

Institutional Grade Investment

Stabilized Retail Opportunity



Executive Summary



27,878 SF

2.56 Acres



3 NNN Tenants with
\$561,761 NOI



Significant
renovations in 2022



100% Occupancy

Auction:
July 22 - 24

On Real Insights
Marketplace



Fully Leased NNN Retail Center - Huntsville, Texas

291 Interstate 45

Huntsville, TX 77340

[bracket]

Each asset brought to the market has been thoroughly examined using our Proprietary [Opinion of Value](#) process.

We ensure that each [asset has all possible due diligence](#), additionally we disclose missing/inadequate information from the deal.

We and our sellers are acutely aware that more [transparency](#) leads to higher buyer satisfaction and more competitive market pricing.

Index

Section	Page
Investment Summary	3
Rent Roll	4
Tenant Information	5
Proforma	5
Traffic and Retail Area	7
Demographics	8
Contact	9
Register to Bid	10
Due Diligence	11



INVESTMENT SUMMARY

N.O.I	\$561,761
Occupancy	100%
Avg. Rent	\$20.61
Property Size	27,878 Sq Ft
Year Built/Renovated	2017/2022
Lot Size	2.56 Acres
Tenants	Workforce Solutions Five Below Pop Shelf

Auction: July 22 - 24

Click [HERE](#) to view Due Diligence

INVESTMENT HIGHLIGHTS

- Fully leased, NNN retail center in a major retail corridor in Huntsville, Texas, just north of Houston with an NOI above \$500K
- In 2022, 69% of the building underwent significant upgrades, including a new roof
- Prime visibility with monument signage along Interstate 45, which sees over 54,000 vehicles per day
- Proximity to a variety of dining options and neighboring tenants including Academy, Target, Kroger, Marshalls, Petco, Chick-fil-A, Cane's, Whataburger, Taco Cabana
- Huntsville's growing population and low cost of living make it an attractive location for retailers and investors alike



Fully Leased NNN Retail Center - Rent Roll

291 Interstate 45, Huntsville TX, 77340

291 Interstate 45, Huntsville TX

As Of 6/1/2024

Tenant	SF	Lease Start	Lease Ends	Type	Monthly Rent	Annual	Rent / SF	Escalations	Extensions
Workforce Solutions	8,349	12/1/2019	1/31/2027	NNN	\$ 19,006	\$ 228,069	\$ 27.32	February 2025 Rent, is \$19,709.67 / month	(2) 5-year extension options (First Rent = \$20,695.15 / Second Rent = \$21,729.91)
Five Below	8,909	11/22/2022	1/31/2033	NNN	\$ 12,992	\$ 155,907	\$ 17.50	Years 6-10 Rent is \$14,291.52 / month	(2) 5-year extension options (First Rent = \$15,724.39 / Second Rent = \$17,290.88)
Pop Shelf (Dollar Gen)	10,614	12/30/2022	1/31/2033	NNN	\$ 14,815	\$ 177,785	\$ 16.75		(2) 5-year extension options (First Rent = \$16,292.49 / Second Rent = \$17,928.82)
Totals					\$ 46,813	\$ 561,761			

Potential buyers should consider this offering memorandum as only a single factor in making their choice to participate in the auction. Bracket Real Estate, Inc. has exercised reasonable measures in gathering data and the information provided herein is presented without representation or warranty. It is acknowledged that all information is susceptible to errors, omissions, removal from the market without prior notice and other unforeseen events beyond the Broker's control.



Fully Leased NNN Retail Center - Tenant Information

291 Interstate 45, Huntsville TX, 77340



Gulf Coast Workforce Solutions, the public workforce system in the 13-county Houston-Galveston region, helps elevate the economic and human potential of the Gulf Coast region by anticipating and adapting to the evolution of work by fulfilling the diverse needs of the businesses and individuals we serve.



Rated: High Growth Value Retailer

Five Below is a leading **high-growth value retailer** offering trend-right, high-quality products loved by tweens, teens and beyond. We believe life is better when customers are free to "let go & have fun" in an amazing experience filled with unlimited possibilities.

1,598 Locations Nationally



New Store Concept by Dollar General

New concept store by Dollar General that sells beauty produce, home décor, party supplies and other discretionary items. Stores are designed to provide a differentiated shopping experience for customers in suburban areas. Popshelf targets higher income, suburban shoppers. The chain has opened 100 stores in two years.

Potential buyers should consider this offering memorandum as only a single factor in making their choice to participate in the auction. Bracket Real Estate, Inc. has exercised reasonable measures in gathering data and the information provided herein is presented without representation or warranty. It is acknowledged that all information is susceptible to errors, omissions, removal from the market without prior notice and other unforeseen events beyond the Broker's control.



Fully Leased NNN Retail Center - Proforma

291 Interstate 45, Huntsville TX, 77340

Year	2024	2025	2026	2027	2028	2029	2030	2031
Time Period	0	1	2	3	4	5	6	7
Acquisition								
Income								
Base Rent	\$ 569,504	\$ 570,208	\$ 595,340	\$ 597,625	\$ 597,625	\$ 597,625	\$ 597,625	\$ 597,625
Recoveries	\$ 112,033	\$ 114,887	\$ 118,141	\$ 121,213	\$ 124,306	\$ 127,493	\$ 130,774	\$ 130,774
Vacancy	\$ -	\$ -	\$ (14,270)	\$ (14,377)	\$ (14,439)	\$ (14,502)	\$ (14,568)	\$ (14,568)
Total Income	\$ 681,537	\$ 685,095	\$ 699,211	\$ 704,461	\$ 707,492	\$ 710,615	\$ 713,831	\$ 713,831
Expenses								
Real Estate Taxes	\$ 51,474	\$ 53,019	\$ 54,609	\$ 56,247	\$ 57,935	\$ 59,673	\$ 61,463	\$ 61,463
Insurance	\$ 12,807	\$ 13,191	\$ 13,587	\$ 13,994	\$ 14,414	\$ 14,847	\$ 15,292	\$ 15,292
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M	\$ 1,202	\$ 1,238	\$ 1,275	\$ 1,313	\$ 1,352	\$ 1,393	\$ 1,435	\$ 1,435
G&A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAM	\$ 26,104	\$ 26,887	\$ 27,694	\$ 28,525	\$ 29,380	\$ 30,262	\$ 31,169	\$ 31,169
Management Fee	\$ 20,446	\$ 20,553	\$ 20,976	\$ 21,134	\$ 21,225	\$ 21,318	\$ 21,415	\$ 21,415
Total Operating Expenses	\$ 112,033	\$ 114,887	\$ 118,141	\$ 121,213	\$ 124,306	\$ 127,493	\$ 130,774	\$ 130,774
NOI	\$ 569,504	\$ 570,208	\$ 581,070	\$ 583,248	\$ 583,186	\$ 583,122	\$ 583,122	\$ 583,057
Capital Costs								
TI/LC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 569,504	\$ 570,208	\$ 581,070	\$ 583,248	\$ 583,186	\$ 583,122	\$ 583,122	\$ 583,057

Assumptions	
Total RBA	27,872
General Vacancy	2.00%
Real Estate Taxes	51,474
Insurance	12,807
Utilities	0
R&M	1,202
G&A	0
CAM	26,104
Management Fee	3.00%
Expense Inflation	3.00%

- Pro-Forma assumes Workforce Solutions renew at in-place/option rents

Potential buyers should consider this offering memorandum as only a single factor in making their choice to participate in the auction. Bracket Real Estate, Inc. has exercised reasonable measures in gathering data and the information provided herein is presented without representation or warranty. It is acknowledged that all information is susceptible to errors, omissions, removal from the market without prior notice and other unforeseen events beyond the Broker's control.



Fully Leased NNN Retail Center - Traffic & Retail Area

291 Interstate 45, Huntsville TX, 77340



Site

Site

Academy
SPORTS + OUTDOORS

Chick-fil-A

Cané's
Raising CHICKEN FINGERS

TARGET

WINGABUNGER

verizon

Marshalls

ROSS
DRESS FOR LESS

PANDA EXPRESS
CHINESE KITCHEN

petco

Kroger

BUFFALO WILD WINGS

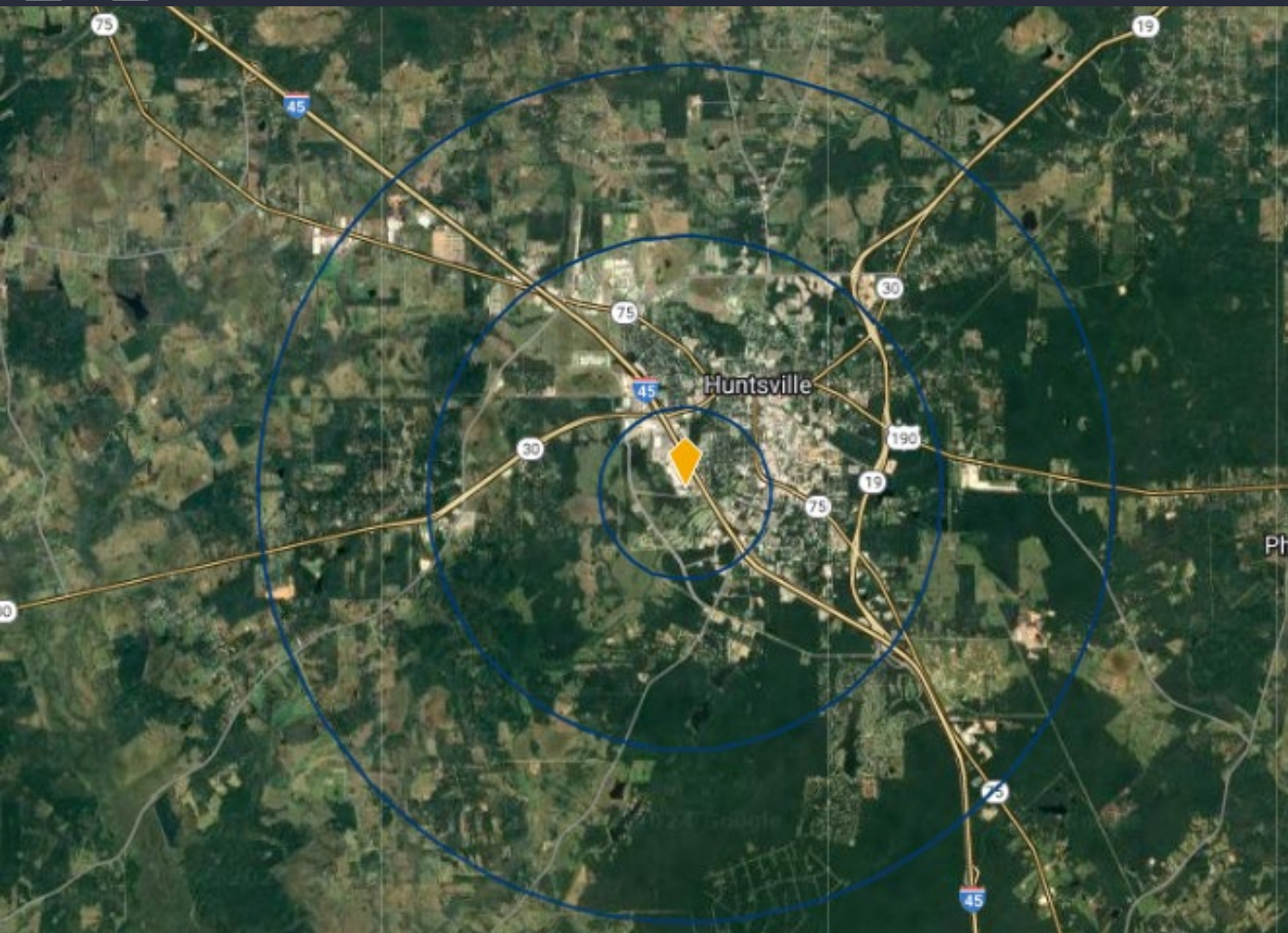
Olive Garden
ITALIAN KITCHEN

I-45 (54,824 VPD)



Fully Leased NNN Retail Center - Demographics

291 Interstate 45, Huntsville TX, 77340



	1 Mile	3 Miles	5 Miles
Population			
2010 Population	5,483	31,773	39,098
2023 Population	6,266	39,180	47,542
2028 Population Projection	6,649	41,890	50,773
Business			
2023 Est. Total Businesses	588	1,712	1,880
2023 Est. Total Employees	4,816	18,822	20,658
Households			
2010 Households	2,250	10,076	12,863
2023 Households	2,582	12,866	16,042
2028 Household Projection	2,766	13,974	17,376
Income			
Avg Household Income	\$49,613	\$47,871	\$54,641
Median Household Income	\$41,720	\$38,401	\$43,093
Median Home Value	\$146,212	\$125,231	\$150,985



31,750+

PEOPLE WITHIN 3 MILES



54,500+

VEHICLES PER DAY

Int TX 121 & US Hwy 190 N



\$47,500+

AVG HOUSEHOLD INCOME

Within 3-mile radius

Contact Us:



Brandon Colombo
President of Sales
(214) 918-3260
brandon@bracketre.com
Lic: TX-9013345



Cameron Maxey
Director of Asset Trading
(804) 380-7254
cameron@bracketre.com
Lic: VA-225265826a



Johnathon Diamond
Managing Director - Asset Trading
214-707-8009
johnathon@bracketre.com
Lic: TX-576645



John Wolfner
Managing Director
c: 314-479-1646
e: john@bracketre.com
License #: SL3593006

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bracket Real Estate Inc. it should not be made available to any other person or entity without the written consent of Bracket Real Estate Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Bracket Real Estate Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Bracket Real Estate Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Bracket Real Estate Inc. has not verified, and will not verify, any of the information contained herein, nor has Bracket Real Estate Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





AUCTION DETAILS

The sale of this property will be conducted via a secure online bidding portal on the RealINSIGHT Marketplace platform ("The Auction"). The property is being sold by the owner ("Seller") through RealINSIGHT Marketplace on an "As Is/Where Is" basis, with no representations or warranties from the Seller. The Seller reserves the right to accept or reject any offer at any time.

For more details about the auction event, visit www.rimarketplace.com. RealINSIGHT Marketplace will also provide a digital vault containing property information, including but not limited to survey data, environmental reports, property condition reports, financials, title information, and the purchase and sale agreement.

PLEASE NOTE THAT THIS SCHEDULE IS SUBJECT TO CHANGE AT THE DISCRETION OF THE SELLER AND/OR RIMARKETPLACE.COM. ALL POTENTIAL BIDDERS SHOULD REGULARLY CHECK THE SPECIFIC PROPERTY PAGE ON THE RIMARKETPLACE.COM WEBSITE FOR UPDATES.

GETTING STARTED

STEP 1 Create a free account at www.rimarketplace.com

STEP 2 Once you have confirmed your email, return to www.rimarketplace.com homepage to login and use the search bar to find properties you are interested in.

STEP 3 Find a specific asset webpage by selecting the photo or asset address within the search list, where you will be able to view the property details, photos, and due.

ACCESSING DUE DILIGENCE MATERIALS

STEP 1 On the asset webpage, scroll to the "Due Diligence" tab.

STEP 2 If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Due Diligence.

STEP 3 Review Due Diligence items for the property. Contact listing brokers with any questions.

STEP 4 There will be no due diligence contingency period allowed for the winning bidder.

New to RealINSIGHT Marketplace or would like additional information on the platform and process? Start here to learn more about account creation, submitting a bid, closing, and more.

[FAQ - Marketplace \(rimarketplace.com\)](http://FAQ - Marketplace (rimarketplace.com))

BECOME AN APPROVED BIDDER

STEP 1 Click on "Register To Bid"

STEP 2 Answer qualification form

STEP 3 Submit the following to the www.rimarketplace.com registration team via fax or email:

- Proof of Funds
- Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).

STEP 4 Submit fully refundable participation deposit.

CONTACT INFORMATION

For all Details and Auction Terms of Use, visit <https://rimarketplace.com/terms-of-use>

For Property related questions, please contact:

Jonathan Diamond | (214) 707-8009 | jd@bracketre.com

Cameron Maxey | (804) 380-7254 | Cameron@bracketre.com

For Registration related questions, please contact:

Darlene Johnson | (202) 715-9518 | djohnson@realinsight.com

For Auction related questions, please contact:

Ryan Jenkins | (631) 833-5152 | ryan@bracketre.com



Fully Leased NNN Retail Center - Due Diligence

291 Interstate 45, Huntsville TX, 77340

Due Diligence Include:

- ✓ Rent Roll
- ✓ 2022 P&L
- ✓ 2023 P&L
- ✓ Property Condition Assessment

Due Diligence Not Include:

- T - 12
- Phase 1