



MONARCH
COMMERCIAL ADVISORS



PEEK PLAZA

KATY, TX (HOUSTON MSA)

2023 Construction NNN Retail Strip Center in High Income & High Growth Houston Suburb

In Association with Scott Reid & ParaSell, Inc. | A licensed Texas Broker # 9009637



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SUBJECT PROPERTY



CAJUN KITCHEN

ROCK N' ROLL IT



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This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Recently constructed retail strip center featuring national and regional tenants along Highway 99, a major route connecting Houston's high income suburbs. Located in a major retail hub surrounded by Walmart, Kroger, HEB, and many other national retailers.

Price	\$9,900,000
Cap Rate	7.00%
NOI	\$692,295
Number of Tenants	8 Tenants
Leasable Area	20,013 SF
Land Area	2.49 AC
Year Built	2023

3325-3329 W GRAND PKWY N, KATY, TX



WHY INVEST

Modern Construction with Prime Frontage The subject property is a newly constructed retail strip center along Highway 99, the outer loop connecting Houston's high income suburban communities. The building features contemporary architecture, three drive-thrus, and a sleek façade with excellent visibility. Its modern design and functional layout provide long-term durability and appeal for tenants and customers alike, making it a best-in-class neighborhood retail destination.

Anchored by X Golf – A Unique Destination Tenant

At the heart of the center is X Golf, a nationally recognized indoor golf and entertainment operator that significantly enhances the property's draw. Unlike traditional simulators, X Golf offers driving, chipping, and putting, as well as a full bar and kitchen, leagues, tournaments, lessons, and events that keep the space active from lunchtime through late evening. With 130+ locations nationwide and a 0% five-year franchise failure rate, X Golf provides both stability and a broad catchment area, drawing customers from over 10 miles away and serving as a strong anchor for the center.

Complementary Tenant Mix Driving Repeat Visits

The property's tenant lineup is carefully curated to draw traffic and extend customer dwell time. Existing tenants besides X Golf include Coffee Fellows, a European-style coffee shop; Rock'n'Roll It, a regional vape retailer; R&B Tea, offering customizable bubble tea drinks; Tikka Bowls, a unique Indian-Mexican fusion fast casual concept; and Mapletree daycare center that caters to the area's growing family population. This diverse yet synergistic mix creates a balanced ecosystem of food, beverage, entertainment, and service tenants, ensuring consistent visitation and cross-shopping throughout the day.

Passive Investment with Long-Term Stability The property offers a lineup of NNN leases with minimal landlord responsibilities, supported by national and regional tenants with proven business models. X Golf's role as a destination anchor enhances tenant synergy, drives repeat traffic, and supports the long-term stability of the center. Coupled with Katy's strong demographics, robust employment base, and continued residential growth, this property represents a rare opportunity to acquire a modern retail asset in one of Houston's most sought-after suburban markets.

Surrounded by Major Employers & Retail Anchors

In addition to its residential base, the property benefits from proximity to major employment and retail nodes. Amazon's HOU5 and HOU9 warehouses, located nearby, employ thousands and contribute to a robust daytime population. The site is also positioned near a new regional Hispanic grocer, a medical building under development, and leading grocers such as Kroger, Walmart, and HEB. This dense concentration of employment and shopping amenities reinforces the strip center's position as a retail hub within Katy.

Positioned in Katy's Growth Corridor Located just north of Interstate 10, the property sits within one of Katy's fastest-growing residential corridors. The area has experienced a 39% population increase in the one-mile radius north of I-10, with ongoing development of new home lots fueling continued growth. Directly adjacent to the center are two luxury apartment complexes, while surrounding master-planned communities support a strong and stable resident base. With average household incomes of approximately \$120,000, the community profile underscores the strength of the trade area.

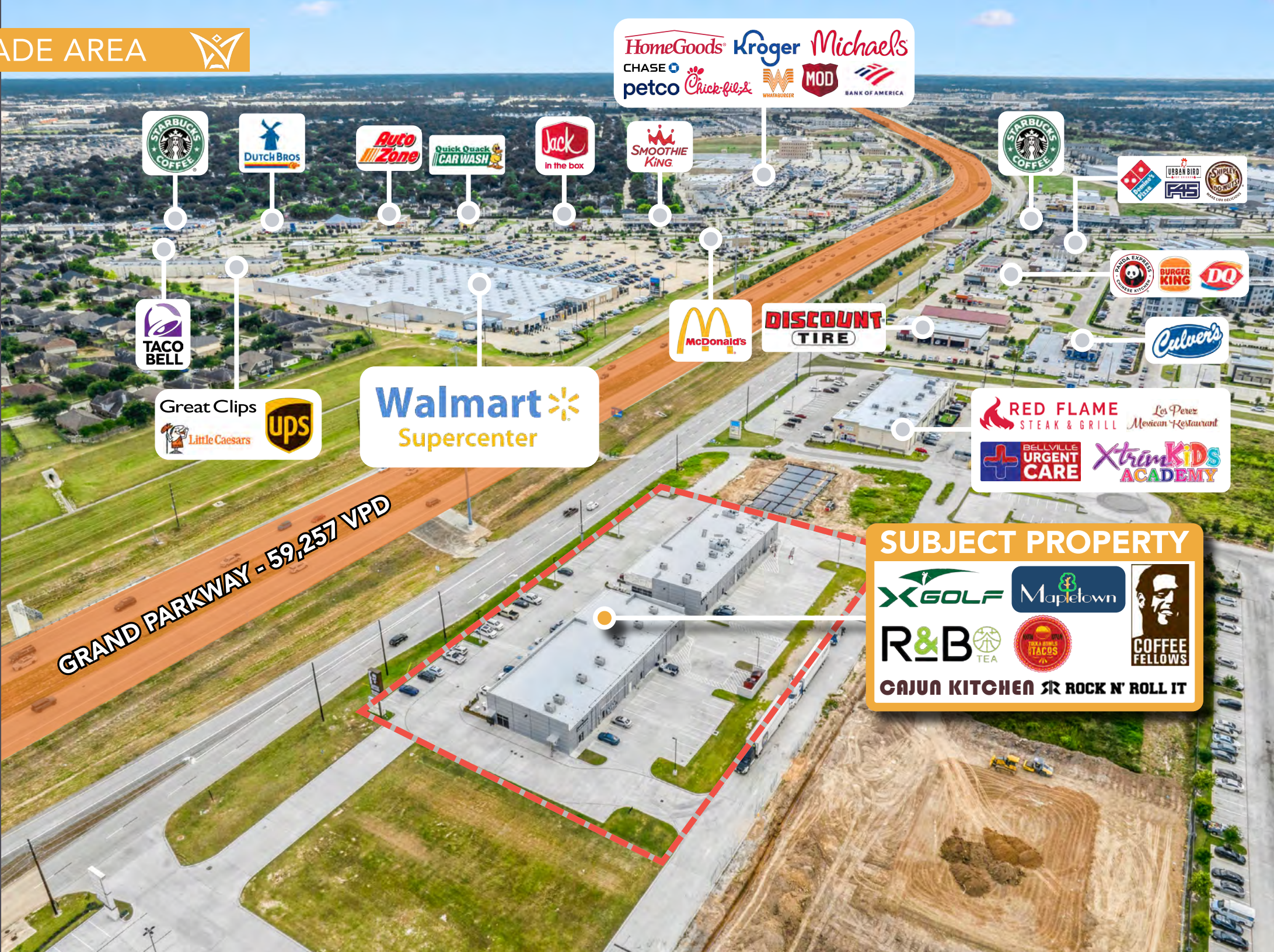
05 RETAIL TRADE AREA

Located in a vibrant and growing retail trade area featuring many national tenants

1.98M
ANNUAL VISITS TO THE ADJACENT WALMART SUPERCENTER

289K
POPULATION WITHIN A 5-MILE RADIUS

39%
HISTORICAL ANNUAL GROWTH 2010 TO 2020 WITHIN A 1-MILE RADIUS



06

INCOME & EXPENSE

		CURRENT
Price		\$9,900,000
Capitalization Rate		7.00%
Price Per Square Foot		\$494.68
Total Leased (SF):	100.00%	20,013
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	20,013
Income (CY 2025)	\$/SF	
Scheduled Rent	\$34.59	\$692,295
Scheduled Recoveries	\$10.52	\$210,490
Effective Gross Income		\$902,785
Adjusted Gross Income		\$902,785
Expense (YE 2024)	\$/SF	
Property Taxes	(\$5.69)	(\$113,854)
Insurance	(\$1.06)	(\$21,252)
CAM/Management	(\$3.77)	(\$75,384)
Total Operating Expenses	(\$10.52)	(\$210,490)
Net Operating Income		\$692,295

		PROPOSED
Proposed Loan Amount		\$5,940,000
Loan To Value		60%
Interest Rate		5.95%
Amortization (Years)		30
Term (Years)		5
Net Operating Income		\$692,295
Debt Service		(\$425,071)
Pre-Tax Cash Flow		\$267,224
Debt Coverage Ratio		1.63
Cash-on-cash Return		6.75%
Principal Pay down		\$73,627
Total Return		\$340,851
Yield		8.61%

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. Monarch Commercial Advisors is not a lender or mortgage broker.



Tenant Info		Lease Terms				Rent Summary			
Tenant Name	Suite #	SQ. FT.	% OF GLA	Term		Monthly Rent	Annual Rent	Rent/Ft	Increases
Cajun Street with Drive-Thru (1 x 5 year Options)	3325-100	1,225	6.12%	01/01/26	12/31/35	\$3,675	\$44,100	\$36.00	
			Increase	01/01/31	12/31/35	\$4,043	\$48,510	\$39.60	10.0%
			Option 1	01/01/36	12/31/40	\$4,447	\$53,361	\$43.56	10.0%
Lease Pending (1 x 5 year Options)	3325-200	2,435	12.17%	04/01/26	03/31/31	\$6,493	\$77,920	\$32.00	
			Increase	04/01/27	03/31/28	\$6,623	\$79,478	\$32.64	2.00%
			Increase	04/01/28	03/31/29	\$6,756	\$81,068	\$33.29	2.00%
			Increase	04/01/29	03/31/30	\$6,891	\$82,689	\$33.96	2.00%
			Increase	04/01/30	03/31/31	\$7,098	\$85,170	\$34.98	3.00%
			Option 1	04/01/31	03/31/36		FMV		
Tikka Bowls & Tacos (2 x 5 year Options)	3325-300	1,734	8.66%	11/01/25	10/31/30	\$4,624	\$55,488	\$32.00	
			Option 1	11/01/30	10/31/35	\$5,086	\$61,037	\$35.20	10.0%
			Option 2	11/01/35	10/31/40		FMV		
Mapletown (2 x 5 year Options)	3325-400	2,500	12.49%	01/20/24	03/31/29	\$7,065	\$84,775	\$33.91	
			Increase	04/01/27	03/31/28	\$7,277	\$87,325	\$34.93	3.0%
			Increase	04/01/28	03/31/29	\$7,496	\$89,950	\$35.98	3.0%
			Option 1	04/01/29	03/31/34	\$7,721	\$92,650	\$37.06	3.0%
			Option 2	04/01/34	03/31/39		FMV		

Buyer must verify all information and bears all risk for any inaccuracies.



Tenant Info				Lease Terms		Rent Summary			
Tenant Name	Suite #	SQ. FT.	% OF GLA	Term		Monthly Rent	Annual Rent	Rent/Ft	Increases
Rock 'N Roll It	3325-500	1,057	5.28%	09/21/24	10/31/29	\$3,083	\$36,995	\$35.00	
			Option 1	11/01/29	10/31/34	\$3,391	\$40,695	\$38.50	10.0%
(2 x 5 year Options)			Option 2	11/01/34	10/31/39	\$3,730	\$44,764	\$42.35	10.0%
R&B Tea	3325-	1,057	5.28%	01/01/25	12/31/29	\$3,357	\$40,282	\$38.11	
			Increase	01/01/27	12/31/27	\$3,458	\$41,498	\$39.26	3.0%
			Increase	01/01/28	12/31/28	\$3,562	\$42,745	\$40.44	3.0%
(1 x 5 year Option)			Option 1	01/01/29	12/31/33		FMV		
X-Golf	3329-100	8,195	40.95%	08/01/23	03/31/34	\$23,902	\$286,825	\$35.00	
			Option 1	04/01/34	03/31/39		FMV		
(2 x 5 year Options)			Option 2	04/01/39	03/31/44		FMV		
Coffee Fellows	3329-700	1,810	9.04%	10/16/23	10/31/28	\$5,492	\$65,909	\$36.41	
with Drive-Thru				10/01/26	09/30/27	\$5,602	\$67,227	\$37.14	2.0%
				10/01/27	09/30/28	\$5,714	\$68,572	\$37.89	2.0%
			Option 1	10/01/28	09/30/33	\$5,830	\$69,957	\$38.65	2.0%
(2 x 5 year Options)			Option 2	10/01/33	09/30/38		FMV		
OCCUPIED		20,013	100.00%	TOTAL CURRENT		\$57,691	\$692,295	\$34.59	

Buyer must verify all information and bears all risk for any inaccuracies.



THE TENANT MIX

The property features a dynamic tenant mix combining dining, entertainment, and family-oriented services. Visitors can enjoy diverse food options alongside unique attractions. This well-rounded lineup appeals to a wide range of customers, driving consistent traffic and creating a vibrant community destination.



X GOLF

A premier indoor golf simulator and sports bar destination, featuring cutting-edge simulator bays and full-service bar & kitchen. With more than 130 U.S. locations, zero closures, and a proven franchise track record, the brand has built strong national recognition and loyalty.



MAPLETOWN

An indoor maple tree themed playground, offering imaginative play areas, party packages, and special events for children and families. The space is designed to encourage creativity and fun in a safe, family-friendly environment.



COFFEE FELLOWS

A cozy, European-style coffee café offering carefully sourced coffee, teas, bagels, and pastries in a relaxing setting. Coffee Fellows has over 280 locations across Europe, Asia, and Africa, as well as some locations in the US and a few in Germany.



CAJUN KITCHEN

A dynamic culinary experience by artfully merging Vietnamese street food with bold Cajun flavors. Their creative fusion uses fresh, high-quality ingredients to create memorable meals that resonate with adventurous diners.



TIKKA BOWLS AND TACOS

A vibrant fast-casual concept blending Indian and Tex-Mex flavors into bowls, tacos, burritos, curries, biryanis, and naan-based dishes. Its creative fusion cuisine has positive reviews for its flavor-forward, customizable menu and welcoming casual atmosphere.



R&B TEA

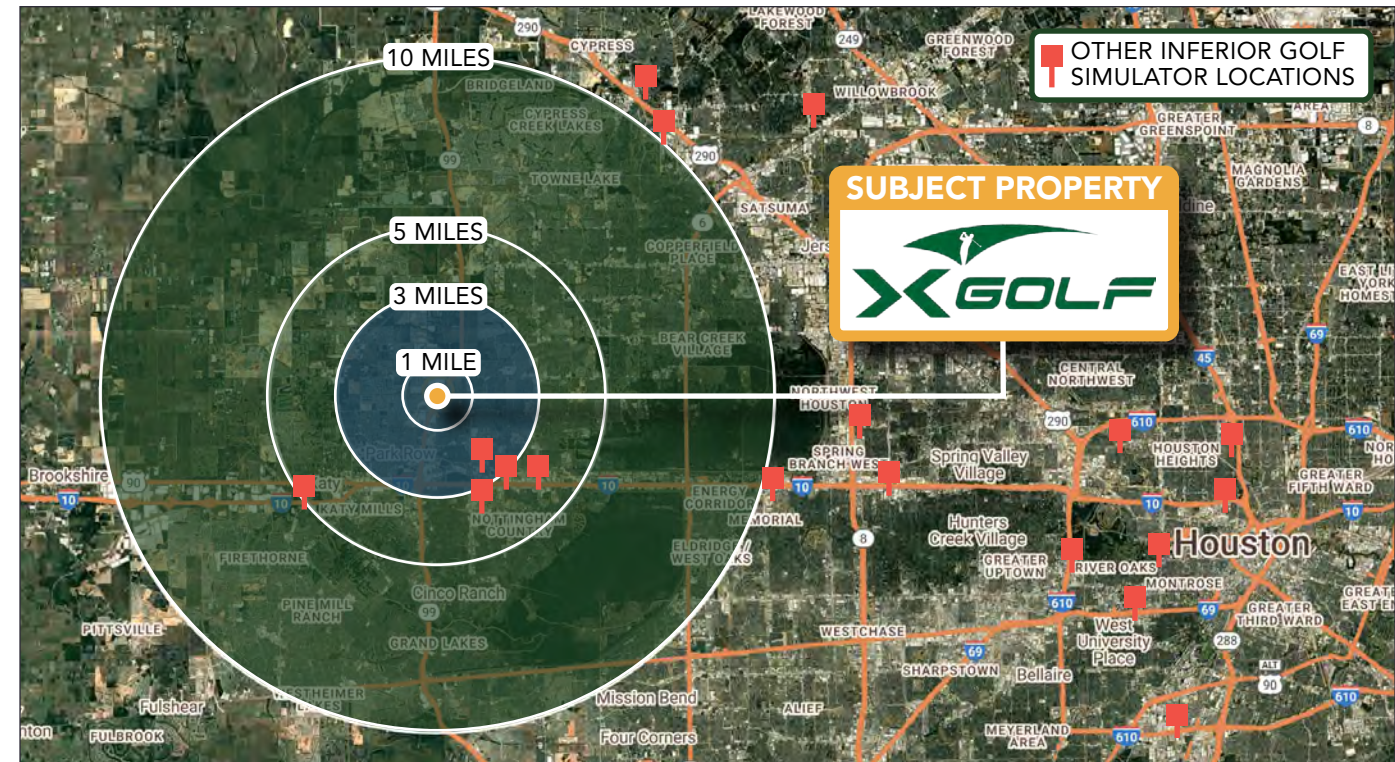
A vibrant, handcrafted beverage franchise specializing in customizable bubble teas, coffees, and slushes. R&B Tea has over 1,500 stores globally in countries including the United States, Singapore, China, Vietnam, and the Philippines.



ROCK N' ROLL IT

A smoke and vape retailer with 160+ locations offering an extensive range of products and accessories. Known for its wide inventory and knowledgeable staff, the brand provides a convenient shopping experience for adult consumers.

10 THE ONLY X GOLF LOCATION IN HOUSTON



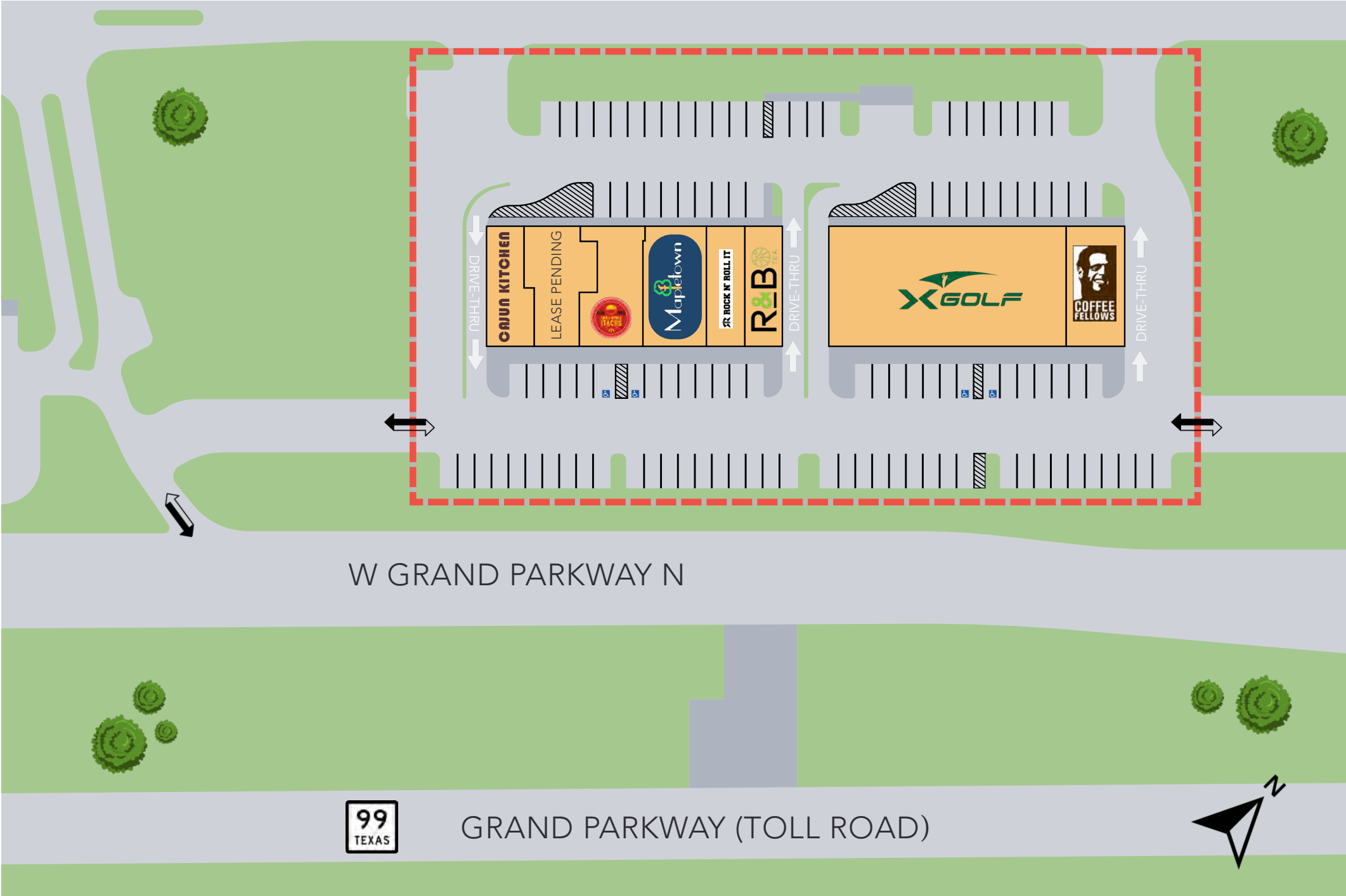
BEST-IN-CLASS ENTERTAINMENT EXPERIENCE

X-Golf is the premier indoor golf and entertainment concept, offering best-in-class simulator technology that performs over 6,000 calculations per second to measure ball speed, launch angle, spin, club path, and more, delivering a hyper-accurate experience that even replicates short game and putting. Unlike competitors, X-Golf pairs its advanced simulators with a full bar, kitchen, leagues, tournaments, lessons, and event space, making it as much a social destination as it is a training venue. Houston's hot, humid summers and frequent rain make outdoor golf inconsistent, while X-Golf's climate-controlled setting ensures year-round play. Its superior equipment and diverse offerings allow X-Golf to pull customers from a 10+ mile radius—well beyond the 1–3 mile draw of competitors—attracting golfers, corporate groups, families, and casual visitors alike. This is the only X Golf location in Houston.





SITE PLAN



PROPERTY DATA

20,013
Rentable SF

2.49
Acres

113
Parking Spaces

LEGEND



Property
Boundary



Egress



SUBJECT PROPERTY

XGOLF Mapletown R&B TEA COFFEE FELLOWS CAJUN KITCHEN ROCK N' ROLL IT

“Average household incomes exceed \$121,000/year within a 1-mile radius and \$120,000/year within a 5-mile radius.”



ATTRACTIVE INVESTMENT OPPORTUNITY

The subject property is a newly constructed retail strip center located along Highway 99 (Grand Parkway), the main outer ring of Houston that connects suburban communities across the metro. With strong frontage visibility, direct access from the frontage road, and attractive modern architecture, the center benefits from high traffic counts and seamless accessibility. The building's sleek design, multiple drive-thru opportunities, and durable construction position it as a highly desirable retail asset in a rapidly expanding corridor of Katy.





15 RETAIL TRADE AREA

Located in a growing area surrounded by luxury apartments and high income master planned communities

\$121K
AVERAGE HOUSOHOLD INCOME WITHIN A 1-MILE RADIUS

289K
POPULATION WITHIN A 5-MILE RADIUS

39%
HISTORICAL ANNUAL GROWTH 2010 TO 2020 WITHIN A 1-MILE RADIUS



RTIC
CORPORATE HEADQUARTERS

amazon
WAREHOUSE HOU5/HOU9
805,601 SF - 54.15 AC

NELLIS AUCTION

BREA
LUXURY APARTMENTS
362 UNITS

LA NICHOCANA
MEAT MARKET
SINCE 1986
140 LOCATIONS IN TEXAS

DANI ACADEMY

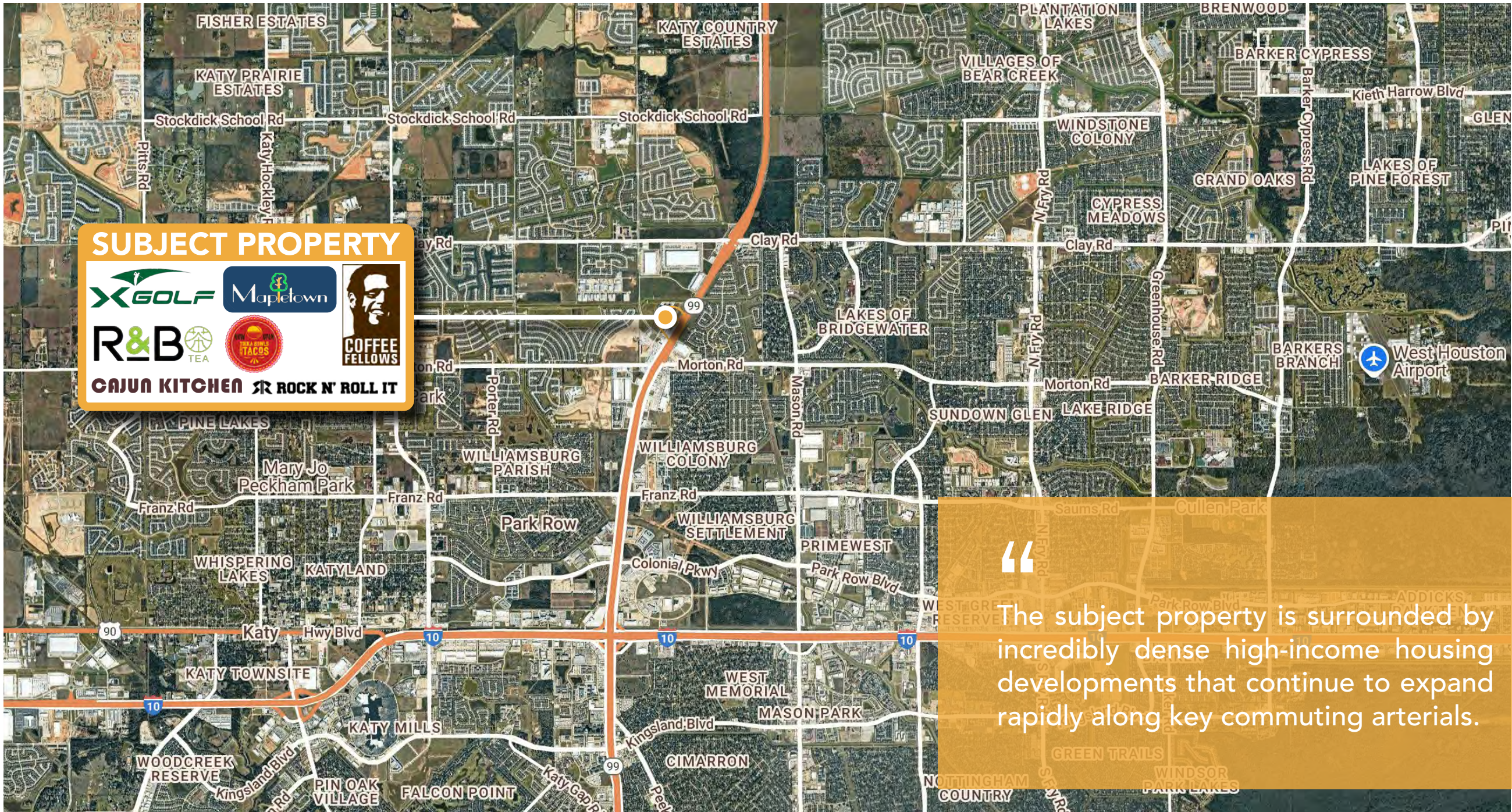
MEDICAL BUILDING UNDER DEVELOPMENT

SUBJECT PROPERTY

XGOLF **Mapleown** **COFFEE FELLOWS**
R&B TEA **CAJUN KITCHEN** **ROCK N' ROLL IT**

W GRAND PARKWAY N

GRAND PARKWAY - 59,257 VPD



SUBJECT PROPERTY

XGOLF **Mapleown**

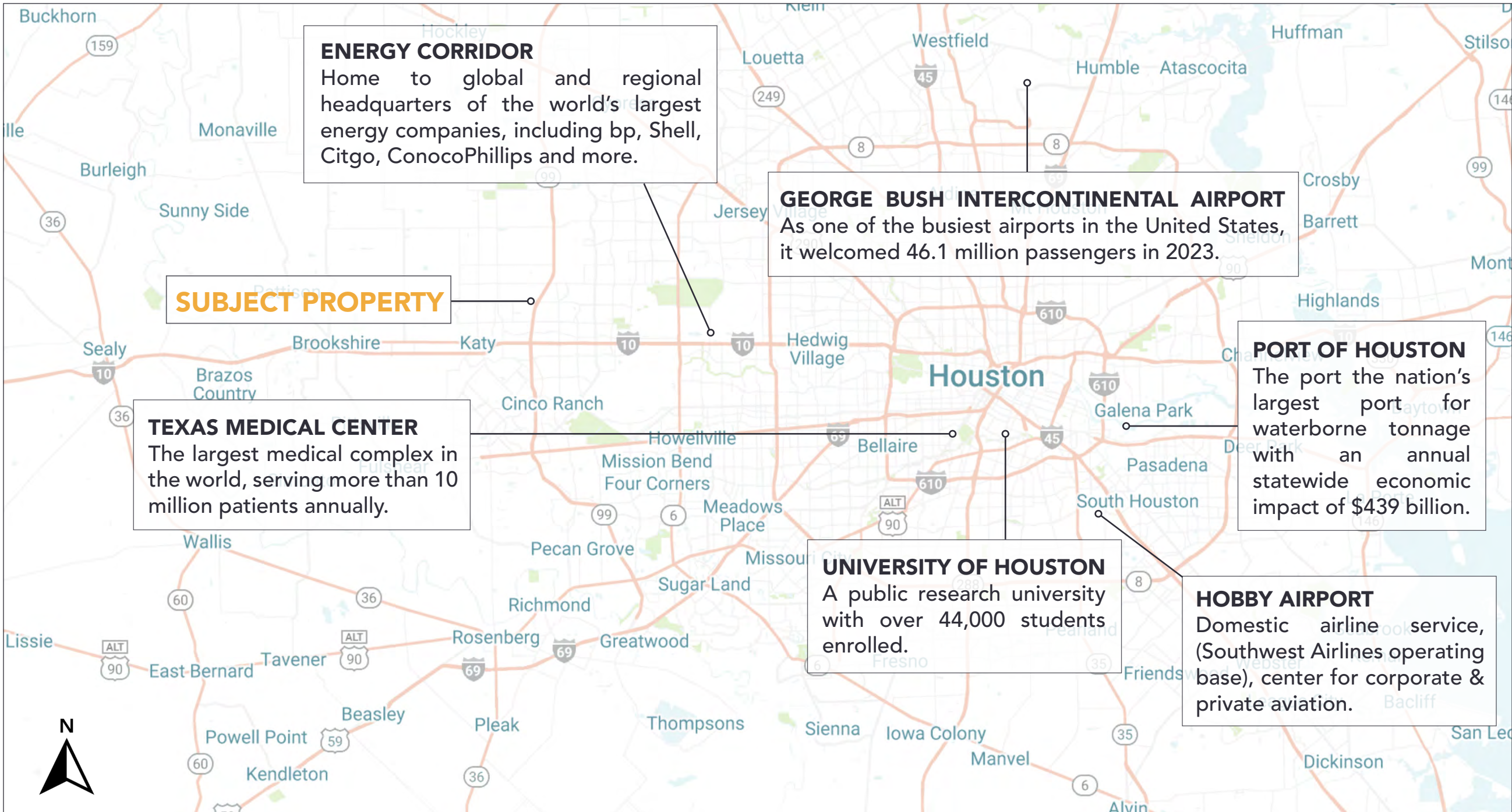
R&B **TEA** **COFFEE FELLOWS**

CAJUN KITCHEN **ROCK N' ROLL IT**

“

The subject property is surrounded by incredibly dense high-income housing developments that continue to expand rapidly along key commuting arterials.

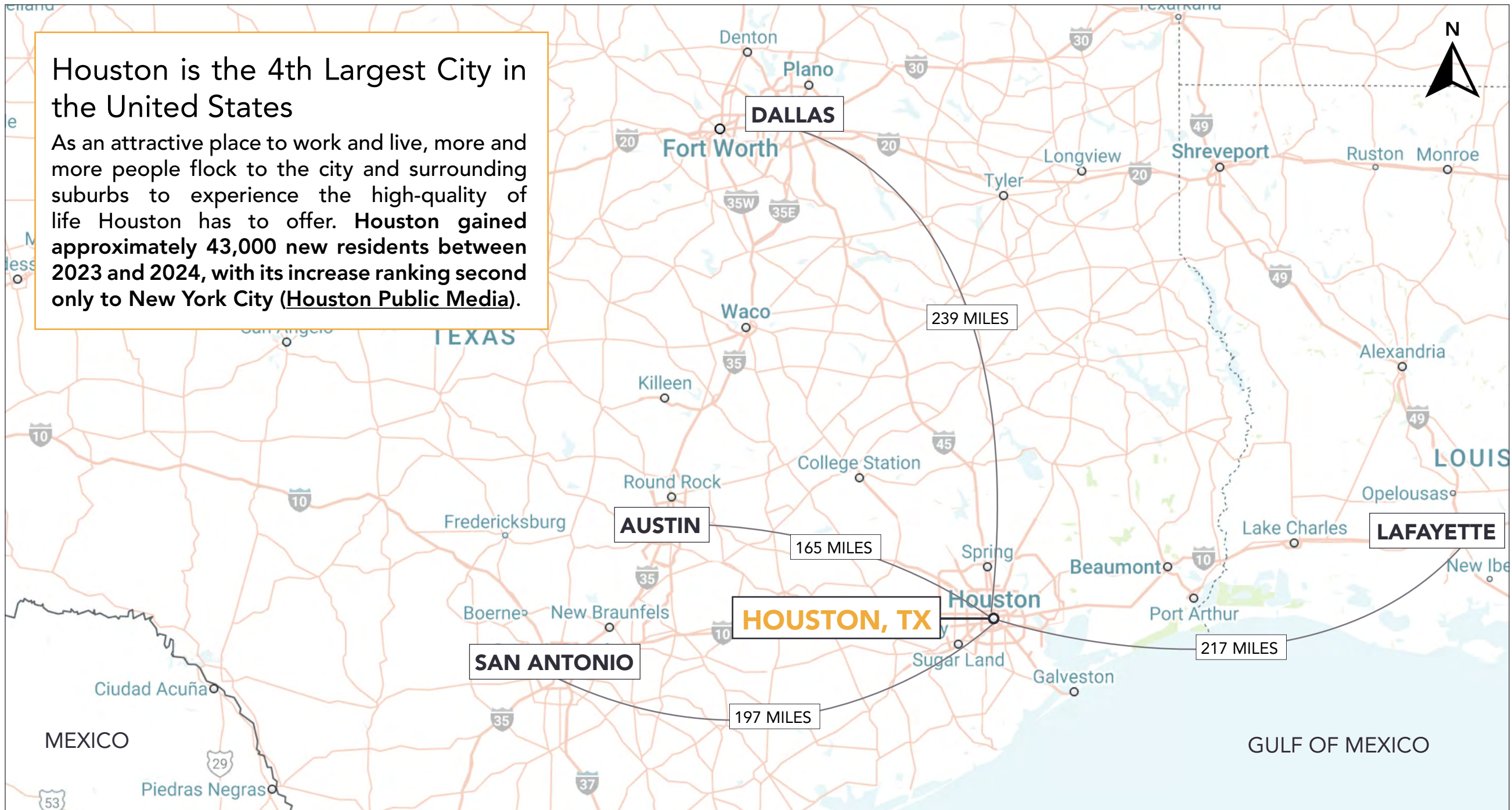






Houston is the 4th Largest City in the United States

As an attractive place to work and live, more and more people flock to the city and surrounding suburbs to experience the high-quality of life Houston has to offer. **Houston gained approximately 43,000 new residents between 2023 and 2024, with its increase ranking second only to New York City (Houston Public Media).**





VISITATION DATA

The adjacent Walmart Supercenter draws from a large trade area, receiving **over 1,983,744 visits in the past 12 months**. Shading on the heat map represents home location of visitors to the adjacent Walmart Supercenter based on cellular data.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	12,605	101,456	289,672	824,563
Average HH Income	\$121,195	\$113,901	\$120,011	\$140,272
Median HH Income	\$107,382	\$93,531	\$97,538	\$114,563
Annual Growth (2010-2020)	39.1%	18.8%	12.6%	12.2%

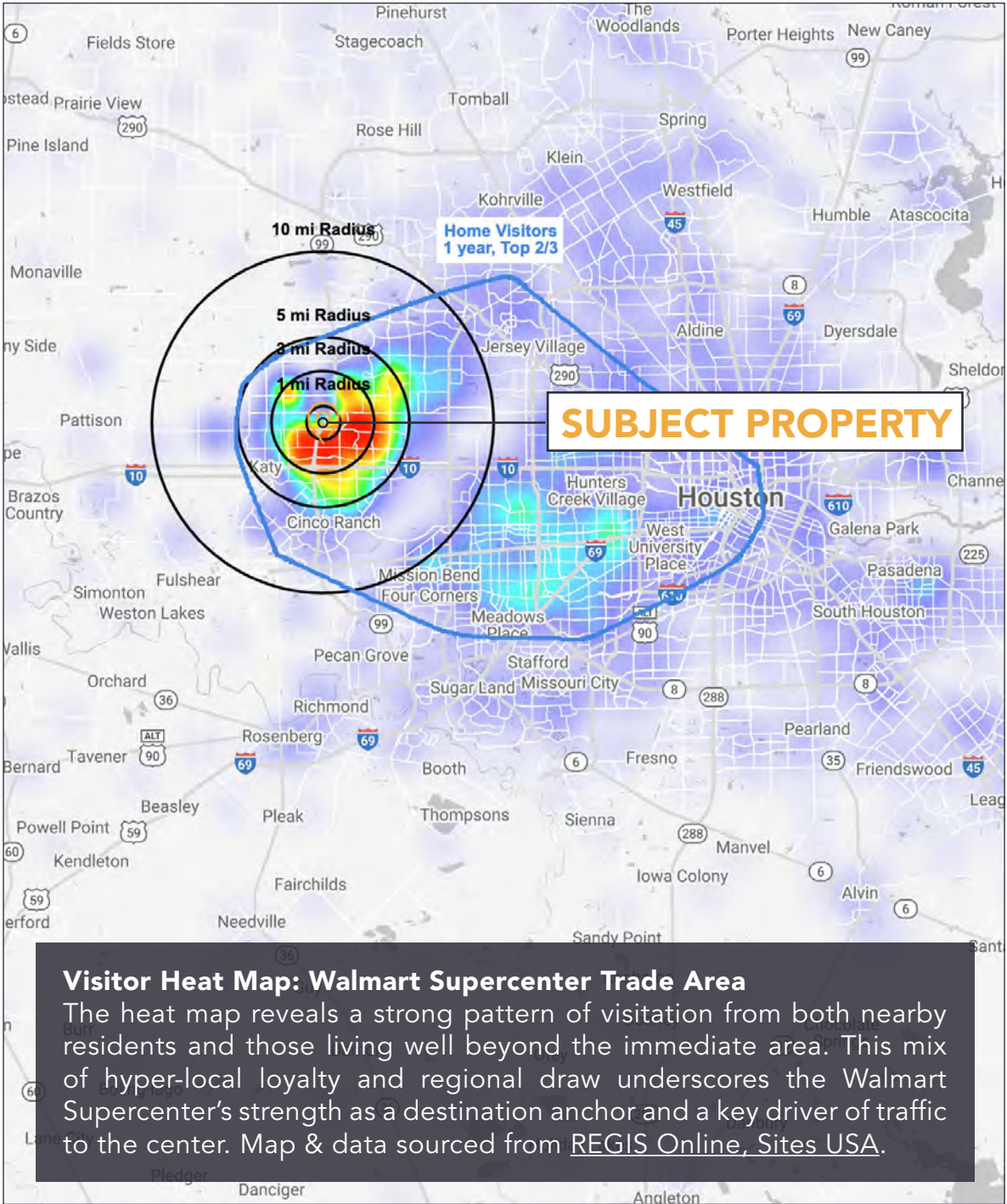
HIGHLIGHTS

1.98M

ANNUAL VISITS TO THE
ADJACENT WALMART
SUPERCENTER

\$121K

AVERAGE HOUSEHOLD
INCOME WITHIN A
1-MILE RADIUS





KATY, TX, IN FOCUS

A RAPIDLY GROWING COMMUNITY IN THE HOUSTON METRO AREA



A HIGH INCOME SUBURB

Katy, TX, is a thriving city within the Greater Houston metropolitan area. With an **estimated population of 26,360 residents**, Katy has evolved into a vibrant suburban hub. Katy's strategic location along Interstate 10 facilitates easy access to Houston and other neighboring regions.

The local economy is bolstered by a **diverse range of sectors, including retail, healthcare, and education**. Katy Mills Mall serves as a significant retail destination, attracting shoppers from across the region. The city is also witnessing substantial development projects, such as the **\$400 million Texas Heritage Marketplace**, a mixed-use complex featuring retail outlets, medical offices, and residential units, set to enhance the area's commercial landscape. Additionally, a new 200,000-square-foot entertainment and dining venue near **Katy Mills Mall** is underway, aiming to provide family-friendly experiences and further stimulate local economic growth.

Katy's commitment to community well-being is reflected in its **numerous parks, recreational facilities, and highly regarded public schools** managed by the Katy Independent School District. The city's blend of historical significance, economic vitality, and quality of life continues to attract residents and businesses, solidifying its reputation as a **dynamic and welcoming community** in Southeast Texas.



THE HOUSTON MSA

7.5M

ESTIMATED HOUSTON
MSA POPULATION

\$513B

HOUSTON MSA GDP
FOR 2023

4TH

MOST POPULOUS CITY
IN THE UNITED STATES

#1

LARGEST CITY IN
TEXAS

THE ENERGY CAPITAL OF THE WORLD

Greater Houston is **the fifth-most populous metropolitan statistical area in the United States** and has historically been among the fastest-growing metropolitan areas in the country. The city's **dynamic and rich culture, thriving economy, and growing population** make it an ideal market to live, work, and invest in.

Houston is **recognized worldwide for its economy**: particularly for oil and natural gas, and increasingly for biomedical research and aeronautics, being home to NASA's Manned Spacecraft Center. If Houston were a country, it would rank as the 25th largest economy in the world, exceeding Thailand and Ireland.

Metro Houston has the **third largest concentration of Fortune 500 companies in nation** and is home to more than 9,100 tech-related firms including more than 1,000 venture backed startups.

Anchored by the Port of Houston, the Houston MSA has **the highest trade export value of all metropolitan areas**, at over \$132 billion in 2023, accounting for 42% of the total exports of Texas.

Houston has four state universities and several private institutions of higher learning within the MSA: The University of Houston, The University of Houston–Clear Lake, University of Houston–Downtown, Texas Southern University, Rice University, Houston Christian University, and more.

Houston is **home to the Texas Medical Center—the largest medical center in the world**. Encompassing over 2 square miles of land, the Texas Medical Center employs over 106,000 people, hosts 10 million patient encounters annually, and has a gross domestic product of US\$25 billion.



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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.

11-2-2015



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 or counter-offer from the client; and
- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 provided to you, when payment will be made and how the payment will be calculated.

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.

<u>ParaSell, Inc.</u>	<u>9009637</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Scott Reid</u>	<u>739436</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date