



OFFERING MEMORANDUM

Shops at West Road

6324 West Road Houston Texas 77086



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 100% E-Commerce Resistant Tenants
- 28,000 Residents within one mile
- Sustainable in place rents averaging \$30.00 PSF
- Excellent location in Northwest Houston and Surrounded by High Density single family communities
- Surrounded in a high traffic corridor by national tenants such as Walmart Supercenter, Starbucks, Jersey Mikes, Starbucks, Smoothie King, McDonalds and Whataburger.
- Quick Access to highway 249 corridor and close proximity to Beltway 8 and 290 freeways.
- High daytime and nighttime traffic
- Prime visibility and near the signalized intersection of SH 249 and West Road

NOT A PART



PROPERTY IMAGES



RAFAEL MELARA | 713.237.0000

2800 Post Oak Blvd. Ste. 5600 | Houston, TX 77056

PROPERTY IMAGES



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FINANCIAL ANALYSIS

INCOME

Annual Rent	\$253,500.00
Expense Reimbursements	\$72,675.00
Total Income	\$326,175.00

EXPENSES

Taxes:	\$47,605.00
Insurance:	\$12,070.00
CAM/Utilities:	\$5,000.00
Property Management:	\$8,000.00
Total Expenses	\$72,675.00

Net Operating Income	\$253,500.00
CAP Rate	6.25%
Price	\$4,050,000.00

RENT ROLL

Suite #	Tenant Name	Sq Ft	Start Date	End Date	Base Rent	NNN	Rent/sq ft	NNN/sq ft
100	Paletas Michoacana	1,400	11/1/2025	11/30/2030	\$3,267.00	\$933.00	\$28.00	\$0.67
200	Juarez Taqueria	1,850	11/1/2025	11/30/2030	\$4,008.00	\$1,233.00	\$26.00	\$0.67
300	Monarca Beauty School	2,800	4/1/2025	4/30/2030	\$5,150.00	\$1,400.00	\$22.07	\$0.50
400	Master Lease	1,100	8/1/2025	7/31/2026	\$2,750.00	\$600.00	\$30.00	\$0.55
500	MKT Group Insurance	1,100	3/1/2025	6/30/2030	\$2,200.00	\$600.00	\$24.00	\$0.55
600	Vape Island Smoke Shop	1,500	4/1/2025	6/30/2030	\$3,750.00	\$875.00	\$30.00	\$0.58
	Current Occupancy	9,750			\$21,125.00	\$5,641.00		

AERIAL

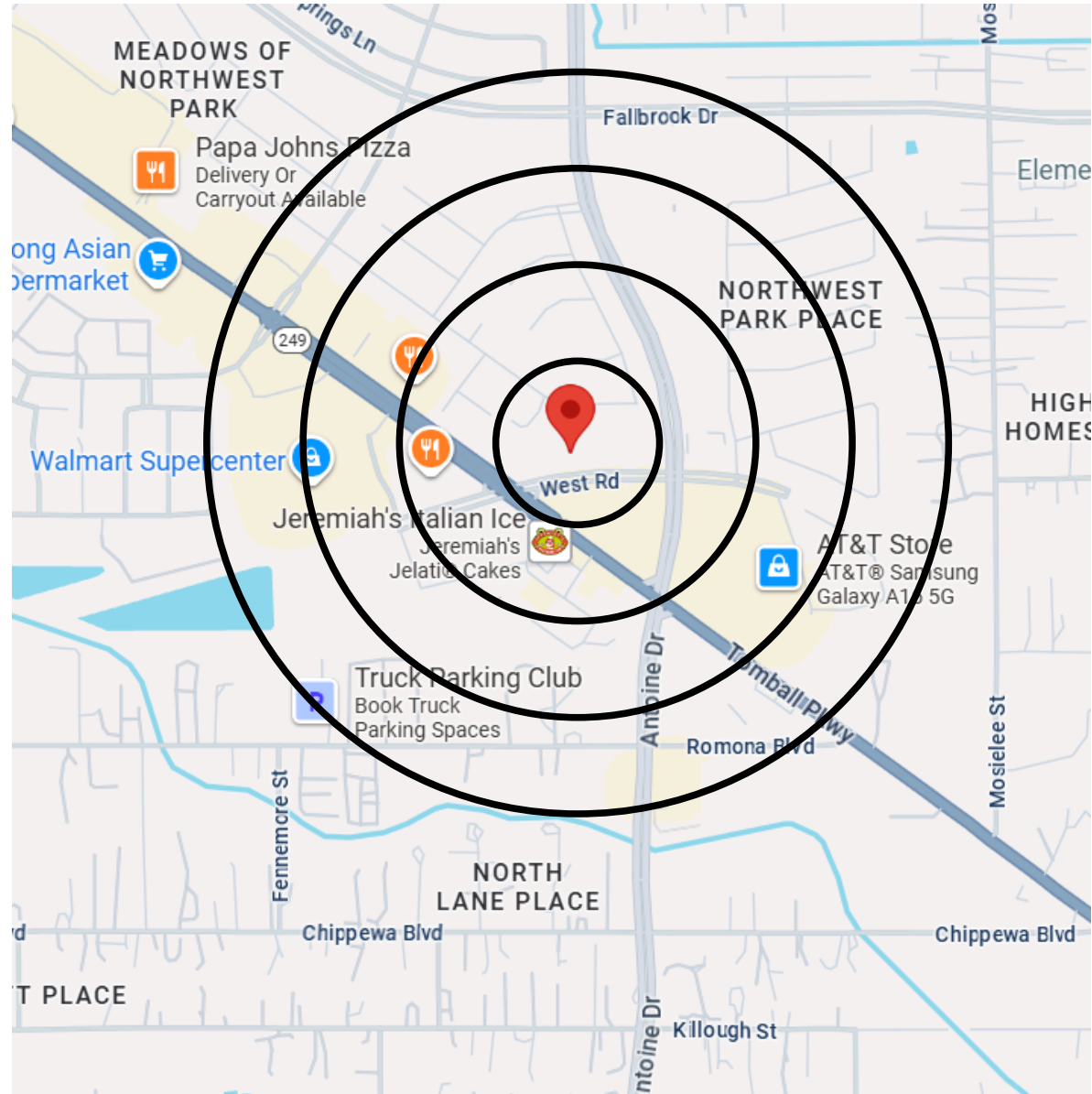


FAR AERIAL



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,299	125,999	326,822
2024 Estimate			
Total Population	8,842	122,435	317,144
2020 Census			
Total Population	8,879	124,834	318,253
2010 Census			
Total Population	8,063	114,719	287,350
Daytime Population			
2024 Estimate	6,299	83,120	310,483
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,939	39,623	110,635
2024 Estimate			
Total Households	2,790	38,400	107,052
Average (Mean) Household Size	3.1	3.2	3.0
2020 Census			
Total Households	2,585	36,720	102,136
2010 Census			
Total Households	2,171	32,358	89,713
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.7%	3.3%	4.2%
\$150,000-\$199,999	5.5%	6.7%	5.9%
\$100,000-\$149,999	14.4%	14.0%	12.7%
\$75,000-\$99,999	13.3%	12.3%	11.6%
\$50,000-\$74,999	24.1%	19.5%	17.7%
\$35,000-\$49,999	14.3%	14.8%	14.6%
\$25,000-\$34,999	6.2%	10.2%	11.0%
\$15,000-\$24,999	9.9%	8.6%	9.9%
Under \$15,000	8.5%	10.7%	12.4%
Average Household Income	\$77,780	\$75,214	\$74,184
Median Household Income	\$68,867	\$50,043	\$48,208
Per Capita Income	\$24,192	\$23,309	\$24,751



MARKET OVERVIEW



RAFAEL MELARA | 713.237.0000



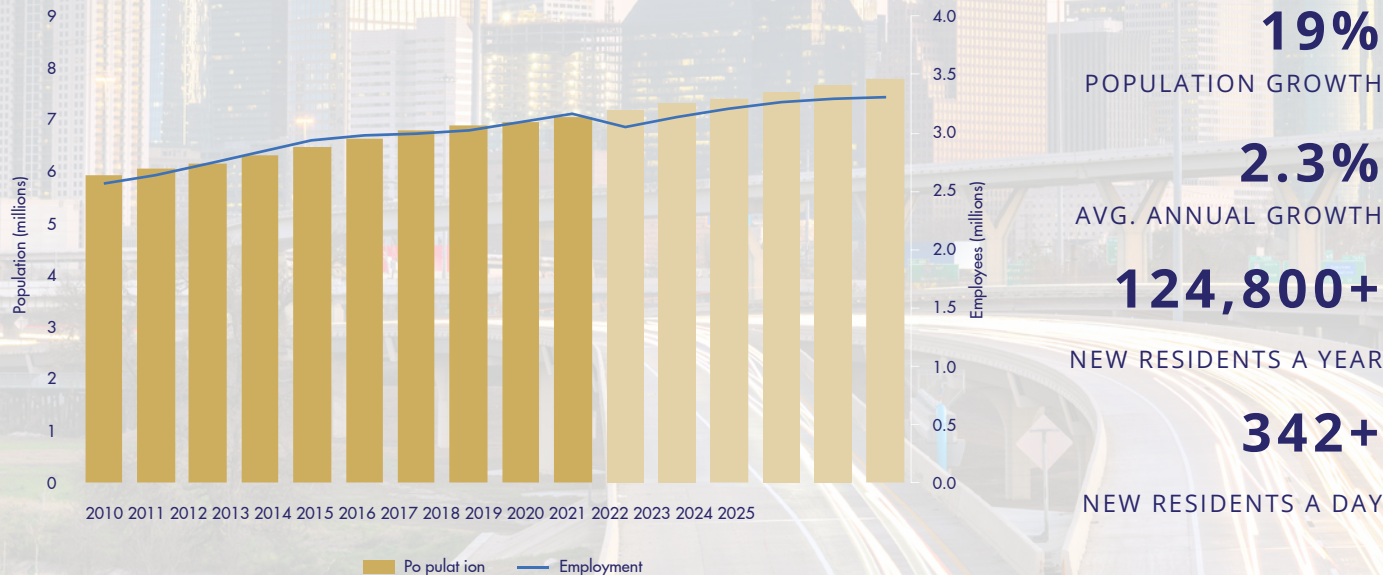
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A GLOBAL MARKETPLACE

Houston is firmly established as a primer global city and is a leading destination for investment by all capital sources due to its unique combination of stability and dynamic growth. Houston combines its position as the “Energy Capital of the world with a significant depth in the healthcare, technology and distribution industries to create an economic composition that serves as a buffer to national economic trends and provides stability and continued growth.

Houston is internationally known as home to NASA Johnson Space Center and Texas Medical Center, the worlds largest medical complex. Also, the Port of Houston is ranked first in the U.S. for foreign tonnage and is the largest Gulf Coast container Port. The Gross Area Product in the Houston region is expected to grow at an average annual rate of 3.1% from 2020 to 2045, according to The Perryman Group. If Houston were a country, it would rank as the 27th largest economy in the world - exceeding Austria's and Iran's GDP.

Houston's population has increased over 19.1% (1.1 M) since 2010. Of the top 20 most populated markets in the U.S. Houston has seen the highest percent population growth in the past decade



Source: Oxford Economics, US Census Bureau of Labor Statistics, 2020.

HOUSTON BY THE NUMBERS

#2

2ND FASTEST
GROWING MSA

#4

LARGEST CITY
IN THE UNITED STATES

760+

EXPANSION AND
RELOCATION
PROJECTS IN THE
LAST 2 YEARS

\$490B

REGIONAL GDP

EMPLOYMENT GROWTH



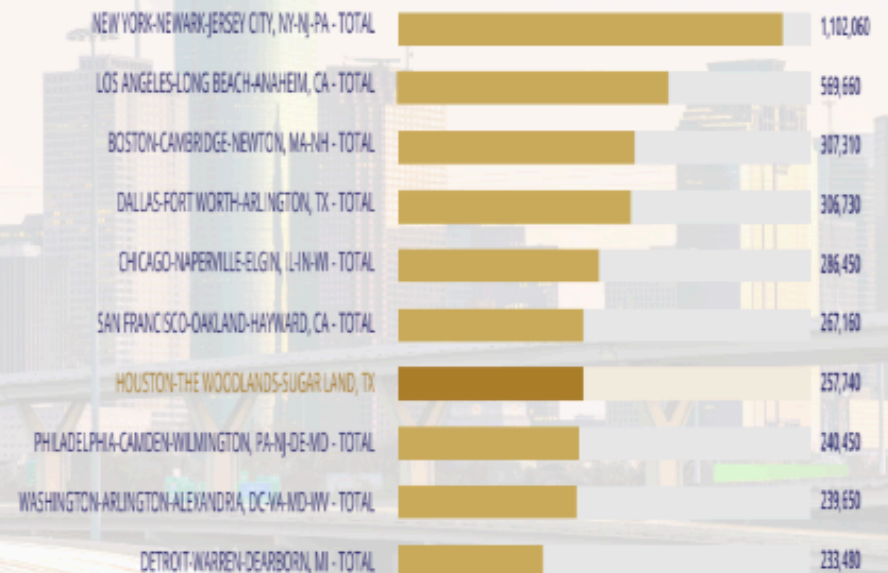
257,740

**JOBS FORECASTED
BY 2025**

80,500

**JOBS ADDED
FEB 2019 TO FEB 2020**

TOP 10 METROS WITH MOST PROJECTED NEW JOBS 2020-2025



CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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.

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 our counter-offer from the client;
- 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:
 - ◊ that the owner will accept a price less than the written asking price
 - ◊ that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - ◊ 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000				
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000				
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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