



SHOPPES AT RICHMOND LAKES

BUILDING 1

KATY, TX



CAPITAL PACIFIC

**TILE WRAPPED LIGHT POSTS
IN FRONT AND REAR OF THE
BUILDING**

LED LIGHTING

**TRAVERTINE TILE AND
BULL-NOSING ON EXTERIOR
OF BUILDING**

**PREMIUM ADA
PARKING SIGNS**

**DROUGHT RESISTANCE HIGH
QUALITY LANDSCAPING**

**AESTHETICALLY PLEASING
MASSIVE ROOF DRAINING
SYSTEM**

**ASYMMETRIC
ROOF PITCH**



“I HAVE BEEN TO THIS CENTER. IT IS THE HIGHEST QUALITY CONSTRUCTION STRIP RETAIL CENTER I HAVE EVER SEEN. THE UPGRADES ON THE CONSTRUCTION, DESIGN AND BUILDING MATERIALS ARE OBVIOUS WHEN STANDING IN FRONT OF THIS MASTERPIECE AND RARE IN TODAY’S COST FOCUSED CONSTRUCTION ENVIRONMENT. NO EXPENSE WAS SPARED IN THE CONSTRUCTION OF THIS CENTER”

— DAVE LUCAS



SHOPPES AT RICHMOND LAKES

BUILDING 1

9107 FM 723, RICHMOND, TX 77406

\$3,821,000

PRICE

7.00%

CAP

LEASABLE SF

10,515 SF

PPSF

\$363.39

OCCUPANCY

100%

LAND AREA

1.00 AC

YEAR BUILT

2017

Fully leased to three strong, service-based tenants

Average household incomes exceed \$167k in a 3-mile radius

Located next to a premier, 592 AC master-planned community

Proposed H-E-B development next to the site

Tenants have significant term left on leases

The site & surrounding area were not flooded during Harvey

Lapels Dry Cleaning has a drive-thru at this location



Investment Highlights

THE OFFERING provides an opportunity for an investor to acquire a new construction, fully occupied, trophy retail strip center in a high-growth Houston suburb. The subject property is leased by three strong, service-based tenants. Two of the tenants, Blue Lion Salon Suites and Lapels Dry Cleaning occupying 88.25% of the total square footage, are on brand new ten-year leases and Kumon Learning Center is on a new five-year lease. All three tenants are on NNN leases with tenants reimbursing for all operating expenses.

THE RETAIL MARKET is a densely populated, affluent Houston suburb with average household incomes exceeding \$167,000 within a three-mile radius. The property is located next to Westheimer Lakes, a 592-acre master-planned community with approximately 1,800 housing units, tennis courts, volleyball courts, walking trails, and a beach-entry splash pool. The subject property is strategically located at the intersection of FM 1093 (24,167 ADT) and FM 723 (10,757 ADT). FM 1093 connects Katy with downtown Houston.



**SUBJECT PROPERTY IS LOCATED AT A MAJOR
CROSSROAD LOCATION IN A DENSE, HIGH INCOME
SUBURB OF HOUSTON**

Contact the team

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Zoomed-In Aerial



6,324
VPD

24,167
VPD

10,757
VPD

FM 1463 RD

SPRING GREEN

FARM TO MARKET 1093

FULSHEAR GASTON RD

FM 723

BELLAIRE BOULEVARD

THE GODDARD SCHOOL

JAMES RANDOLPH ELEMENTARY

STAN STANLEY ELEMENTARY

IVY KIDS EARLY LEARNING CENTER

CVS pharmacy

MEADOWBROOK FARMS GOLF CLUB

SEVEN LAKES HIGH SCHOOL

SEVEN LAKES JUNIOR HIGH SCHOOL

SPEC'S
PETCO
Academy
Kroger

LOWE'S

Walgreens

IRONRIBE

Great Clips

BRITISH PRIVATE PREP SCHOOLS

XSCAPE

Barcelona Sporting Goods

Cane's

Pizza Hut

CINCO TIRE & AUTO

CHILDREN'S LEARNING CENTER

The UPS Store

MATTRESS ONE

PROPOSED
H-E-B

HOUSTON

ANYTIME FITNESS

FunFitness

HUBENAK ELEMENTARY

CVS pharmacy

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Zoomed-Out Aerial

HOUSTON



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Proposed H-E-B Development

H-E-B recently acquired the parcel of land adjacent to the subject property. They have received preliminary approval to allow for future access to the development through the existing (recently installed) curb cut on FM 723.



Nearby Retail



Submarket Overview

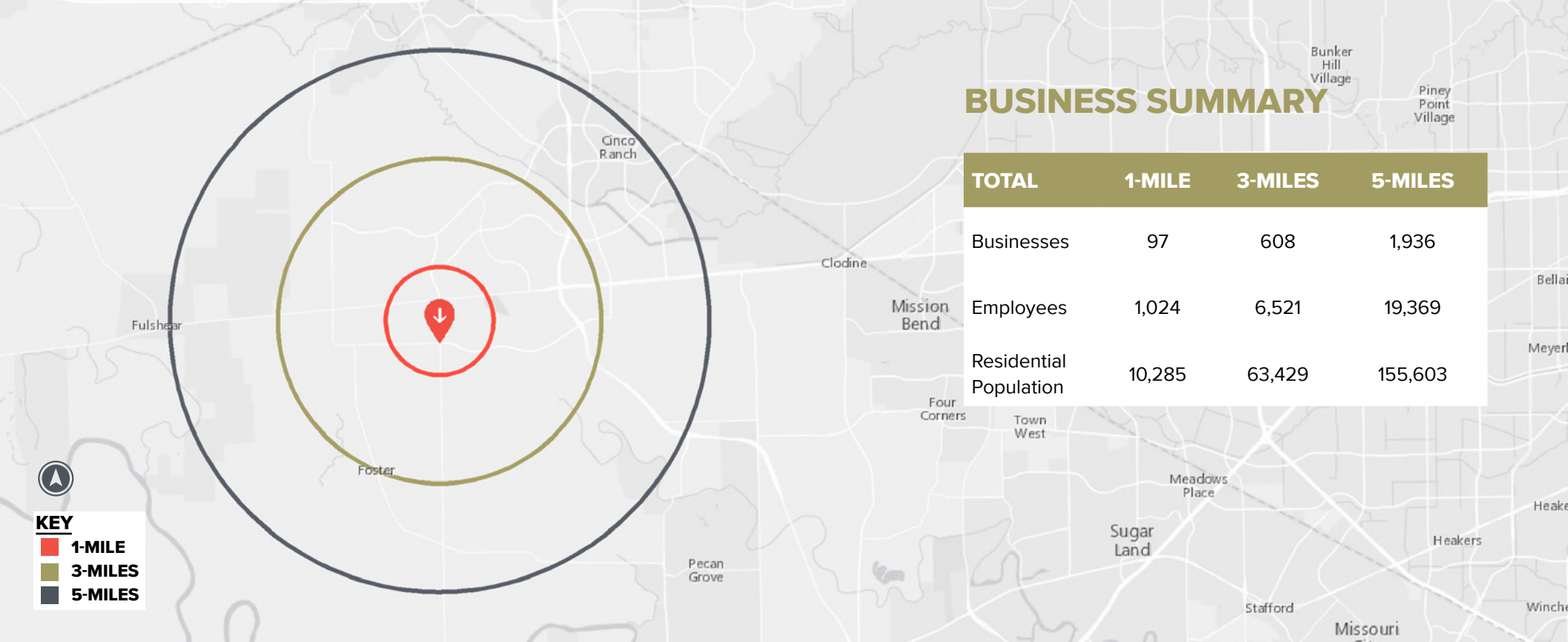
RETAILERS IN CLOSE PROXIMITY INCLUDE:

Academy Sports
 Kroger
 H-E-B (Proposed)
 Lowe's
 Petco
 Spec's Wines & Spirits

Walgreens
 Bank of America
 Anytime Fitness
 Great Clips
 Massage Envy
 Pei Wei

Shell
 Sonic
 Subway
 Timewise
 Wingstop

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BUSINESS SUMMARY

| TOTAL | 1-MILE | 3-MILES | 5-MILES |
|------------------------|--------|---------|---------|
| Businesses | 97 | 608 | 1,936 |
| Employees | 1,024 | 6,521 | 19,369 |
| Residential Population | 10,285 | 63,429 | 155,603 |

KEY

- 1-MILE
- 3-MILES
- 5-MILES

Trophy, New Construction Multi-Tenant Asset in an Affluent Houston Suburb

WESTHEIMER LAKES
TOTAL UNITS: 1,301
AV. VALUE: \$435,178



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Dense Suburban Location

CHURCHILL FARMS
TOTAL UNITS: 232
AV. VALUE: \$393,543

PINE MILL RANCH
TOTAL UNITS: 204
AV. VALUE: \$412,623

CINCO RANCH
TOTAL UNITS: 8,971
AV. VALUE: \$374,183

CINCO RANCH SOUTHWEST
TOTAL UNITS: 5,414
AV. VALUE: \$410,422

SEVEN MEADOWS
TOTAL UNITS: 2,452
AV. VALUE: \$388,336

CROSS CREEK RANCH
TOTAL UNITS: 2,036
AV. VALUE: \$426,240

**WESTHEIMER LAKES
NORTH**
TOTAL UNITS: 485
AV. VALUE: \$410,062

WESTHEIMER LAKES
TOTAL UNITS: 1,301
AV. VALUE: \$435,178

LAKES OF BELLA TERRA
TOTAL UNITS: 1,355
AV. VALUE: \$435,203



Site Plan



WESTHEIMER LAKES SHOPS

CANYON FIELDS DRIVE

HERITAGE BLUFF DRIVE

PROPOSED



ExxonMobil



ALSO AVAILABLE



ALSO AVAILABLE

17,000 SF RETAIL BUILDING UNDER CONSTRUCTION

TRINITY WOOD CROSSING

PROPOSED H-E-B FUEL

10,757 VPD

24,167 VPD

FARM TO MARKET 1093

FARM TO MARKET 723

DRIVE-THRU LOCATION

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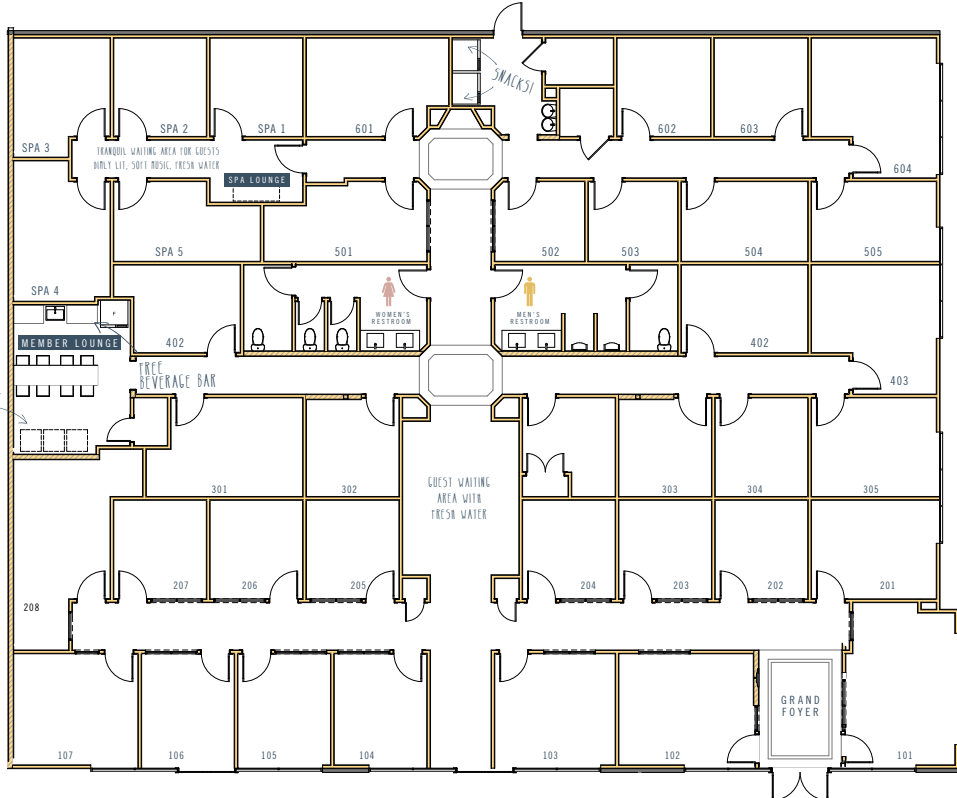


Tenant Overview

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BLUE LION INTERIOR SITE (SUBJECT PROPERTY)



BLUE LION SALON STUDIOS

Lease is signed by:
BLH Salon Richmond, LLC
3-unit franchisee operator

Blue Lion Salon Studios is a new, trending salon suite concept where individual estheticians can rent out their own suites. Blue Lion Salon Studios pride themselves on having a “boutique-y, resort-style spa atmosphere. Each salon is related in design, but they all have their own individual vibe. Blue Lion Salon Suites enables estheticians to run their own businesses and have the freedom to design their own suites. Blue Lion Salon Studios has a variety of beauty specialists providing many different services including hair, nails, massage, facials, eyelash extensions, face rejuvenation injections and more. Blue Lion is thoughtful in creating a complementary environment for the vendors by selecting only a couple professionals in each category.

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LOCATIONS THROUGHOUT
COLORADO, TEXAS AND
WASHINGTON

ABOUT THE RICHMOND LOCATION

The Richmond Blue Lion location offers 51 private salon suites, on-site property manager, rustic chandeliers, crystal wall sconces, crown molding, premium cabinets, granite counter-tops, glass mosaic backsplash, rustic faux wood flooring, and designer furniture. All walls are insulated for privacy and noise control. The Richmond location is a franchisee operator with a total of three locations. To view the floor plan for the Richmond location please [CLICK HERE](#).



Blue Lion Salon Studios Extensive Interior Build-out



Tenant Overview



KUMON LEARNING CENTER

*Lease is signed by:
Sapient Genesis, LLC
1-unit franchisee operator*

Kumon is the world's largest after-school learning program. You'll find that Kumon is different from passive learning programs. Instead of taking notes, memorizing facts, and being fed information from teachers or a tutor, your child actively develops critical, self-learning skills. Children develop critical thinking skills while progressing independently through a carefully crafted, Kumon curriculum. The Kumon Math and Reading programs cover everything from counting to calculus, and phonemics to Shakespeare. The worksheets enable children to learn new concepts on their own. Kumon programs allow students to progress one small step at a time through daily practice. Today there are more than 4 million children of all ages and abilities studying with Kumon in 49 countries.

LAPELS DRY CLEANING


*Lease is signed by:
KKID Enterprises
2-unit franchisee operator*

Lapels Dry Cleaning is a recognized name in dry cleaning. Lapels offers top-of-the-line dry cleaning services, alterations and repairs, shoe repair, rug cleaning, gown preservation, and bedroom laundry services. Lapels Professional Dry Cleaning service uses an environmentally friendly process. Lapels offers custom tailoring for men's clothing, women's clothing, children's clothing, wedding dresses, and any other personal tailoring you may need. There are approximately 80+ Lapels Dry Cleaning locations throughout twenty U.S. states.


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Demographics

POPULATION

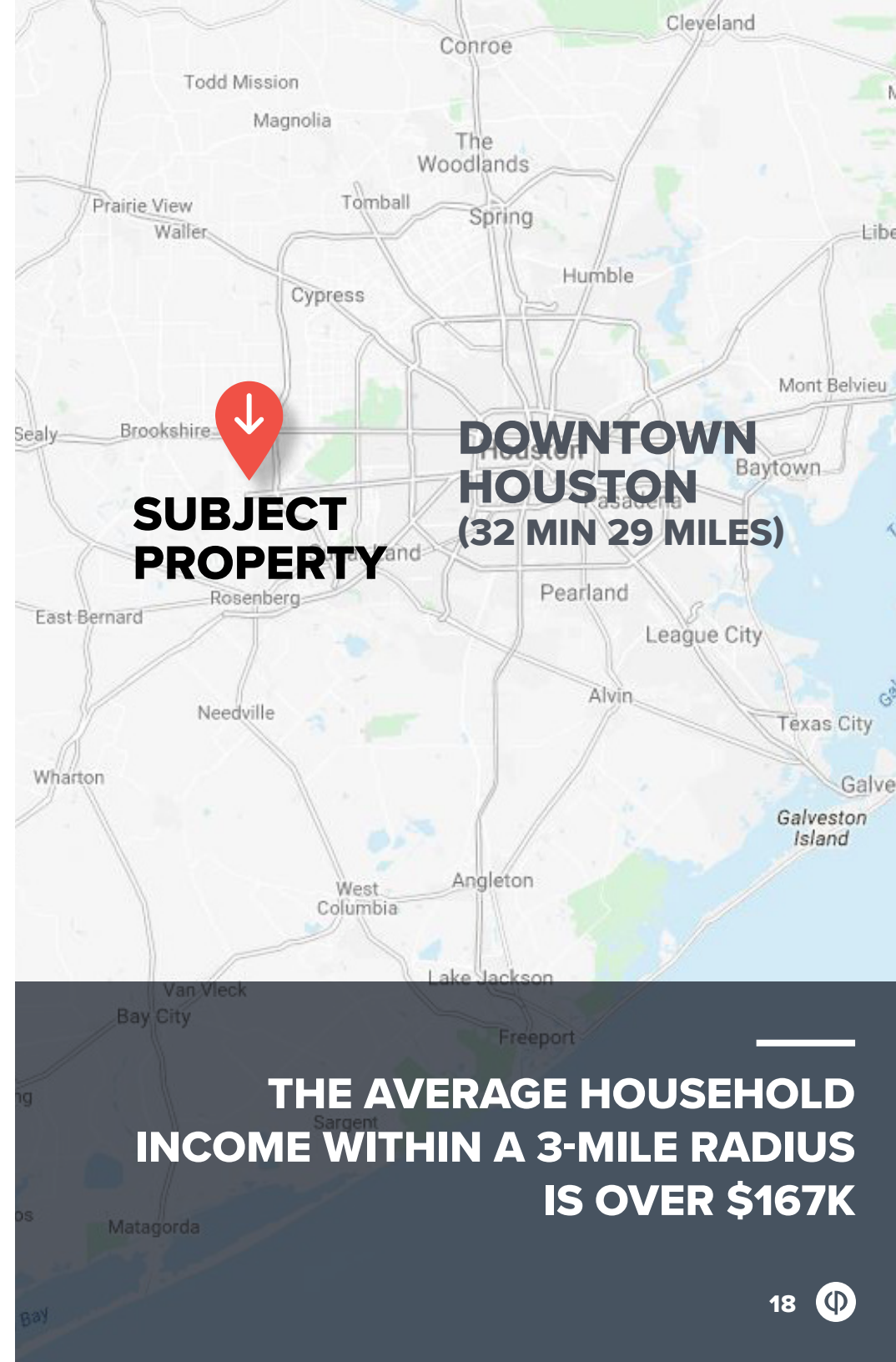
|  | 1-MILE | 3-MILES | 5-MILES |
|--|--------|---------|---------|
| 2010 | 4,158 | 31,804 | 88,765 |
| 2017 | 10,285 | 63,475 | 153,572 |
| 2022 | 13,537 | 82,304 | 194,819 |

2017 HH INCOME

|  | 1-MILE | 3-MILES | 5-MILES |
|--|-----------|-----------|-----------|
| Average | \$171,207 | \$167,216 | \$161,947 |
| Median | \$133,092 | \$132,661 | \$127,322 |

TOP EMPLOYERS

| EMPLOYER | # OF EMPLOYEES |
|---|----------------|
| Walmart | 37,000 |
| Memorial Hermann Health System | 24,108 |
| H-E-B | 23,732 |
| University of Texas MD Anderson Cancer Center | 21,086 |
| McDonald's Corp | 20,918 |



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HOUSTON, TEXAS



HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a census-estimated 2016 population of 2.303 million within a land area of 599.59 square miles. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States. Four distinct state universities are located in Houston. The University of Houston is a nationally recognized Tier One research university, and is the flagship institution of the University of Houston System. The third-largest university in Texas, the University of Houston has nearly 44,000 students on its 667-acre campus in southeast Houston.

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ECONOMY

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Leading in health care sectors and building oilfield equipment, outside New York City, Houston has more Fortune 500 headquarters than any other U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the “Space City”, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research. Houston is forecasted to have as many as 70,000 new jobs in 2018.



**HOUSTON
POPULATION
(ESTIMATED)**

**2.303
MILLION**



We'd love to hear from you.

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CLICK [HERE](#) TO MEET OUR

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ZANDY SMITH

JACK NAVARRA

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