



THE CATCH
EST. 1985
OPENING
MARCH 2021

BIG CITY
Wings
SALAD • BEER • WINGS
OPENING
JULY 2021

SHOPPES AT RICHMOND LAKES

BUILDING 3

TROPHY, NET LEASED NEW CONSTRUCTION RETAIL CENTER IN HIGHLY POPULATED AND AFFLUENT AREA

KATY, TX



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

**AESTHETICALLY PLEASING
MASSIVE ROOF DRAINING
SYSTEM**

**PREMIUM ADA
PARKING SIGNS**

**DROUGHT RESISTANCE HIGH
QUALITY LANDSCAPING**

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

**LED
LIGHTING**

PHOTO TAKEN DURING CONSTRUCTION

“THE CURB APPEAL AND QUALITY OF CONSTRUCTION OF THIS STRIP RETAIL CENTER IS SECOND TO NONE. THE UPGRADES ON THE CONSTRUCTION, DESIGN AND BUILDING MATERIALS ARE OBVIOUS FROM EVERY ANGLE OF THIS MASTERPIECE AND RARE IN TODAY’S COST FOCUSED CONSTRUCTION ENVIRONMENT. NO EXPENSE WAS SPARED IN THE CONSTRUCTION OF THIS CENTER.”

— DAVE LUCAS

Contact the team

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**IN CONJUNCTION WITH
TX LICENSED BROKER:**

Kyle Fox

Fox & Graham Real Estate

(281) 855-1300 X2

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SHOPPES AT RICHMOND LAKES

9115 FM 723, RICHMOND, TX 77406

\$8,563,000

PRICE

6.50%

CAP

NOI:

\$556,620

LEASE TYPE:

NNN

OF TENANTS:

6

OCCUPANCY:

100%

LEASABLE AREA:

17,014 SF

LAND AREA:

2.08 AC

YEAR BUILT:

2018

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

Investment Highlights



THE OFFERING

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 building was constructed using first class building materials with design and aesthetic enhancements. The subject property is leased by a prominent mix of successful regional businesses in diversified economic sectors with alternating prime business hours for good traffic/parking synergy. All tenants are on NNN leases with tenants reimbursing for all operating expense including management.

THE RETAIL MARKET is a densely populated, affluent Houston suburb with average household incomes exceeding \$120,000 within a three-mile radius. The property is surrounded by new, high-end residential, master-planned communities, including Cinco Ranch (15,000 homes), Westheimer Lakes (1,800 homes) and The Talavera (760 homes). (See page 12 for aerial). Other national tenants in immediate proximity to the subject property include HEB Grocery, Lowes, Walgreens, Kroger, Chase Bank, and Bank of America among others. The subject property is strategically located at the intersection of FM 1093 (26,000 VPD) and FM 723 (19,548 VPD). FM 1093 connects Katy with downtown Houston.

HIGHLIGHTS

- **100% occupied triple net, new construction opportunity**
- **All six tenants are on long term leases (82% of tenants initial leases are through 2028)**
- **Over 127,000 residents and average household incomes exceeding \$120,000 within a 3-mile radius**
- **Out-parcel to high volume H-E-B grocery, Texas's premier grocer with over 340 stores throughout the U.S.**
- **Property is located on the south side of Cinco Ranch, a new master planned development with over 15,000 homes**
- **Houston MSA is 4th largest in the United States, and growing**

Site Plan



WESTHEIMER LAKES SHOPS

CANYON FIELDS DRIVE

HERITAGE BLUFF DRIVE

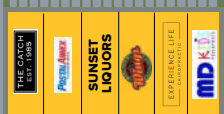
TRINITY WOOD CROSSING

FARM TO MARKET 1093

FARM TO MARKET 723



H-E-B



PROPOSED H-E-B FUEL

26,000 VPD

19,548 VPD

DRIVE-THRU LOCATION

DRIVE-THRU LOCATION

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First Class Construction and Architecture

THE CATCH
EST. 1985

OPENING
MARCH 2021

POSTAL ANNEX
YOUR HOME OFFICE

SUNSET LIQUORS

BIG CITY
Wings
WINGS • BARS • RESTAURANT

OPENING
JULY 2021

EXPERIENCE LIFE
CHIROPRACTIC

MD KIDS
PEDIATRICS



Tenant Overview

THE CATCH EST. 1985

The Catch is a fast casual seafood restaurant with 20 locations across Texas and Oklahoma. At The Catch their menu items are made fresh daily, to each customer's order. We use our own custom recipes to prepare our food throughout the day and night. Seafood is hand-breaded and cooked to order. The gumbo and red beans are slow cooked from scratch. Our customers expect high quality and fresh food with flavor that will blow anyone's mind.

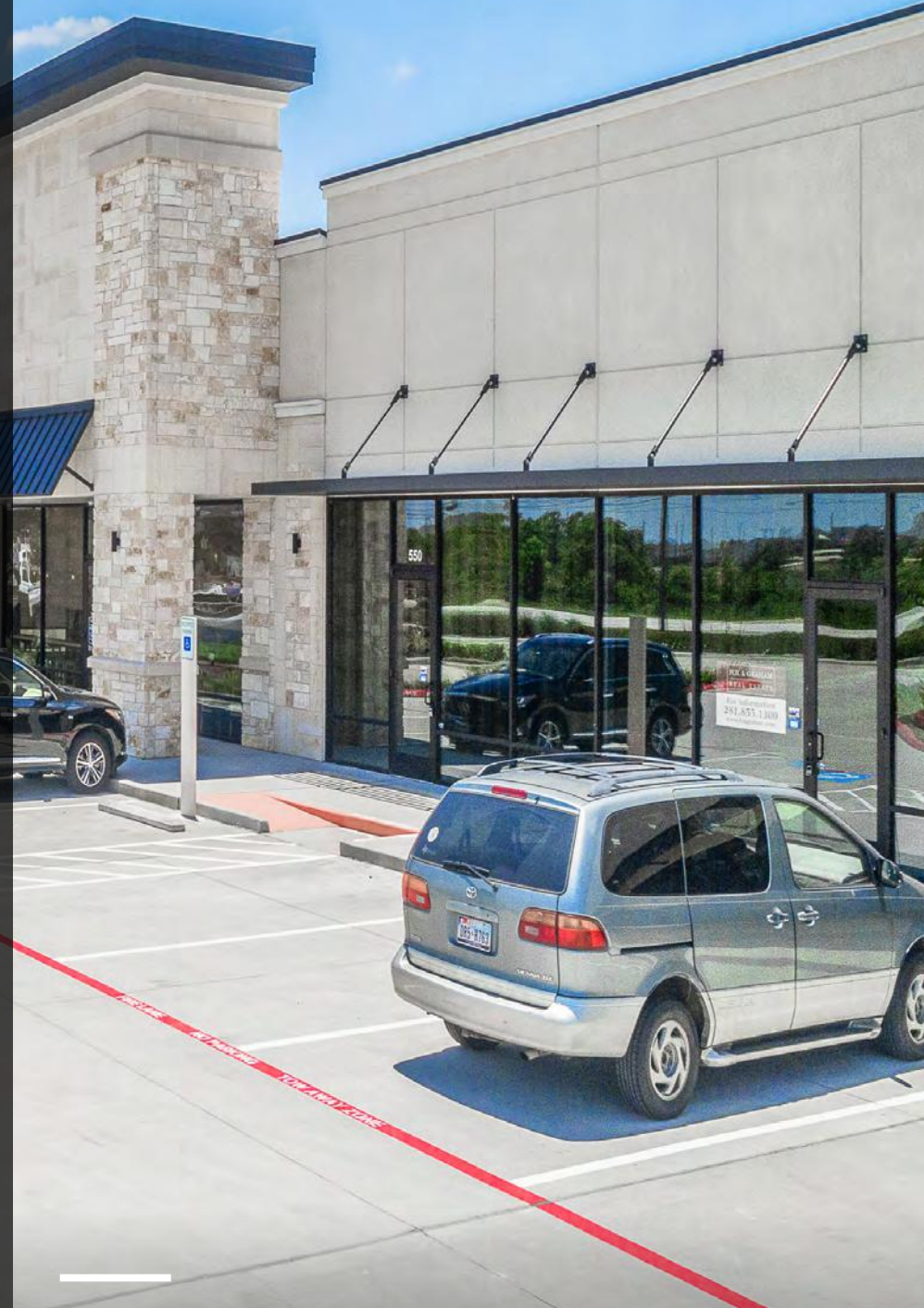


It's a one-of-a-kind Big City Wing Treatment! Houston's official Wing Joint. Daily specials, WINGS, TV's, and more. This will be the 10th location in the Houston area. Big City Wings will have a large patio dining area that is currently under construction.

MD Kids Pediatrics is the new pediatric practice in the Metroplex. With Board Certified pediatricians, in-house labs, modern facilities and a warm practice staff, MD Kids is the best healthcare option for newborns, kids and teens.



In 2014, MD Kids Pediatrics opened its doors to meet the health care needs of families seeking specialized, pediatric health care services for infants, children, and teenagers. They believe their pediatricians offer more than just vaccines, prescriptions, physicals and sick visits. MD Kids has 32 locations in Texas.



Tenant Overview



PostalAnnex
YOUR HOME OFFICE.

PostalAnnex is one of seven brands owned by Annex Brands, Inc. The others are: Pak Mail, AIM Mail Center, Navis Pack & Ship, Handle With Care Packaging Store, Parcel Plus, and Sunshine Pack & Ship. Started in 1985 by Jack and Martha (“Marty”) Lentz as Postal Annex, Inc., Annex Brands has become the nation’s largest multi-carrier shipping franchise with over 820 locations throughout the U.S., Mexico, Canada, and Japan.

PostalAnnex offers a diverse range of core business and communications services for industry and individuals. These include private mailbox rental, notary public service, high-speed copying in black & white and color, office supplies, faxing service, 4-color printing, key duplication, greeting cards, assorted gift items and more, all in a convenient, service-oriented environment.

EXPERIENCE LIFE
CHIROPRACTIC

Experience Life is a family-focused, neurologically-based chiropractic health center operated by Dr. Daryn McCarter, and specializing in prenatal and pediatric chiropractic care.

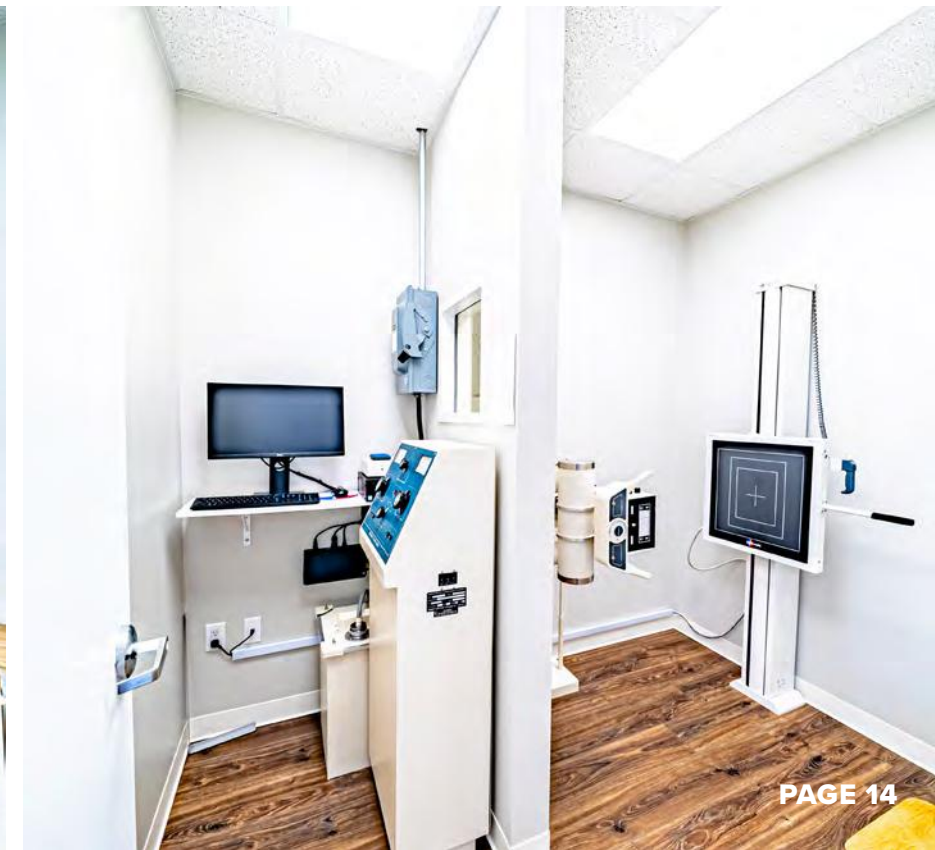
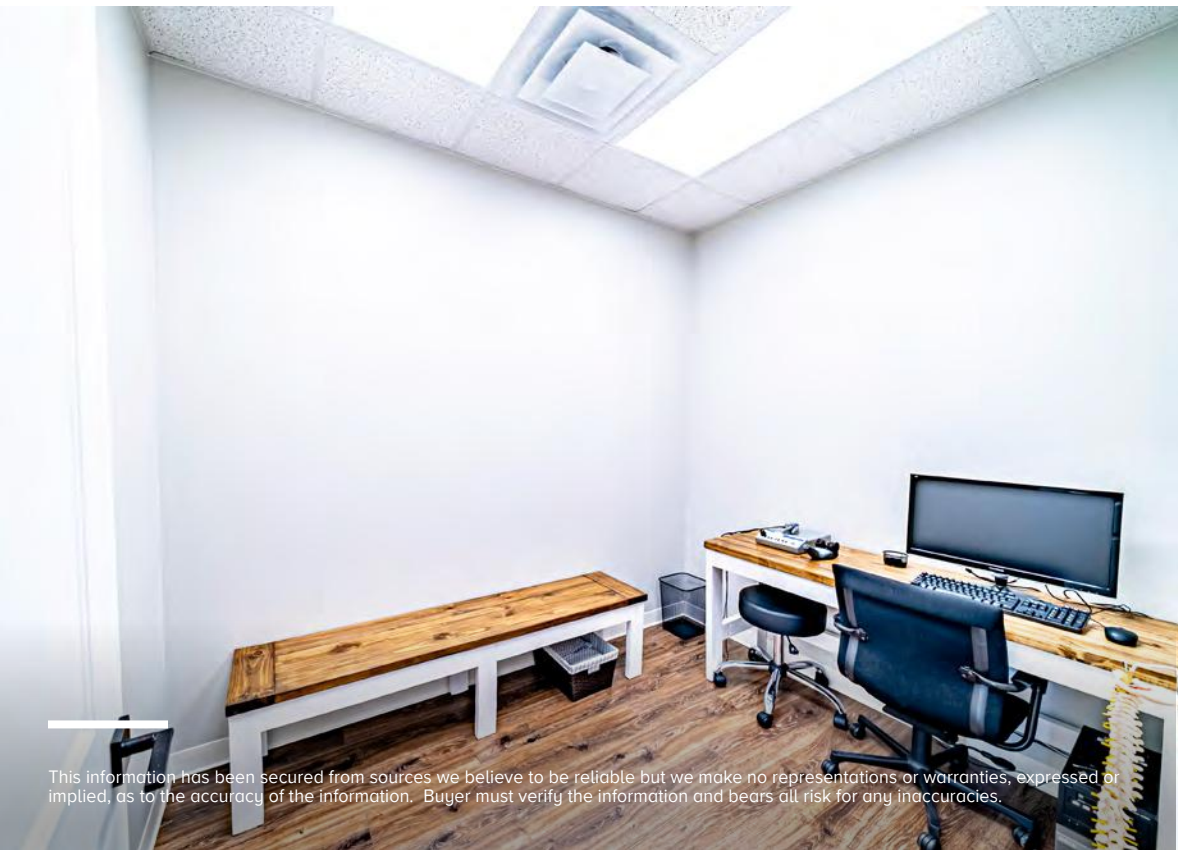
**SUNSET LIQUORS**

Sunset Liquors is an establishment engaged in the retail sale of high-end packaged alcoholic beverages including ale, beer, wine, and liquor for off-premises consumption.

Renderings & Interior Photos



Interior Photos



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Retail Aerial



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

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



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

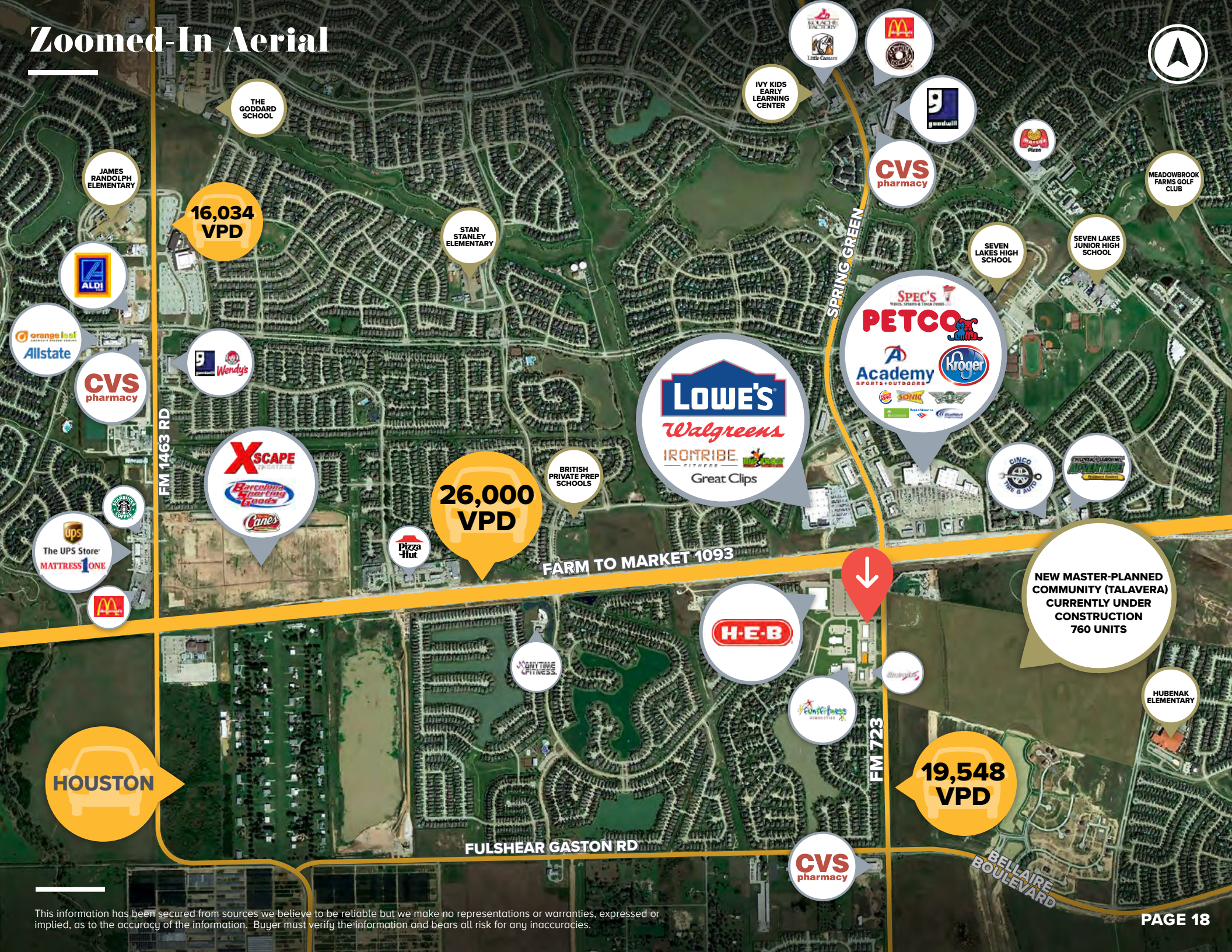


WESTHEIMER LAKES
TOTAL UNITS: 1,301
AV. VALUE: \$435,178

**TALAVERA
UNDER CONSTRUCTION**
TOTAL UNITS: 760

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

Zoomed-In Aerial



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Zoomed-Out Aerial



HOUSTON




26,000 VPD

19,548 VPD


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Demographics

POPULATION

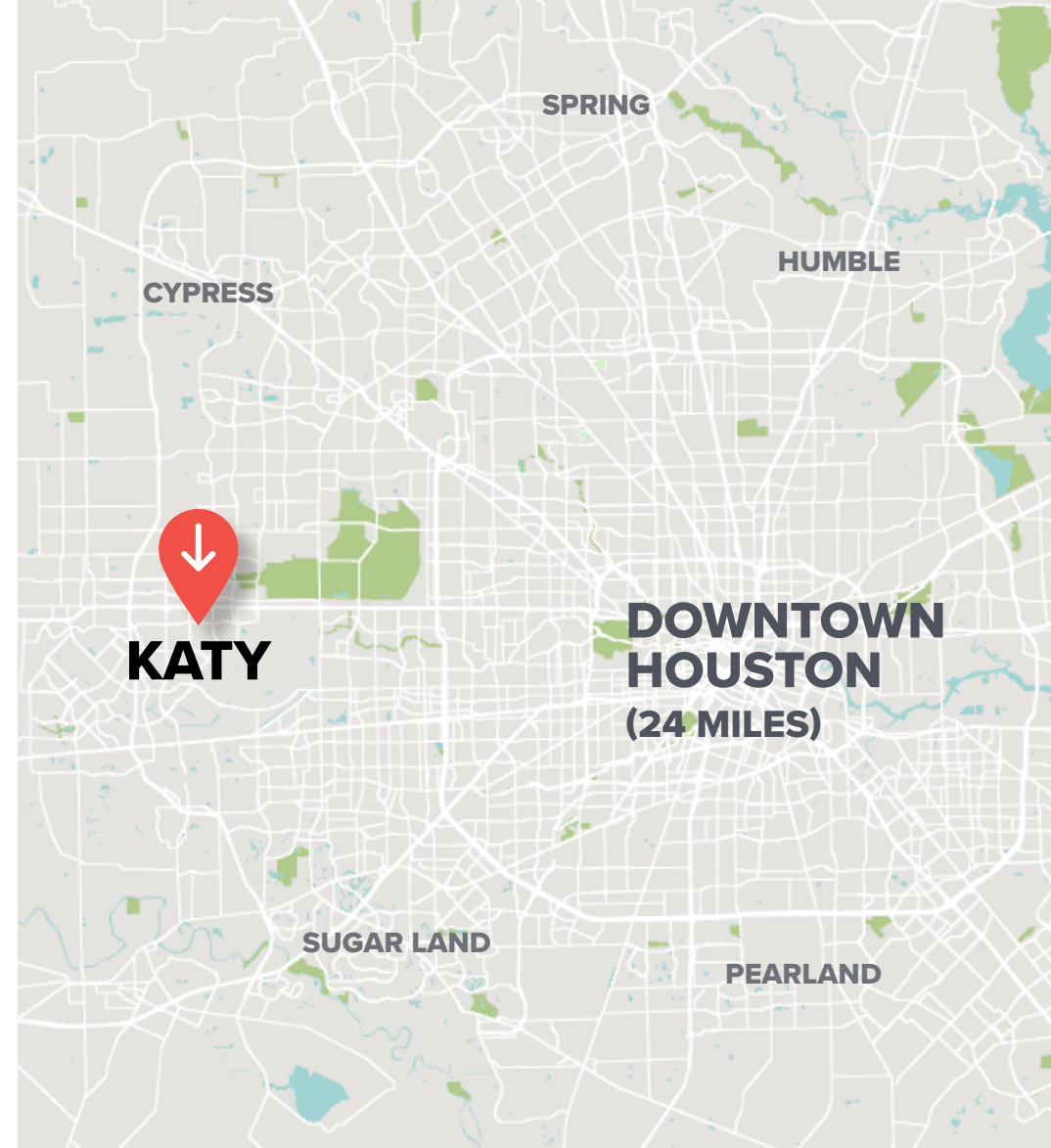
	1-MILE	3-MILES	5-MILES
2010	14,084	104,648	205,216
2019	16,345	127,902	264,599
2024	17,571	141,291	299,418

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$96,076	\$120,129	\$119,716

TOP EMPLOYERS IN HOUSTON MSA

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
University of Texas	21,086
Houston Methodist	20,000



THE AVERAGE HOUSEHOLD INCOME WITHIN A 3-MILE RADIUS IS OVER \$120K

KATY, TEXAS



DOWNTOWN HOUSTON

KATY is an affluent Houston suburb and located 30 miles west of Downtown Houston. Katy is one of the fastest growing cities within the Houston MSA. It offers a top rated school district, a variety of restaurants and activities, and safe neighborhoods. It is well positioned, offering convenient access to major highways, airports, and downtown Houston. Currently under development, the Katy Boardwalk District will be a 200-acre mixed-use project. It will include 650 loft residences, 145,000 SF of commercial space, and 60,000 SF of retail space spread across two shopping centers.

HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the U.S. 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. Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics.

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6.7 MILLION



**HOUSTON MSA
POPULATION
(ESTIMATED)**

Katy, TX - A High-Ranking Place to Live

Education

- **KATY ISD RECOGNIZED AS TOP SCHOOL DISTRICT IN HOUSTON AREA FOR 2020 AND 2017 BY NICHE**
- **19 KATY ISD SCHOOLS RANKED AMONG THE TOP 25 ELEMENTARY SCHOOLS IN HOUSTON METRO BY NICHE IN 2020**

Growth

- **KATY AREA EDC LEADS THE WAY WITH ECONOMIC EXCELLENCE RECOGNITION FROM TEDC**
- **TEXAS NAMED TOP STATE TO START A BUSINESS BY BUSINESS FACILITIES**
- **KATY AREA EDC RECOGNIZED FOR WORKFORCE EXCELLENCE**
- **KATY AREA EDC RECOGNIZED FOR ECONOMIC EXCELLENCE**
- **KATY NAMED FOURTH BEST PLACE TO START A BUSINESS IN TEXAS**
- **TEXAS NAMED TOP PLACE FOR BUSINESS CEOS**
- **HOUSTON AMONG TOP CITIES FOR ENGINEERS**
- **HOUSTON LISTED AS NO.2 FOR GLOBAL TRADING**

Livability

- **KATY RANKED AMONG TOP 10 AFFORDABLE TOWNS WITH BEST HIGH SCHOOLS LIST BY REALTOR.COM**
- **HOUSTON RANKS AS #1 CITY FOR NEW COLLEGE GRADS**
- **CINCO RANCH NAMED SECOND BEST TEXAS SUBURB BY NICHE**
- **KATY NAMED SMARTEST CITY IN TEXAS**
- **HOUSTON TOPS THE LIST FOR COOLEST CITIES TO LIVE**

Houston MSA



HOUSTON is home to two major airports, George Bush International Airport, **one of the country's busiest airports** and international hubs, and William P. Hobby Airport. **The Port of Houston is a 25-mile-long complex of nearly 200 private and public industrial terminals** along the 52-mile-long Houston Ship Channel. The port is consistently ranked 1st in the United States in foreign waterborne tonnage; 1st in U.S. imports; 1st in U.S. export tonnage and 2nd in the U.S. in total tonnage.

The Texas Medical Center, located in Houston, is **the largest medical complex in the world**, serving more than 10 million patients per year.

The city has major profession league teams in almost every sport including: MLB - the Houston Astros, NBA - the Houston Rockets, NFL – the Houston Texans, MLS - the Houston Dynamo, and MLR - the Houston Sabercats.

GENERAL STATS

1ST LARGEST CITY IN TEXAS

5TH LARGEST MSA IN THE U.S.

#7 U.S. NEWS & WORLD REPORT BEST PLACES TO LIVE

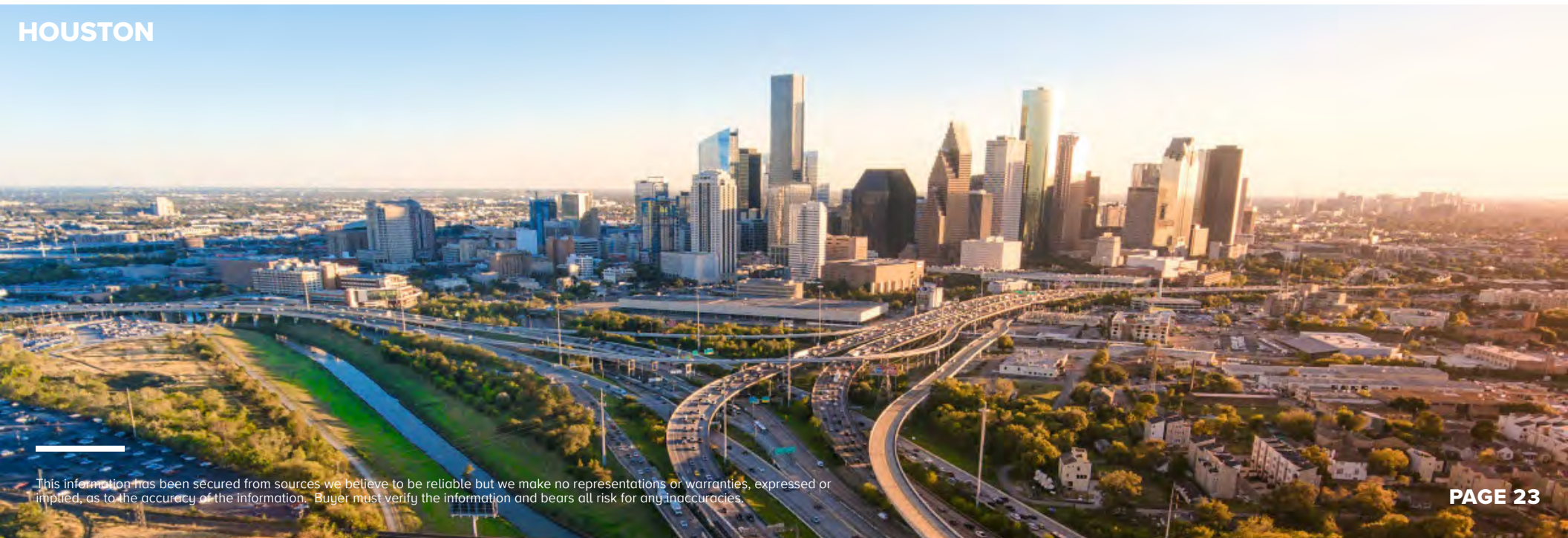
#1 BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY

20 FORTUNE 500 HEADQUARTERS RANKING 4TH AMONG METRO AREAS

3.21 MILLION JOBS IN THE METRO

1ST LARGEST MEDICAL COMPLEX IN THE WORLD

HOUSTON



Contact us.

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Fox & Graham Real Estate

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____