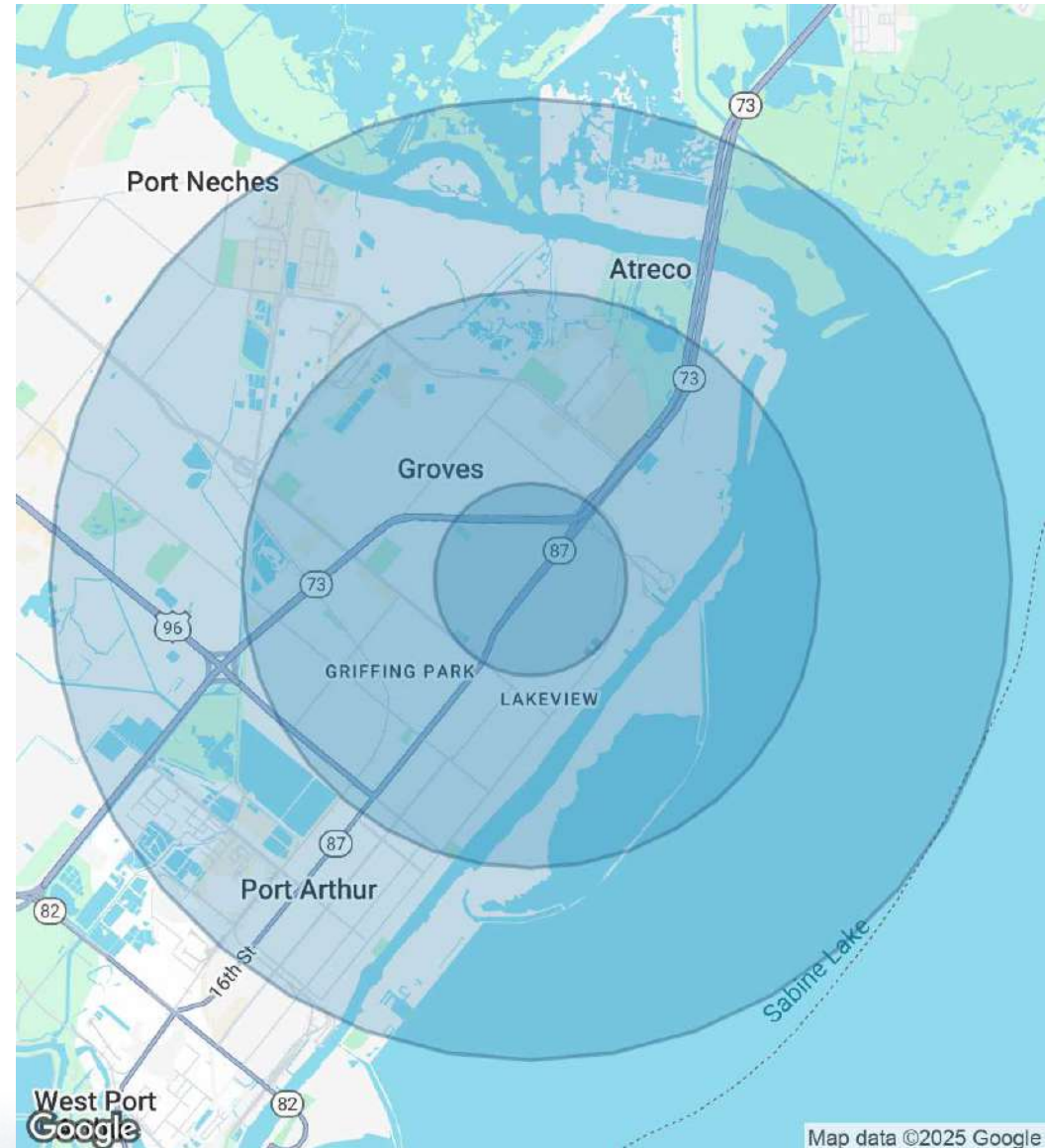
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,010	46,291	70,534
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,270	16,274	26,364
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$69,713	\$75,067	\$79,251
Average House Value	\$162,192	\$147,329	\$170,066

## TRAFFIC COUNTS

Gulfway Drive	30,584 VPD
State Highway 73	45,000 VPD
Jefferson Drive	20,759 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Beaumont, TX



Christus St Elizabeth Hospital

## GROVES, TX

Groves, Texas, in Jefferson county covering approximately 5.19 square miles, Groves is situated about 16 miles southeast of downtown Beaumont and 3 miles N of Port Arthur, Texas and 87 miles E of Houston, Texas. The area now known as Groves was initially settled in 1886 by Sam Courville. In 1921, the Port Arthur Land Development Company developed a residential subdivision called "Pecan Grove," later renamed "Groves" after Asa Groves, a development representative. The community incorporated as a city in 1952. The City of Groves had a population of 17,059 as of July 1, 2024.

Groves, Texas, has a diverse economy with several key sectors contributing to its employment landscape. The leading industries include Retail Trade: Employing about 1,348 people, this sector is the largest in Groves, encompassing various businesses such as grocery stores, clothing shops, and specialty retailers. Manufacturing: With 1,264 employees, manufacturing plays a significant role in the local economy, involving the production of goods ranging from petrochemicals to machinery and Construction: This industry employs around 1,018 residents, reflecting ongoing development and infrastructure projects within the city. City benefits economically from its proximity to Beaumont, a regional economic hub located approximately 16 miles to the northwest. Beaumont's robust industries, particularly in manufacturing, healthcare, construction, and retail, provide employment opportunities for residents of neighboring communities, including Groves. The CHRISTUS Southeast Texas St. Elizabeth hospital's proximity to Groves, approximately 16 miles southeast, provides several economic benefits to the Groves community. Residents of Groves have access to various job opportunities at CHRISTUS St. Elizabeth, spanning clinical roles such as nursing and specialized medical positions etc.

Gardening is among the most popular activity in this area and is greatly helped by the plentiful rainfall and near sub-tropical climate. The residents of Groves organize a variety of seasonal activities that range from youth soccer to youth baseball. Lions Park operates a community swimming pool. The city is also home to a 9-hole golf course and a water park. There are excellent hunting and fishing areas nearby. The annual Texas Pecan Festival is a local celebration that features rides, musical acts, food, and many other activities. Celebration Park is a popular spot for families, Celebration Park features open green spaces, playgrounds, and picnic areas, making it ideal for outdoor activities and community gatherings. Art enthusiasts can visit the Texas Artists Museum to appreciate works by local artists. The museum hosts various exhibitions throughout the year, showcasing paintings, sculptures, and other artworks that reflect the rich cultural heritage of Texas.



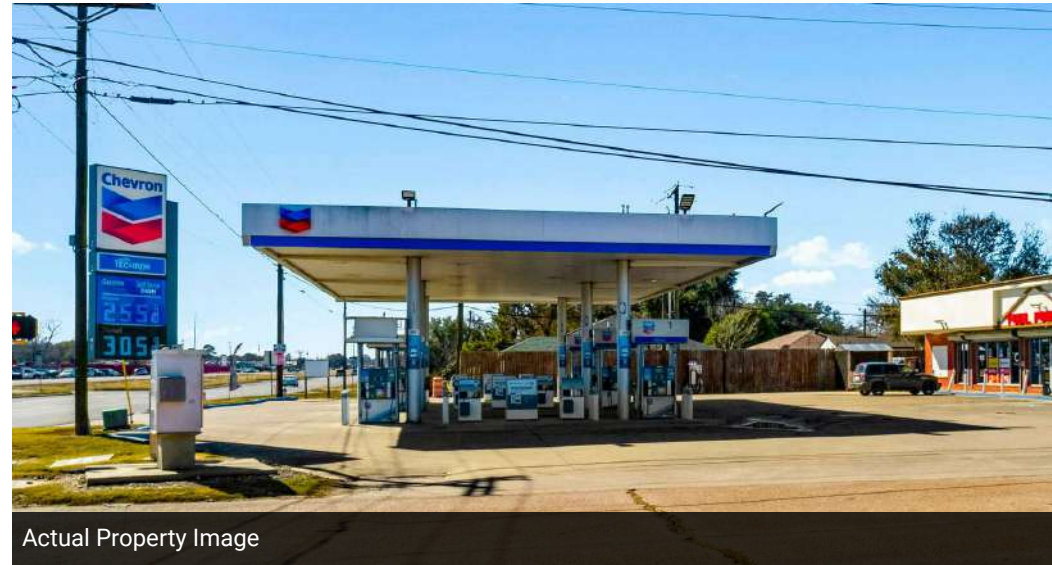


SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	2020
Locations:	46
Headquarters:	Sugarland, TX
Website:	<a href="http://www.pinnacleoilgas.com/">www.pinnacleoilgas.com/</a>

## PINNACLE OIL & GAS

Pinnacle Oil is a leading full-service oil and gas company specializing in exploration, production, and distribution. With a strong foundation in the energy sector, Pinnacle Oil provides high-quality petroleum products and services to customers across the United States. The company focuses on operational excellence and environmental responsibility, ensuring the safe and efficient extraction and distribution of energy resources. Pinnacle Oil's core services include the development of oil and gas reserves, transportation and distribution of energy products, as well as offering expertise in the technical aspects of drilling and production. Their commitment to sustainability and innovation drives the company to implement best practices in every aspect of their operations. They are a robust and growing entity within the energy sector, with a focus on long-term operational success. The company is expected to be a reliable tenant, with a commitment to maintaining strong operational continuity and compliance with environmental standards. They prioritize sustainability, making them a responsible and forward-thinking partner in the oil and gas industry.



# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



**Miguel Jauregui**

Managing Director

Capital Markets

310.421.0374

[miguel@SIGnnn.com](mailto:miguel@SIGnnn.com)



**Ty Reiley**

Senior Associate

Capital Markets

512.649.2421

[treiley@SIGnnn.com](mailto:treiley@SIGnnn.com)



**Harrison Timberlake**

Associate

Capital Markets

404.282.3047

[htimberlake@SIGnnn.com](mailto:htimberlake@SIGnnn.com)



# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







# PINNACLE OIL

6099 Gulfway Drive - Groves, TX 77619

Exclusively Marketed by:

Sam Rysedorph // GA #443320

404.459.6264 // [srysedorph@SIGnnn.com](mailto:srysedorph@SIGnnn.com)

Munir Meghiani // GA #366616

770.501.3007 // [munir@SIGnnn.com](mailto:munir@SIGnnn.com)

Rahill Lakhani // GA #340279

770.648.1163 // [rahill@SIGnnn.com](mailto:rahill@SIGnnn.com)



## TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.