

AspenDental

&

McALISTER'S  
• DELI •

## ASPEN DENTAL & McALISTER'S DELI NET LEASE INVESTMENT OPPORTUNITY

2 TENANTS | NEW CONSTRUCTION | NATIONAL CREDIT | 10 YEAR LEASES



1300 EAST HIGHWAY 6 ALVIN, TX 77511 (HOUSTON MSA)

# The Offering

TENANT	SIZE (SF) LEASED	% GLA
Aspen Dental	3,500	54.0%
McCalister's Deli	2,987	46.0%
Total Leased	6,487	100.0%
Total Available	0	0.0%
Total GLA	6,487	100.0%



## INVESTMENT SUMMARY

Address	1300 East Highway 6 Alvin, TX 77511
Price	\$4,200,000
Size (SF)	6,487
Occupancy	100%
Year Built	1999 / 2023
Land Area	1.27 Acres
Parking	74 Spaces



## INVESTMENT HIGHLIGHTS



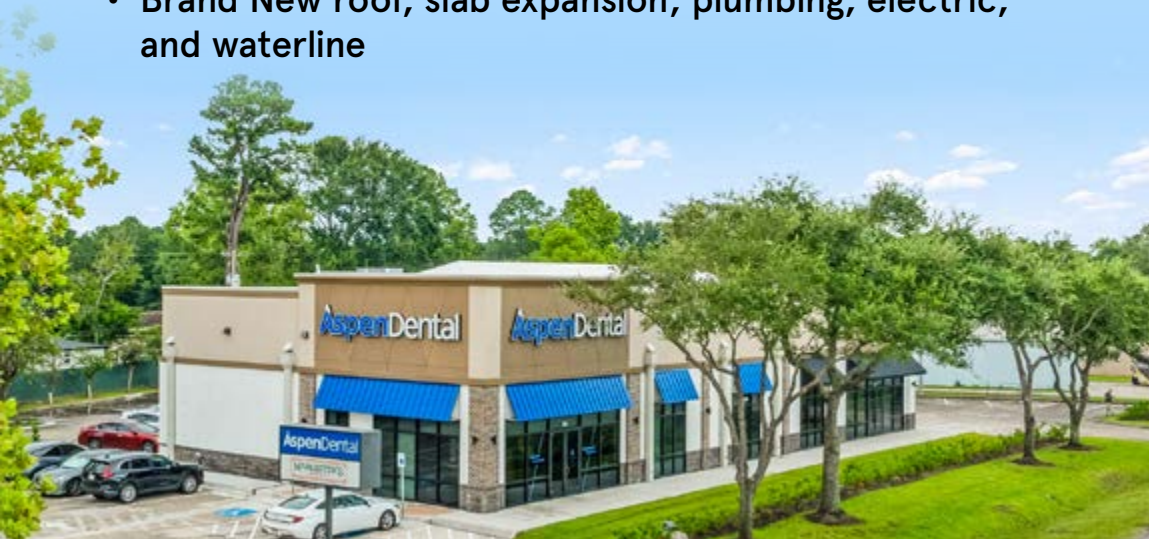
### TRUE HANDS-OFF INVESTMENT OPPORTUNITY

- Minimal management required for small 2-tenant center
- Long term quality credit leases eliminate future leasing responsibilities
- New construction and major site upgrades limit any future Landlord capital expenditures
- All operating expenses passed through to tenants



### BRAND NEW, CLASS A RETAIL CENTER

- Complete redevelopment in 2023 ensuring zero deferred maintenance
- Building demo'd down to the steel frame and reinforced
- Brand New roof, slab expansion, plumbing, electric, and waterline



### QUALITY CREDIT TENANCY ON NEW LONG-TERM LEASES

**AspenDental**

- 10 Year Lease Commenced in 2024
- Contractual Rent Bumps
- National Corporate Credit
- 25+ Years in Business
- 3,000+ Dental Experts
- 1100+ Offices



- 10 Year Lease Commences in 2024
- Contractual Rent Bumps
- Seasoned Franchisee Operator
  - » 25+ Years of Experience with Multiple Chains
- National Chain
  - » 500 Locations Across the Chain in 28 States
  - » 5 Locations in Houston MSA



- STRONG POSITIONING NEAR THE MAIN & MAIN INTERSECTION OF THE ALVIN MARKET
- LOCATED IN THE PATH OF EXPLOSIVE GROWTH ON THE WEST SIDE OF HIGHWAY 35



# Investment Highlights

## Alvin Overview

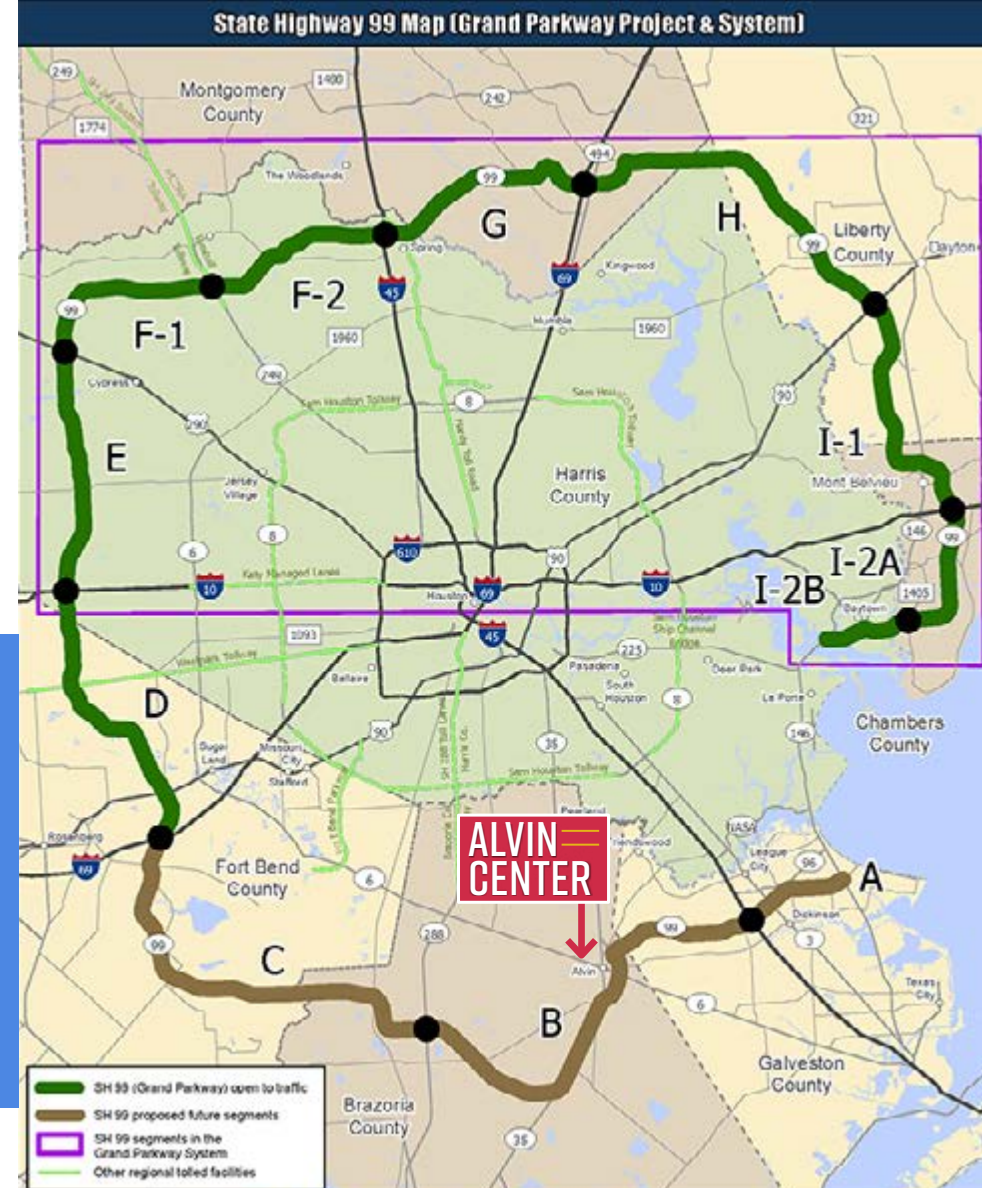
The City of Alvin is uniquely poised for explosive residential and economic development. The combination of available land along with two major highways and two national rail lines makes major growth in the area inevitable. As space for development in surrounding Houston communities becomes limited and overpriced, Alvin is positioned to be hub for Houston's next boom of master planned communities. The city's already strong economic base is built on steadily growing industries including Medical, STEM, education, and construction.

9.4% Projected Population Growth Over the Next 5 Years

\$106,000 Average Household Income

2,000+ Households Delivered or Planned Over the Next Year

Solidifying the inevitability of Alvin's transformation is the Grand Parkway expansion that will connect US 59 to I-45. Alvin is centrally located along the expansion and will benefit from the drastically enhanced connectivity of South Houston.



# Residential Development

OVER 1,580+ NEW LOTS

## KENDALL LAKES - 283 LOTS

Smith Douglas & Saratoga Homes  
\$290K to \$500K  
To be completed at the end of 2024

## PALACIO GATE - 85 LOTS

JMK5 - Owner  
Builder Not Yet Selected

## LAUREL LANDING - 125 LOTS

Beazer Homes  
\$300K to \$400K  
To begin construction mid 2024

## IMPERIAL FOREST - 177 LOTS

KB Homes  
\$250K to \$400K  
To be completed by early 2025

## FOREST HEIGHTS - 338 LOTS

K. Hovanian Homes  
\$250K to \$400K  
Completed

# ALVIN CENTER

## MUSTANG CROSSING - 130 LOTS

Mi Homes  
\$300K to \$400K  
Completed

## WATERMARK - 233 LOTS

DR Horton  
\$300K to \$400K  
To be completed by early 2024

## MUSTANG RIDGE - 164 LOTS

Centex  
\$250K to \$400K  
To be completed by end of 2024

# Property Description

## PROPERTY DETAILS

Address	1300 East Highway 6 Alvin, TX 77511
Year Built	1999 / 2023
Land Area	1.27 Acres
GLA	6,487 SF
Leased	100%
Parking	74 Spaces
Parking Ratio	11.41 /1,000

## IMPROVEMENTS

The Property is comprised of one building totaling 6,487 SF.

## ZONING

Brazoria County Appraisal District Zoning: 1/25/22 PPP

## FLOOD PLAIN

The Property is currently shown to lie within Zone "AE", an area that presents a 1% annual chance of flooding with a base flood elevation of 42 feet. However, the actual finished floor elevation is 43.3 feet. New ownership can rectify this through a LOMAR. The site did not flood during Harvey.



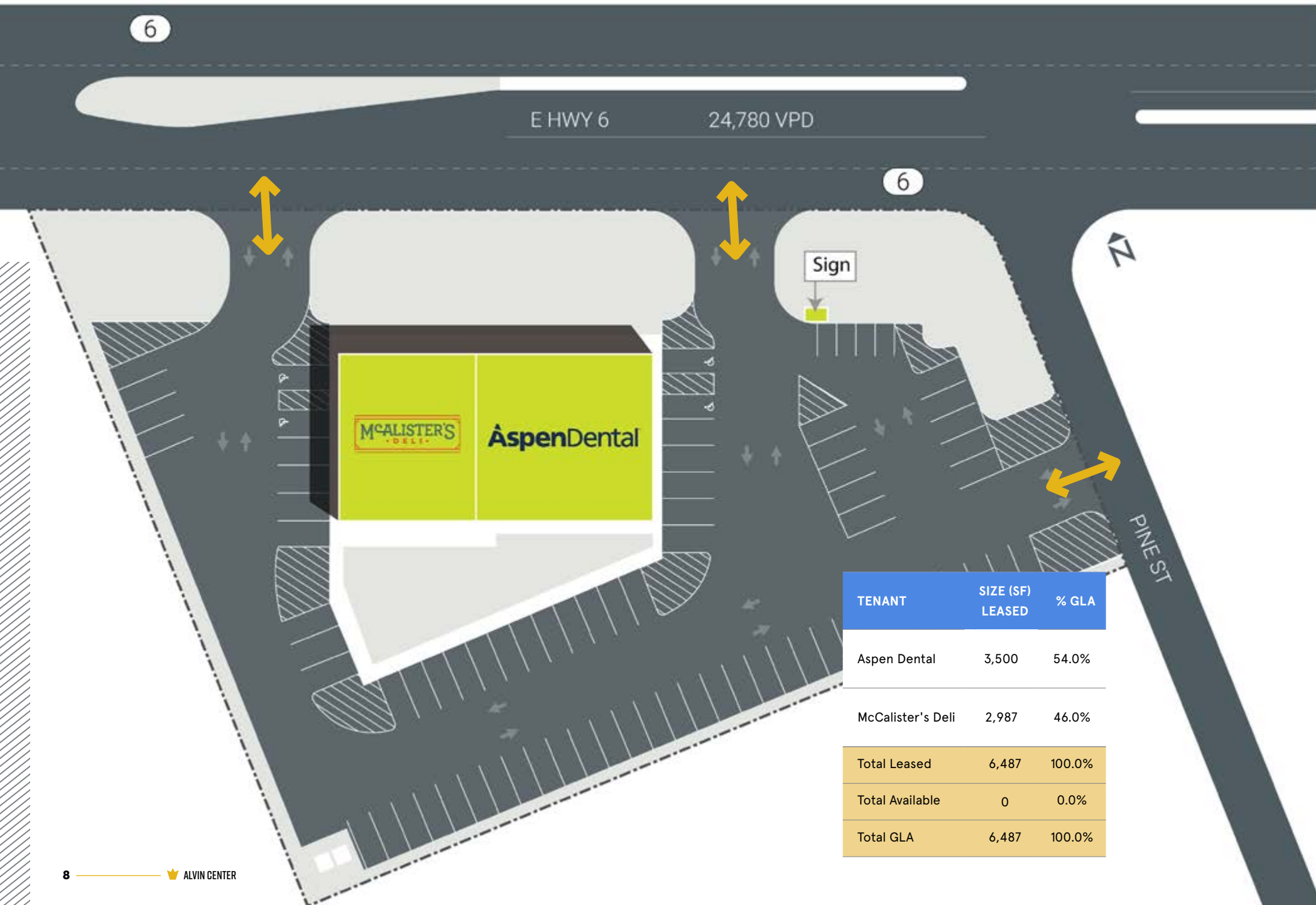
## TAX PARCELS

Legal Description	EASTWOOD (ALVIN) BLK 1 LOT 1-2
Geographic ID	3710-0001-000
Property ID	206271
Type	Real
Acreage	1.270

## TRAFFIC COUNTS

Highway 6: 24,780 VPD  
Highway 35: 46,544 VPD

# Site Plan



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# Tenant Profiles

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## AspenDental

Aspen Dental was founded in 1998 on a simple belief: that dentistry could be better for patients and providers alike. Together with the dentist they support, Aspen Dental is committed to breaking down barriers – whether emotional, financial, or practical – so that patients can get the care they need. Offering general dental services, dental implants, custom dentures teeth straightening, and emergency care, Aspen Dental has a wide range of services to fit all needs. With 25+ years business, 3,000+ dental experts in their network, 1,100+ Aspen Dental office nationwide, and over 10 million patients served, Aspen Dental is making healthy smiles available for all.

- 3,500 SF
- 54.0% of GLA



Nearly three decades ago, a dentist from Oxford, Mississippi had a vision to turn an abandoned movie-set diner into a small, yet charming, neighborhood restaurant & gathering place. That vision became a reality when the first McAlister's opened its doors in 1989. The menu then would still feel familiar today packed with the craveable sandwiches, spuds and salads they're known for. Not only has their menu remained true to its roots, so have their values. Today, with more than 500 restaurants in 28 states, McAlister's is still dedicated to serving great food with genuine hospitality.

- 2,987 SF
- 46.0% of GLA

# Disclosure and Agreement

## Affiliated Business Disclosure

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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

**AspenDental**

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