

RETAIL

For Sale



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

Company Overview:

This property is located in the heart of Pasadena Texas. Steady and long term National and Government tenants include: Family Dollar, a nationally recognized retail chain with over 8,000 locations, and the Texas Department of Criminal Justice (TDCJ), a vital state institution. This unique combination creates a dynamic ecosystem of steady foot traffic, economic stability, and long-term growth potential. The property's proximity to these anchors ensures it remains a valuable investment for businesses and investors alike.

Key Metrics:

- Family Dollar Impact: Generates steady foot traffic, boosting nearby businesses.
- TDCJ Stability: Anchors the area with economic reliability and service demand.
- Recession-Proof: Both anchors ensure consistent activity and long-term appeal.

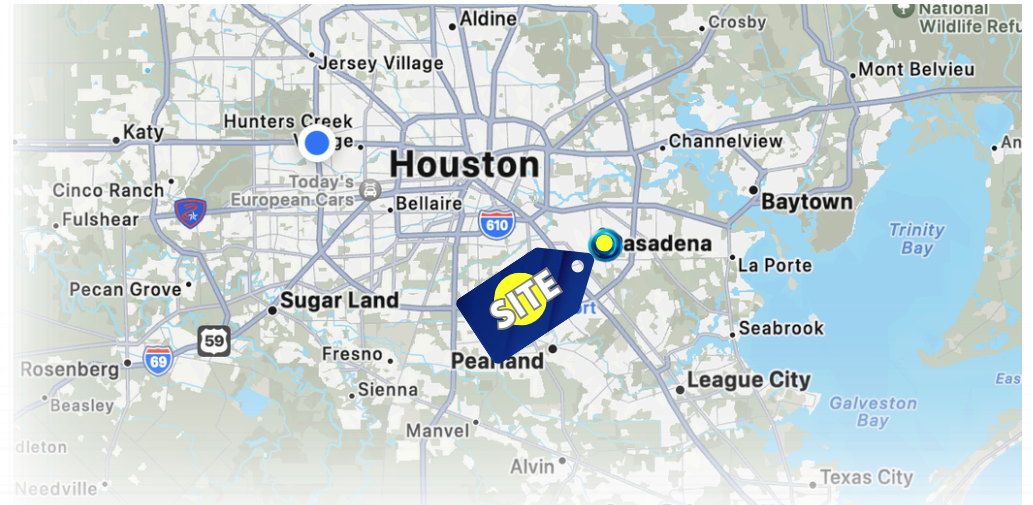


Executive Summary:

Situated in a high-traffic, stable location, this property leverages the combined strengths of Family Dollar and the Texas Department of Criminal Justice to create an exceptional investment opportunity. Family Dollar attracts a broad customer base and steady foot traffic, while TDCJ anchors the community with economic stability and consistent demand for services. Together, these anchors enhance the property's appeal, making it an ideal choice for businesses seeking visibility, reliability, and long-term growth potential.

Key Highlights:

- Long term National & Government.
- Great Exposure.
- Great Traffic.



Location Highlights:

- High Visibility: Positioned for excellent exposure to steady foot and vehicle traffic.
- Prime Foot Traffic: Adjacent to Family Dollar and TDCJ, ensuring consistent activity and customer flow.
- Strategic Location: Benefit from a stable, high-demand area with long-term growth potential.

DEMOGRAPHICS

	1 mile	3 mile
Population	14,110	140,396
Median HH Income	\$48,144	\$55,803
Population Growth '24-'29	📈 1.81%	📈 2.03%

TRAFFIC COUNTS

Preston Road 23,632 VPD
Preston Ave 22,497 VPD



Home Depot

SPANKY'S
HOMEMADE Pizza & BAR

H-E-B

Denny's

AGÜSCALIENTES
Carnicería Taquería

LOWE'S



ROSS®

Denny's

McDonald's

Kroger

WAL*MART
SUPERCENTER



Fiesta

Chick-fil-A

Kroger

MI-TIENDA

PL\$

WHATABURGER

Jason's deli

Air Terminal Museum

Financials:

Rent Roll Overview

Tenant	Unit	Sq. Ft.	% GLA	Commencement	Expiration	Rent Escalations	Monthly Rent (\$)	Annual Rent (\$)	Rent PSF (\$)	CAM Monthly (\$)	CAM Annual (\$)	Security Deposit (\$)	Options to Renew
Vacant	2706B	2,700	14.65%	N/A	N/A	N/A	0.00	0.00	N/A	0.00	0.00	0.00	N/A
TDCJ	2706	6,603	35.82%	2/1/2011	1/31/2031	2/1/11-1/31/21 \$14.96 psf, 2/1/21-1/31/26 \$15.30, 2/1/26-1/31/31 \$15.60	8,418.83	101,025.96	15.30	0.00	0.00	0.00	N/A
Family Dollar	2702	9,129	49.53%	3/1/2020	2/28/2030	N/A	5,896.14	70,753.68	7.75	2,729.47	32,753.64	0.00	6 options of 5 years

Financials:

Expenses and NOI Analysis

Category	Amount (\$)
<ul style="list-style-type: none"> Total Rent Income 1 Year Master Lease For Vacant Space Total CAM (Including Master Lease) 	<ul style="list-style-type: none"> \$ 171,779.64 \$ 48,600.00 \$ 42,419.64
<ul style="list-style-type: none"> Total Gross Income 	<ul style="list-style-type: none"> \$ 262,799.28
<p>Operating Expenses</p> <ul style="list-style-type: none"> Taxes Insurance 	<ul style="list-style-type: none"> \$ 27,639.27 \$ 15,138.18
<ul style="list-style-type: none"> Net Operating Income (NOI) 	<ul style="list-style-type: none"> \$ 220,021.83
<p>Sales Price</p>	<p>\$ 3.1 million</p>
<p>Cap Rate</p>	<p>7.1 %</p>



For more info please contact:

FARID CHATUR
(832) 685-2739

APEXREALTORS.COM
@apexrealtors farid@apexrealtors.com

5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056