



# TIDWELL PLAZA

**WALGREENS SHADOW ANCHORED INVESTMENT OPPORTUNITY**

NWQ Beltway 8 & Tidwell Rd | Houston, TX



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# TIDWELL PLAZA

13525 Tidwell Rd | Houston, TX 77044

## CONFIDENTIAL OFFERING MEMORANDUM

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# TIDWELL PLAZA

13525 Tidwell Rd | Houston, TX 77044

## GLA:

±14,455 SF

## CAP RATE:

6.50%

## PRICE:

\$5,000,000



## OVERVIEW:

### WALGREENS & STARBUCKS SHADOW ANCHORS

The Property is shadow anchored by Walgreens and a newly constructed Starbucks, two major retailers in the trade area.

### CONVENIENT HIGHWAY ACCESS

Tidwell Plaza is located at the northwest quadrant of Beltway 8 and Tidwell Rd with easy access to Beltway 8, one of Houston MSA's major highways with over 77,000 cars per day.

### SIGNALIZED INTERSECTION

The center is positioned at the signalized intersection of Tidwell Rd & Beltway 8 Frontage Rd.

### DIVERSIFIED TENANT MIX

Tidwell Plaza is comprised of an internet-resistant, diversified tenant mix including 9 tenants providing service, food and unique retail offerings to the surrounding area.

### GREAT VISIBILITY & EASY ACCESS

The Property benefits from great exposure to over 18,900 cars per day along Tidwell Rd. Additionally the Property is equipped with an abundance of ingress/egress points as well as cross-access points with the adjacent properties.



**EXECUTIVE  
SUMMARY**

# EXECUTIVE SUMMARY

## INVESTMENT OPPORTUNITY

Tidwell Plaza is a multi-tenant investment opportunity located at the NWQ of Beltway 8 & Tidwell Rd in Houston, Texas. The center is shadow anchored by two market leading retailers, Walgreens and Starbucks. The center is comprised of a diversified internet resistant tenant mix providing service, food and unique retail offerings to the surrounding area. The Property has incredible visibility and access to Beltway 8, one of Houston MSA's major highways carrying over 77,000 cars per day.

## LOCATION

Tidwell Plaza is located at the signalized intersection of Beltway 8 & Tidwell Rd. The Property has frontage along Tidwell Rd and exposure to over 18,900 cars per day along Tidwell Rd. The Property is surrounded by excellent national and regional retailers and restaurants. The center is shadow anchored by Walgreens and a newly constructed Starbucks. Other major area retailers include: Shell, Jack in the Box, Popeyes, Subway, Church's chicken and many others. Tidwell Plaza benefits from an abundance of ingress/egress points as well as multiple cross-access points with the adjacent properties. The center is surrounded by several residential communities including Stonefield Terrace (516 homes), Hidden Meadow (1,809 homes), The Property benefits from excellent demographics in the surrounding area. Within 5 miles the population exceeds 145,800 people and the average household income is more than \$85,000 within 3 miles of the center.

### PROPERTY SNAPSHOT:

<b>BUILDING</b>	<b>14,455 SF</b>
<b>LAND</b>	<b>57,460 SF</b>
<b>PRICE</b>	<b>\$5,000,000</b>
<b>CAP RATE</b>	<b>6.50%</b>



**CONVENIENT ON & OFF ACCESS  
TO BELTWAY 8**



**STRONG POPULATION  
OF 145,000+ (5 MI)**



**EXPOSURE TO 77,000+ CPD  
ALONG BELTWAY 8**



**THE  
PROPERTY**

FOR LEASE  
Anita  
713.328.8954

Marbella  
ICE CREAMERY  
NO  
OPEN

Link  
& Clean

SMOKE

cricket

WOMEN'S TOP

Waters Wear

WFACTS  
Tax & Accounting

CLINICA  
FAMILIAR TIDWELL

DREAM NAIL SPA

LLAME AHORA!  
281-974-1-4838

OPEN

# PROPERTY INFORMATION:

**Address:** 13525 Tidwell Rd  
Houston, TX 77044

**GLA (Land):** 57,460 SF

**GLA (Building):** 14,455 SF

**Year Built:** 2019

**LL Responsibilities:** NNN

**Number of Tenants:** 9 Tenants, 1 Master Lease

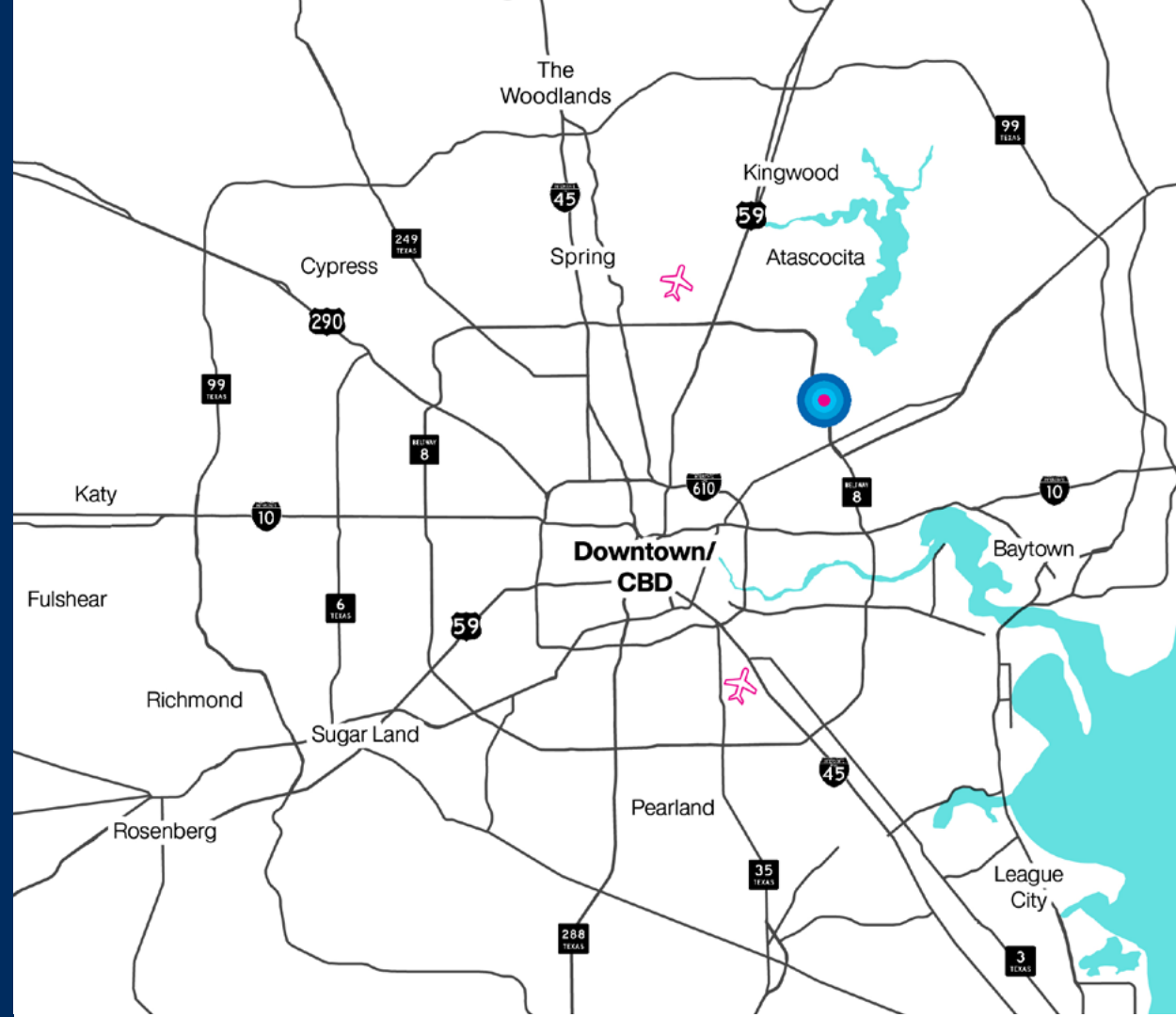
## TRAFFIC COUNTS:

**Beltway 8:** 77,424 cpd

**Tidwell Rd:** 18,939 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	10,670	46,850	145,804
5 Yr Proj. Growth	11,024	48,978	157,244
Daytime Pop.	3,511	18,475	67,126
Total Households	3,120	14,001	45,057
Avg HH Income	\$78,220	\$85,323	\$84,712
Median Home Value	\$173,006	\$170,567	\$180,075





Stonefield Terrace  
516 Homes

Hidden Meadow  
1,809 Homes

C.E. King High School  
2,488 Students

Sunrise Pines  
464 Homes

Sheldon ISD  
Stadium

**SITE**



Tidwell Rd  
18,939 CPD



BELTWAY  
8

77,424 CPD

**SITE**



**NOW OPEN**

**17,688 VPD**



**BELTWAY 8**

**77,424 VPD**



**BELTWAY 8**

**TIDWELL LAKES**

**Sasson Blvd**

**Tidwell Rd**

**Sierra Ranch Dr**

**SIERRA RANCH**



**Crystal Inn**

**Stonefield Liquor**

**Carniceria La Guadalajara**



**Tenaris**



10300 sarens

CE King High School

Sheldon Lake State Park & Environmental Learning

Carroll Elementary



Sheldon Lake

**SITE**



Monahan Elementary



Tidwell Rd

C.E King Middle School

Tenaris



BELTWAY 8 REGIONAL PARK

Tidwell Rd

Brock Park & Golf Course

Beaumont Hwy



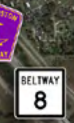
C.E King Pkwy

High Point School East



Ley Rd

Royalwood Elementary



Crosby Fwy

John Raiston Rd

Beaumont Hwy



Lake Houston Pkwy



North Point 90 Logistics Center

Cobb Sixth Grade Campus

Williamson Elementary

Proposed New Forest Town Center

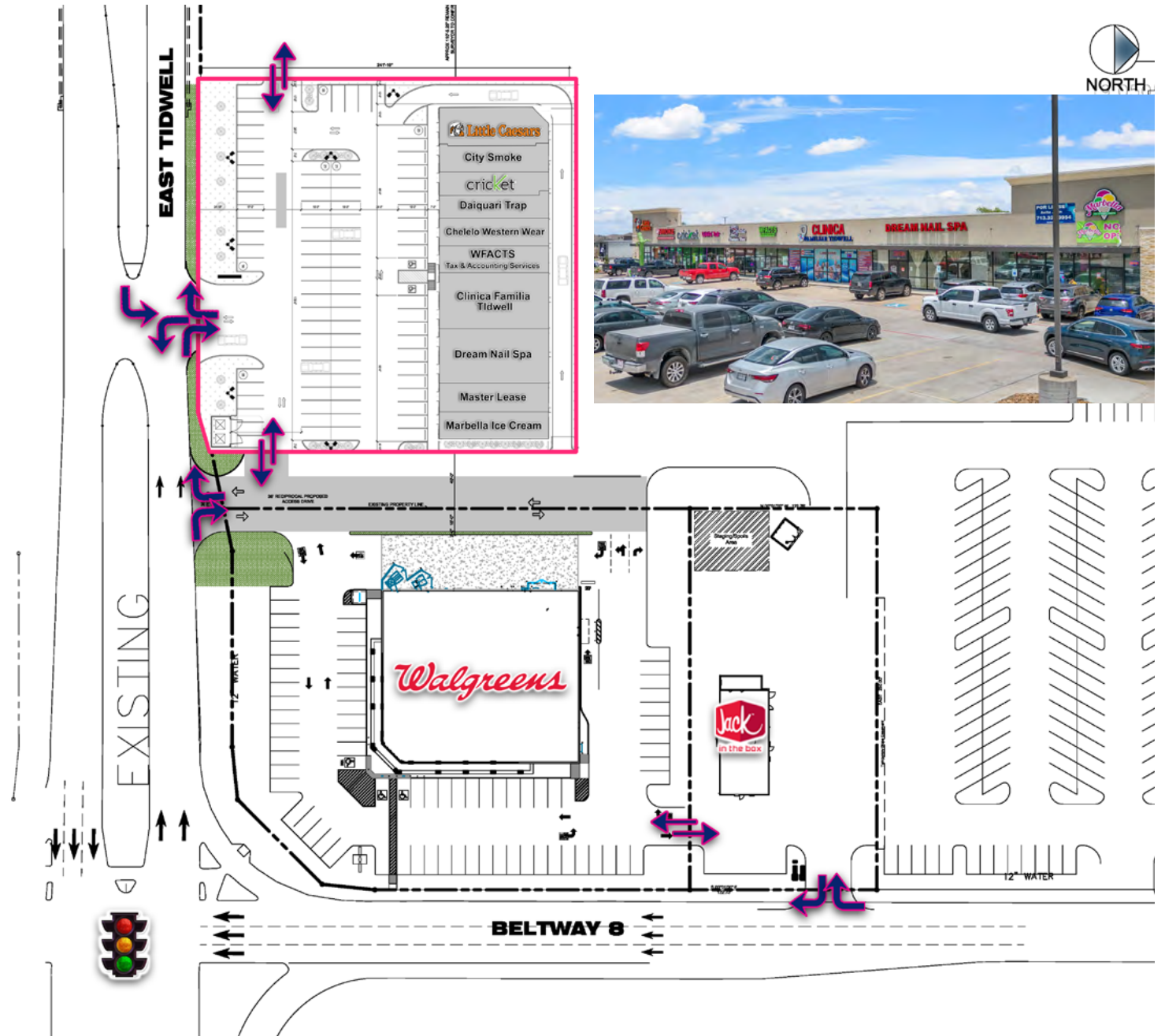
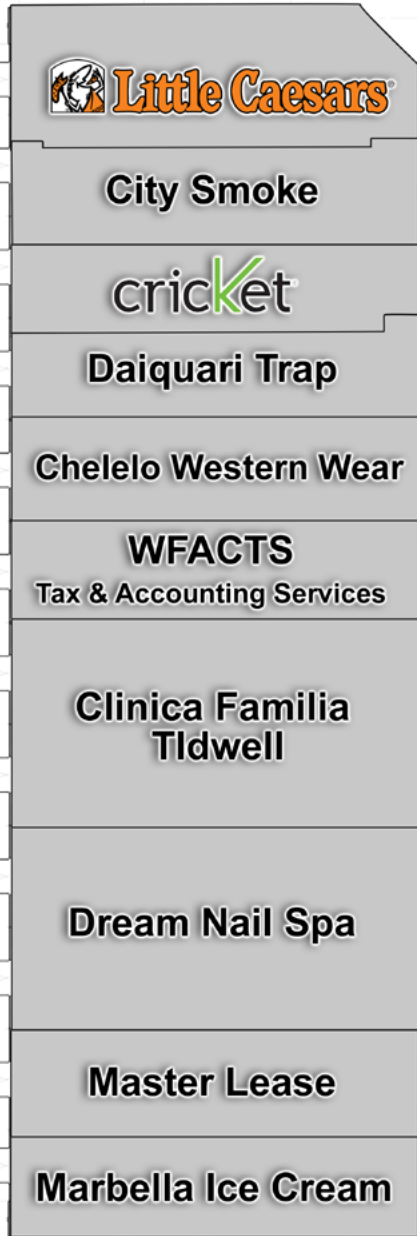


Freightliner

Purple Sage Elementary



# SITE PLAN





**THE  
FINANCIALS**

FOR LEASE  
Anita  
713.328.8954

Marbella  
ICE CREAMERY  
NO  
OPEN

DREAM NAIL SPA

CLINICA  
FAMILIAR TIDWELL

WFACTS  
Tax & Accounting

Waters Wear

cricket

SMOKE

Link  
& Cakes

# PROFORMA RENT ROLL

TENANT	SIZE (SF)	% OCCUPANCY	RENT COMMENCEMENT	LEASE EXPIRATION	BASE RENT (PSF)	NNN (PSF)	MONTHLY		GROSS MONTHLY	GROSS ANNUAL
							BASE RENT	NNN		
Little Caesar	1,600	11%	02/12/20	02/28/25	\$24.00	\$9.03	\$3,200	\$1,204	\$4,404	\$52,853
Cty Smoke	1,155	8%	03/16/23	03/31/28	\$25.75	\$9.03	\$2,478	\$869	\$3,348	\$40,174
Cricket	1,023	7%	08/01/21	07/31/26	\$22.25	\$9.03	\$1,897	\$770	\$2,667	\$32,003
Daiquiri Trap	1,025	7%	05/01/21	01/31/26	\$22.40	\$9.03	\$1,913	\$772	\$2,685	\$32,220
Chelelo Western Wear	1,023	7%	05/01/23	02/29/28	\$28.15	\$9.03	\$2,400	\$770	\$3,170	\$38,041
WFACTS Tax & Accounting	1,212	8%	02/01/21	01/31/26	\$22.89	\$9.03	\$2,312	\$912	\$3,224	\$38,689
Clinica Familiar Tidwell	2,424	17%	08/01/22	07/31/27	\$18.54	\$9.03	\$3,745	\$1,825	\$5,570	\$66,837
Dream Nail Spa	2,424	17%	01/01/22	12/31/26	\$21.22	\$9.03	\$4,286	\$1,825	\$6,111	\$73,329
Marbella Ice Cream	1,250	9%	10/15/22	10/31/27	\$25.75	\$9.03	\$2,682	\$941	\$3,623	\$43,479
Master Lease *	1,319	9%	01/01/24	12/31/24	\$23.00	\$9.03	\$2,528	\$993	\$3,521	\$42,252
<b>TOTAL OCCUPIED</b>	<b>14,455</b>	<b>100%</b>			<b>\$22.78</b>	<b>\$9.03</b>	<b>\$27,442</b>	<b>\$10,881</b>	<b>\$38,323</b>	<b>\$459,877</b>

TENANT	RENTAL BUMP / NOTES	RENEWAL OPTIONS
Little Caesar		One 5 year option at \$26.40, one 5 year option at \$29.04, one 5 year option at \$31.94
Cty Smoke	2/1/25 rent increases to \$26.52 with 3% annual increases	
Cricket	8/1/24 rent increases to \$23.00; 8/1/25 rent increases to \$23.75	
Daiquiri Trap	2/1/25 rent increases to \$23.07	
Chelelo Western Wear	3/1/24 rent increases to \$29.00 with 3% annual increases	
WFACTS Tax & Accounting	12/1/24 rent increases to \$23.35	
Clinica Familiar Tidwell	8/1/24 rent increases to \$19.10; 8/1/25 rent increases to \$19.67 8/1/26 rent increases to \$20.26	
Dream Nail Spa	8/1/24 rent increase to \$21.85; 8/1/25 rent increases to \$22.51	One 5 year option at \$23.19 with 3% annual increases, one 5 year option at \$26.88 with 3% annual increases, one 5 year option at market rate
Marbella Ice Cream	7/1/24 rent increases to \$26.52 with 3% annual increases	
Master Lease *	Assume one year at \$23.00 NNN	

\* Seller to provide credit at closing for any difference between NOI at closing and pro forma NOI.

# FINANCIAL SUMMARY

## OPERATING STATEMENT

INCOME	
Rental Income	\$330,168
Recoveries	\$130,576
<b>TOTAL INCOME</b>	<b>\$460,744</b>
OPERATING EXPENSES	
CAM	\$40,784
Insurance	\$20,202
RE Taxes	\$55,711
Management Fee	\$13,880
<b>TOTAL OPERATING EXPENSES</b>	<b>\$130,577</b>
<b>NET OPERATING INCOME</b>	<b>\$330,167</b>

## PRICE

VALUATION		
Building SF		14,455
Land SF		57,460
Leased SF		14,455
Occupancy		100%
<b>Net Operating Income</b>		<b>\$330,167</b>
Building Price (6.50% Cap Rate)	\$351	\$5,079,492
<b>TOTAL PRICE</b>		<b>\$5,079,492</b>

## ASSUMPTIONS

KEY VALUATION ASSUMPTIONS	
1	Operating statement based on October 2023 YTD actual, annualized
2	Management Fee equals 3.00% of EGR
3	Taxes per HCAD 2023 assessed values at 2023 rates

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Little Caesar			
<b>TENANT:</b>	Little Caesar Enterprises, Inc			
<b>SQUARE FOOTAGE:</b>	1,600			
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A			
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A			
<b>SPECIFIC USE:</b>	Premises shall be used for the retail sale, consumption and delivery of food and beverages including pizza, Italian specialties, pasta, bread products, chicken wings, salads, sandwiches, dessert items, promotional items and any other items sold by tenant at its other stores.			
<b>DOCUMENTATION:</b>	Lease dated January 4, 2019.			
<b>RENT COMMENCEMENT DATE:</b>	February 12, 2020			
<b>LEASE EXPIRATION DATE:</b>	February 28, 2025			
<b>TERM:</b>	5 years			
<b>SECURITY DEPOSIT:</b>	None.			
<b>BASE RENT:</b>	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
	February 12, 2020 - February 28, 2025	\$3,200.00	\$38,400.00	\$24.00
	<b>Remaining Renewal Options</b>			
	Term 1: March 1, 2025 - February 28, 2030	\$3,520.00	\$42,240.00	\$26.40
	Term 2: March 1, 2030 - February 28, 2035	\$3,872.00	\$46,464.00	\$29.04
	Term 2: March 1, 2035 - February 28, 2040	\$4,258.67	\$51,104.00	\$31.94
<b>RENEWAL OPTION(S):</b>	3, 5-year renewal options remaining. Tenant shall provide written notice of at least 180 days prior to the expiration of the term.			
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses. The increase in controllable CAM expenses is capped at 3% per year on a non-cumulative basis.			
<b>INSURANCE PAYMENTS:</b>	None.			
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.			
<b>UTILITIES:</b>	Tenant shall pay all charges for utilities furnished to the premises.			
<b>TENANT MAINTENANCE:</b>	Tenant shall repair the non-structural portions of the premises, chattels or property within the interior of the premises, the storefront glass and utility systems or portions thereof that exclusively serve the leased premises.			



# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall maintain, repair and replace the roof, the foundations, exterior walls, structural interior items, other structural items, all drainage systems and all utility systems.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	N/A
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	Landlord shall not lease any space in the center to another tenant whose principal and primary business is the sale of pizza, pizza-like products, crazy and Italian cheese-bread.
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 20 day upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Cty Smoke
<b>TENANT:</b>	Sohail & Aly, LLC
<b>SQUARE FOOTAGE:</b>	1,155
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used as a retail smoke and vape shop.
<b>DOCUMENTATION:</b>	Lease dated January 13, 2023.
<b>RENT COMMENCEMENT DATE:</b>	March 16, 2023
<b>LEASE EXPIRATION DATE:</b>	March 31, 2028
<b>TERM:</b>	5 years and 2 months
<b>SECURITY DEPOSIT:</b>	\$3,526.38

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	January 16, 2023 - March 15, 2023	\$0.00	\$0.00	\$0.00
	March 16, 2023 - January 31, 2024	\$2,406.25	\$28,875.00	\$25.00
	February 1, 2024 - January 31, 2025	\$2,478.44	\$29,741.28	\$25.75
	February 1, 2025 - January 31, 2026	\$2,552.79	\$30,633.48	\$26.52
	February 1, 2026 - January 31, 2027	\$2,629.37	\$31,552.44	\$27.32
	February 1, 2027 - March 31, 2028	\$2,708.26	\$32,499.12	\$28.14

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) grounds maintenance, including landscaping and irrigation systems, (v) parking areas and walks, (vi) plumbing, drainage, electrical and mechanical systems, (vii) HVAC system replacement, (viii) extermination and pest control and (ix) all other items and systems.

# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the foundation, exterior walls, roof and other structural components.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Syed Ali D. Pasha
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	N/A
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Cricket
<b>TENANT:</b>	Telenor Communications Inc
<b>SQUARE FOOTAGE:</b>	1,023
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used as a national tele-communications retail store branded as Cricket Wireless.
<b>DOCUMENTATION:</b>	Lease dated June 28, 2021.
<b>RENT COMMENCEMENT DATE:</b>	August 1, 2021
<b>LEASE EXPIRATION DATE:</b>	July 31, 2026
<b>TERM:</b>	5 years
<b>SECURITY DEPOSIT:</b>	\$2,024.69

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	August 1, 2021 - January 31, 2022	\$1,662.38	\$19,948.56	\$19.50
	February 1, 2022 - July 31, 2022	\$1,768.94	\$21,227.28	\$20.75
	August 1, 2022 - July 31, 2023	\$1,832.88	\$21,994.56	\$21.50
	August 1, 2023 - July 31, 2024	\$1,896.81	\$22,761.72	\$22.25
	August 1, 2024 - July 31, 2025	\$1,960.75	\$23,529.00	\$23.00
	August 1, 2025 - July 31, 2026	\$2,024.69	\$24,296.28	\$23.75

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for sewer, electric, gas, telephone, internet, cable and other utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) grounds maintenance, including landscaping and irrigation systems, (v) parking areas and walks, (vi) plumbing, drainage, electrical and mechanical systems, (vii) HVAC system replacement, (viii) extermination and pest control and (ix) all other items and systems.

# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the foundation, exterior walls, roof and other structural components.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Mohammad Umair Khalid
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	Landlord shall not lease any space in the center to another tenant whose principal and primary business is the operation of a tele-communications store.
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Daiquiri Trap
<b>TENANT:</b>	Bossy Chickz Establishments, LLC
<b>SQUARE FOOTAGE:</b>	1,025
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used for the sale of Daiquiris.
<b>DOCUMENTATION:</b>	Lease dated October 27, 2020.
<b>RENT COMMENCEMENT DATE:</b>	May 1, 2021
<b>LEASE EXPIRATION DATE:</b>	January 31, 2026
<b>TERM:</b>	5 years
<b>SECURITY DEPOSIT:</b>	\$2,391.67

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	February 1, 2021 - April 30, 2021	\$0.00	\$0.00	\$0.00
	May 1, 2021 - January 31, 2022	\$1,751.04	\$21,012.48	\$20.50
	February 1, 2022 - January 31, 2023	\$1,803.57	\$21,642.84	\$21.11
	February 1, 2023 - January 31, 2024	\$1,857.68	\$22,292.16	\$21.75
	February 1, 2024 - January 31, 2025	\$1,913.41	\$22,960.92	\$22.40
	February 1, 2025 - January 31, 2026	\$1,970.81	\$23,649.72	\$23.07

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for utilities furnished to the premises.

**TENANT MAINTENANCE:** Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) grounds maintenance, including landscaping and irrigation systems, (v) parking areas and walks, (vi) plumbing, drainage, electrical and mechanical systems, (vii) HVAC system replacement, (viii) extermination and pest control and (ix) all other items and systems.

# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the foundation, exterior walls, roof and other structural components.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Keion Bogany and Freda Vaughn
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	Landlord shall not lease any space in the center to another tenant whose principal and primary business is the sale of Daiquiris.
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Chelelo Western Wear
<b>TENANT:</b>	Diana Medina
<b>SQUARE FOOTAGE:</b>	1,023
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used as a retail shoe store.
<b>DOCUMENTATION:</b>	Lease dated November 22, 2022.
<b>RENT COMMENCEMENT DATE:</b>	May 21, 2023
<b>LEASE EXPIRATION DATE:</b>	February 29, 2028
<b>TERM:</b>	5 years
<b>SECURITY DEPOSIT:</b>	\$3,503.22

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	February 20, 2023 - May 20, 2023	\$0.00	\$0.00	\$0.00
	May 21, 2023 - February 29, 2024	\$2,400.00	\$28,800.00	\$28.15
	March 1, 2024 - February 28, 2025	\$2,472.00	\$29,664.00	\$29.00
	March 1, 2025 - February 28, 2026	\$2,546.16	\$30,553.92	\$29.87
	March 1, 2026 - February 28, 2027	\$2,622.54	\$31,470.48	\$30.76
	March 1, 2027 - February 29, 2028	\$2,701.22	\$32,414.64	\$31.69

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) grounds maintenance, including landscaping and irrigation systems, (v) parking areas and walks, (vi) plumbing, drainage, electrical and mechanical systems, (vii) HVAC system replacement, (viii) extermination and pest control and (ix) all other items and systems.



# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the foundation, exterior walls, roof and other structural components.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Diana Medina
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	N/A
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	WFACTS Tax & Accounting Services
<b>TENANT:</b>	WFACTS Tax & Accounting Services, LLC
<b>SQUARE FOOTAGE:</b>	1,212
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used for providing Tax & Accounting services.
<b>DOCUMENTATION:</b>	Lease dated November 17, 2020.
<b>RENT COMMENCEMENT DATE:</b>	February 1, 2021
<b>LEASE EXPIRATION DATE:</b>	January 31, 2026
<b>TERM:</b>	5 years and 2 months
<b>SECURITY DEPOSIT:</b>	\$3,115.50

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	December 1, 2020 - January 31, 2021	\$0.00	\$0.00	\$0.00
	February 1, 2021 - November 30, 2021	\$2,121.00	\$25,452.00	\$21.00
	December 1, 2021 - November 30, 2022	\$2,222.00	\$26,664.00	\$22.00
	December 1, 2022 - November 30, 2023	\$2,266.44	\$27,197.28	\$22.44
	December 1, 2023 - November 30, 2024	\$2,311.77	\$27,741.24	\$22.89
	December 1, 2024 - January 31, 2026	\$2,358.00	\$28,296.00	\$23.35

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) grounds maintenance, including landscaping and irrigation systems, (v) parking areas and walks, (vi) plumbing, drainage, electrical and mechanical systems, (vii) HVAC system replacement, (viii) extermination and pest control and (ix) all other items and systems.

# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the foundation, exterior walls, roof and other structural components.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Sonya Patterson
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	Landlord shall not lease any space in the center to another tenant whose principal and primary business is providing Tax & Accounting services.
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Clinica Familiar Tidwell			
<b>TENANT:</b>	Sisters E&J Company LLC			
<b>SQUARE FOOTAGE:</b>	2,424			
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A			
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A			
<b>SPECIFIC USE:</b>	Premises shall be used to operate a Family Clinic.			
<b>DOCUMENTATION:</b>	Lease dated March 1, 2022.			
<b>RENT COMMENCEMENT DATE:</b>	August 1, 2022			
<b>LEASE EXPIRATION DATE:</b>	July 31, 2027			
<b>TERM:</b>	5 years			
<b>SECURITY DEPOSIT:</b>	\$5,708.35			
<b>BASE RENT:</b>	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
	August 1, 2022 - July 31, 2023	\$3,636.00	\$43,632.00	\$18.00
	August 1, 2023 - July 31, 2024	\$3,745.00	\$44,940.00	\$18.54
	August 1, 2024 - July 31, 2025	\$3,857.43	\$46,289.16	\$19.10
	August 1, 2025 - July 31, 2026	\$3,973.16	\$47,677.92	\$19.67
	August 1, 2026 - July 31, 2027	\$4,092.35	\$49,108.20	\$20.26
<b>RENEWAL OPTION(S):</b>	None.			
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses including a management fee not exceeding 8% of all rents received by landlord from the center.			
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.			
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.			
<b>UTILITIES:</b>	Tenant shall pay all charges for water, electricity, sewage, gas, telephone, cleaning, maintenance, waste removal, janitorial services and other utilities furnished to the premises.			
<b>TENANT MAINTENANCE:</b>	Tenant shall repair and replace as necessary all equipment and systems serving the premises exclusively including but not limited to all fixtures, furnishings, lighting, signs of tenant, HVAC, plumbing, electrical installations, ceilings, sprinklers, inside walls, carpeting and floor surfaces.			

# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall maintain in good condition the structural parts of the building including the foundations, load bearing walls and exterior walls, parking lot and roof.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Edith Hipolito & Judith Hipolito
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	N/A
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate upon not less than 7 days' prior written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Dream Nail Spa
<b>TENANT:</b>	Tran Ly and Ivan Pham
<b>SQUARE FOOTAGE:</b>	2,424
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used for the operation of a nail salon.
<b>DOCUMENTATION:</b>	Lease dated July 29, 2021.
<b>RENT COMMENCEMENT DATE:</b>	January 1, 2022
<b>LEASE EXPIRATION DATE:</b>	December 31, 2026
<b>TERM:</b>	5 years and 5 months
<b>SECURITY DEPOSIT:</b>	\$6,264.06

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
	August 1, 2021 - December 31, 2021	\$0.00	\$0.00	\$0.00
	January 1, 2022 - July 31, 2022	\$4,040.00	\$48,480.00	\$20.00
	August 1, 2022 - July 31, 2023	\$4,161.20	\$49,934.40	\$20.60
	August 1, 2023 - July 31, 2024	\$4,286.04	\$51,432.48	\$21.22
	August 1, 2024 - July 31, 2025	\$4,414.62	\$52,975.44	\$21.85
	August 1, 2025 - December 31, 2026	\$4,547.06	\$54,564.72	\$22.51
	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	Term 1: January 1, 2027 - December 31, 2027	\$4,683.47	\$56,201.66	\$23.19
	Term 1: January 1, 2028 - December 31, 2028	\$4,823.98	\$57,887.71	\$23.88
	Term 1: January 1, 2029 - December 31, 2029	\$4,968.70	\$59,624.34	\$24.60
	Term 1: January 1, 2030 - December 31, 2030	\$5,117.76	\$61,413.07	\$25.34
	Term 1: January 1, 2031 - December 31, 2031	\$5,271.29	\$63,255.47	\$26.10
	Term 2: January 1, 2032 - December 31, 2032	\$5,429.43	\$65,153.13	\$26.88
	Term 2: January 1, 2033 - December 31, 2033	\$5,592.31	\$67,107.72	\$27.68
	Term 2: January 1, 2034 - December 31, 2034	\$5,760.08	\$69,120.95	\$28.52
	Term 2: January 1, 2035 - December 31, 2035	\$5,932.88	\$71,194.58	\$29.37
	Term 2: January 1, 2036 - December 31, 2036	\$6,110.87	\$73,330.42	\$30.25
	Term 3: January 1, 2037 - December 31, 2042		TBD - Market Rate	

<b>RENEWAL OPTION(S):</b>	3, 5-year renewal options remaining.
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# LEASE ABSTRACT

<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for sewer, electric, gas, telephone, internet, cable and other utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) plumbing, drainage, electrical and mechanical systems, (v) HVAC system replacement, (vi) extermination and pest control and (vii) all other items and systems.
<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the (i) foundation, exterior walls, roof and other structural components, (ii) grounds maintenance, including landscaping and irrigation systems and (iii) parking areas and walks.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Tran Ly and Ivan Pham
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	Landlord shall not lease any space in the center to another tenant whose principal and primary business is the operation of a nail salon.
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A

# LEASE ABSTRACT

<b>TENANT DBA:</b>	Marbella Ice Cream & More
<b>TENANT:</b>	Marbella Ice Cream & More, LLC
<b>SQUARE FOOTAGE:</b>	1,250
<b>ORIGINAL SQUARE FOOTAGE:</b>	N/A
<b>ADDITIONAL SQUARE FOOTAGE:</b>	N/A
<b>SPECIFIC USE:</b>	Premises shall be used for the operation of a refresqueria.
<b>DOCUMENTATION:</b>	Lease dated June 15, 2022.
<b>RENT COMMENCEMENT DATE:</b>	October 15, 2022
<b>LEASE EXPIRATION DATE:</b>	October 31, 2027
<b>TERM:</b>	5 years and 4 months
<b>SECURITY DEPOSIT:</b>	\$3,764.35

	<b>Period</b>	<b>Per Month</b>	<b>Annual</b>	<b>PSF</b>
<b>BASE RENT:</b>	June 15, 2022 - October 14, 2022	\$0.00	\$0.00	\$0.00
	October 15, 2022 - June 30, 2023	\$2,604.17	\$31,250.04	\$25.00
	July 1, 2023 - June 30, 2024	\$2,682.29	\$32,187.48	\$25.75
	July 1, 2024 - June 30, 2025	\$2,762.76	\$33,153.12	\$26.52
	July 1, 2025 - June 30, 2026	\$2,845.64	\$34,147.68	\$27.32
	July 1, 2026 - October 31, 2027	\$2,931.01	\$35,172.12	\$28.14

<b>RENEWAL OPTION(S):</b>	None.
<b>CAM PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of CAM expenses.
<b>INSURANCE PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Insurance expenses.
<b>RE TAX PAYMENTS:</b>	Tenant shall reimburse Landlord its pro rata share of Real Estate Tax expenses.
<b>UTILITIES:</b>	Tenant shall pay all charges for sewer, electric, gas, telephone, internet, cable and other utilities furnished to the premises.
<b>TENANT MAINTENANCE:</b>	Tenant shall be responsible for the repair and maintenance of the (i) glass and windows, (ii) fire protection equipment and sprinkler systems, (iii) exterior, overhead and interior doors, including closure devices, molding, locks and hardware, (iv) plumbing, drainage, electrical and mechanical systems, (v) HVAC system replacement, (vi) extermination and pest control and (vii) all other items and systems.



# LEASE ABSTRACT

<b>LANDLORD MAINTENANCE:</b>	Landlord shall be responsible for the repair and maintenance of the (i) foundation, exterior walls, roof and other structural components, (ii) grounds maintenance, including landscaping and irrigation systems and (iii) parking areas and walks.
<b>PERCENTAGE RENT:</b>	N/A
<b>BREAKPOINT:</b>	N/A
<b>GUARANTOR:</b>	Miriam Cantu
<b>ASSIGNEE:</b>	N/A
<b>CO-TENANCY/TERMINATION:</b>	N/A
<b>EXCLUSIVES / RESTRICTIONS:</b>	N/A
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall provide an estoppel certificate within 10 days upon written request by the Landlord.
<b>ADDITIONAL INFORMATION:</b>	N/A



**THE  
MARKET**

Link  
& Clean

SMOKE

cricket

WOMEN'S TOP

Waters Wear

WFACTS  
Tax & Accounting

CLINICA  
FAMILIAR TIDWELL

DREAM NAIL SPA

FOR LEASE  
Anita  
713.328.8954

Marbella  
ICE CREAMERY  
NO  
OPEN

# TEXAS OVERVIEW

## MAJOR METROS:

### HOUSTON:

#2 Top U.S. Metros for Job Growth  
#2 Metros with Most Corporate Headquarters



### DALLAS:

#1 Fastest Growing MSA  
#5 Best Performing Cities in U.S.



### FORT WORTH:

Top 20 Large U.S. Cities to Start a Business



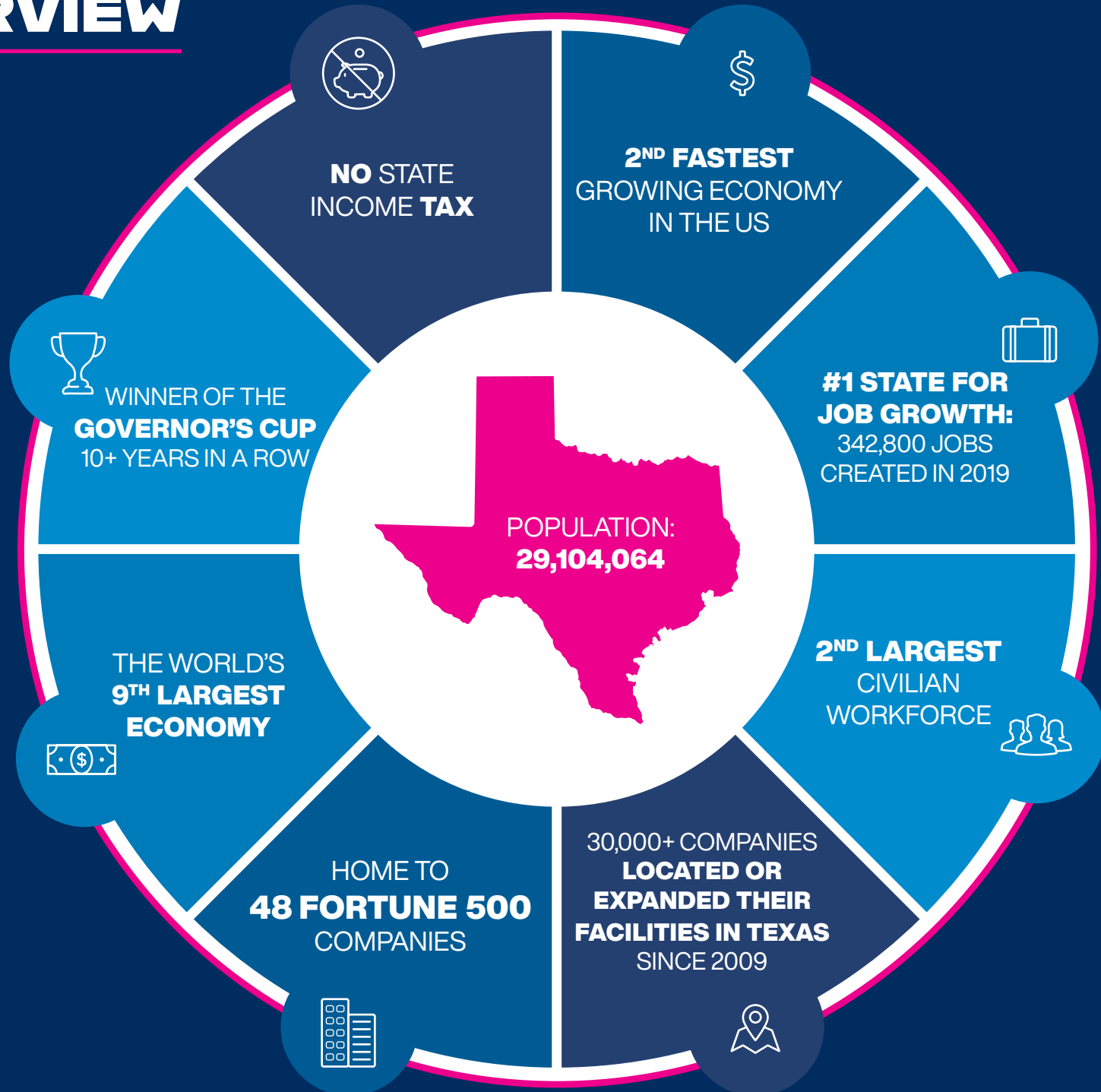
### AUSTIN:

#1 Best Place to Start a business in U.S.  
#3 Best Performing Cities in U.S.



### SAN ANTONIO:

#1 Best City for Veterans



# HOUSTON OVERVIEW



## ENERGY CAPITAL OF THE WORLD

HOME TO 44 OF THE  
LARGEST PUBLICLY TRADED  
OIL & GAS FIRMS



## LARGEST MEDICAL CENTER TEXAS MEDICAL CENTER

2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON



## PORT OF HOUSTON

GENERATES \$5.6 BILLION  
IN STATE & LOCAL REVENUE

2<sup>ND</sup> LARGEST PORT IN THE  
U.S. & THE LARGEST PORT  
ON THE GULF

### LARGEST EMPLOYERS:

Memorial Hermann | 24,108 Employees  
MD Anderson Cancer Center | 21,086 Employees  
Houston Methodist | 20,000 Employees  
United Airlines | 14,941 Employees  
Schlumberger | 12,069 Employees  
Shell Oil Company | 11,507 Employees  
ExxonMobile | 11,000 Employees  
Texas Children's Hospital | 10,992 Employees  
HCA | 10,830 Employees

**#2 MOST AFFORDABLE**  
CITY TO LIVE IN WITH A COST OF  
LIVING AT 26% BELOW AVERAGE

**24 FORTUNE 500  
COMPANIES**  
BASED IN HOUSTON

MOST DIVERSE CITY  
**1 IN 4 HOUSTONIANS**  
ARE FOREIGN BORN

## RETAIL MARKET

**OVER \$126 BILLION**  
GROSS ANNUAL RETAIL SALES

**94.5%**  
OCCUPANCY RATE

**4.55 MM**  
12 MO. NET ABSORPTION

**3.35 MILLION SF**  
UNDER CONSTRUCTION

**398 MILLION SF**  
TOTAL INVENTORY

**4<sup>TH</sup>  
LARGEST CITY**  
IN THE U.S.

POPULATION:  
**7,100,000+**

**\$512  
BILLION**  
REGIONAL GDP

**TOP 10**  
CITIES FOR  
**JOB GROWTH**

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION SUMMARY</b>			
2023 TOTAL POPULATION	10,670	46,850	145,804
2023 TOTAL DAYTIME POPULATION	3,511	18,475	67,126
2023-2028 POPULATION: ANNUAL GROWTH RATE	0.7%	0.9%	1.6%
2028 TOTAL POPULATION	11,024	48,978	157,244
2023 FEMALE POPULATION	5,415	23,829	73,745
2023 MALE POPULATION	5,255	23,021	72,059
2023 MEDIAN AGE	29.2	29.6	31.0
<b>BUSINESS SUMMARY</b>			
2023 TOTAL EMPLOYEES	950	6,726	29,080
2023 TOTAL BUSINESSES	165	984	3,601
2023 WHITE COLLAR EMPLOYEES	2,769	10,244	31,981
<b>HOUSEHOLD INCOME SUMMARY</b>			
2023 AVERAGE HOUSEHOLD INCOME	\$78,220	\$85,323	\$84,712
2023 MEDIAN HOUSEHOLD INCOME	\$69,562	\$66,159	\$64,353
2023 PER CAPITA INCOME	\$22,875	\$25,531	\$26,243
<b>HOUSEHOLD SUMMARY</b>			
2023 TOTAL HOUSING UNITS	3,279	14,961	49,061
2023 OWNER OCCUPIED HOUSING UNITS	74.9%	61.1%	63.7%
2023 RENTER OCCUPIED HOUSING UNITS	25.1%	38.9%	36.3%
<b>RACE &amp; ETHNICITY</b>			
TOTAL	10,670	46,850	145,804
WHITE ALONE	20.7%	22.9%	24.2%
BLACK ALONE	33.5%	28.9%	28.6%
AMERICAN INDIAN ALONE	1.2%	1.3%	1.2%
ASIAN ALONE	1.8%	2.2%	2.3%
PACIFIC ISLANDER ALONE	0.0%	0.0%	0.0%
SOME OTHER RACE ALONE	25.3%	26.5%	23.9%
TWO OR MORE RACES	17.4%	18.1%	19.7%
HISPANIC ORIGIN	58.0%	62.2%	62.3%

## **DISCLAIMER**

Blue Ox Brokerage, LLC exclusively presents the listing of Tidwell Plaza located at 13525 Tidwell Rd in Houston, TX (the “Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Blue Ox Brokerage, LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Blue Ox Brokerage, LLC or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Blue Ox Brokerage, LLC’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Blue Ox Brokerage, LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



# TIDWELL PLAZA

NWQ Beltway 8 & Tidwell Rd | Houston, TX

**CONFIDENTIAL  
OFFERING  
MEMORANDUM**

As of: November 8, 2023

**Josh Jacobs** | 713.230.8882  
jj@theblueoxgroup.com

**Anita Amin** | 713.324.8954  
aa@theblueoxgroup.com



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