



MONARCH
COMMERCIAL ADVISORS



MINONITE RETAIL STRIP

ROSENBERG, TX (HOUSTON MSA)

100% Leased Retail Strip in an Affluent, Fast Growing Houston Suburb

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

SUBJECT PROPERTY



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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 boasting strategic location in rapidly growing Rosenberg, TX. The center offers a diverse tenant mix, excellent visibility, and convenient access to nearby master-planned communities.

Price	\$7,580,000
Cap Rate	6.65%
NOI	\$504,068
Price/SF	\$386.08
Leasable Area	19,633 SF
Land Area	2.26 AC
Year Built	2019

1636 MINONITE RD, ROSENBERG, TX 77469





WHY INVEST

Exclusive Retail Node in a Growing Submarket

Positioned at the gateway to multiple master-planned communities in Rosenberg, TX, the center serves as the most convenient retail destination in the area. As the closest retail destination to surrounding neighborhoods, it captures consistent daily traffic from residents traveling to and from the community, ensuring strong built-in visibility and demand.

High-Performing and Balanced Tenant Mix The subject property features an ideal tenant lineup of national, regional, and local operators that serve essential neighborhood needs. Anchored by Domino's Pizza, one of the top-performing locations in Texas and ranked in the top 6% nationally, the center demonstrates proven demand for daily-use retail and quick-service dining. Additional tenants such as Anytime Fitness and Easy Vet provide diverse, service-based offerings that promote daily visits and steady foot traffic. This balanced mix creates consistent tenant performance and reduces reliance on any single economic sector.

Neighborhood Retail and Quality of Life Located minutes from Rosenberg's main retail corridor along I-69, the property is near high-volume national retailers including Kroger, HEB, Target, and Walmart, offering residents a broad range of shopping options. The subject property serves an essential role as a convenient, neighborhood-oriented alternative, providing easy access to daily needs and services without the congestion of larger retail centers. The surrounding communities are known for their safety, well-maintained streets, and family-friendly atmosphere, contributing to a high quality of life for residents.

Modern Construction and Architectural Design

Constructed with a focus on quality and aesthetics, the building features high ceilings, tall facades, and expansive windows, creating bright and welcoming interiors. Its modern design and premium materials complement the adjacent retail strips, forming a cohesive and attractive corridor. The site also benefits from excellent visibility, dedicated left-turn access, and well-maintained landscaping, enhancing curb appeal and customer convenience.

Growing Market and Infrastructure The Rosenberg area is experiencing rapid residential and commercial growth, with the Minonite corridor emerging as a hub for new homes and family-focused retail. Infrastructure improvements, including the Fort Bend Parkway Toll Road extension, are enhancing connectivity to downtown Houston and other regional destinations. These developments are expected to support continued expansion, increase traffic to the area, and further strengthen the property's position in a high-demand, rapidly growing submarket.

Strong Cash Flow and Triple-Net Stability The property delivers stable income through triple-net (NNN) leases with annual rent increases, ensuring minimal management and steady growth. An institutional-quality management team is already in place, prepared to continue their seamless operations and maintain the property's strong performance. With 2020-era rents below market and pricing near replacement cost, the asset offers a compelling opportunity in a high-growth Houston submarket.

Located in a rapidly growing Houston suburb and surrounded by master planned communities

65.6%
HISTORICAL ANNUAL GROWTH BETWEEN 2010 AND 2020 WITHIN A 1-MILE RADIUS

12,478
VPD ALONG STATE HIGHWAY 6

116K
POPULATION WITHIN A 5-MILE RADIUS





CY2025		
Price		\$7,580,000
Capitalization Rate		6.65%
Price Per Square Foot		\$386.08
Down Payment	35%	\$2,653,000
Loan Amount	65%	\$4,927,000
Total Leased (SF):	100.00%	19,633
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	19,633
Income	\$/SF	
Scheduled Rent	\$25.67	\$504,068
Scheduled Recoveries	\$12.92	\$253,744
Effective Gross Income		\$757,812
Adjusted Gross Income		\$757,812
Expense	\$/SF	
Property Taxes	(\$8.19)	(\$160,849)
Insurance	(\$1.27)	(\$24,974)
CAM	(\$1.57)	(\$30,834)
Admin Fee	(\$0.24)	(\$4,625)
Management Fee	(\$1.65)	(\$32,462)
Total Operating Expenses	(\$12.92)	(\$253,744)
Net Operating Income		\$504,068

PROPOSED	
Proposed Loan Amount	\$4,927,000
Loan To Value	65%
Interest Rate	6.00%
Amortization (Years)	30
Term (Years)	10
Net Operating Income	\$504,068
Debt Service	(\$354,478)
Pre-Tax Cash Flow	\$149,589
Debt Coverage Ratio	1.42
Lender Type	Life Co.
Guarantee	Partial Recourse
Cash-on-cash Return	5.64%
Principal Pay down (Year 1)	\$60,504
Total Return	\$210,094
Yield	7.92%

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 Summary				Lease Terms		Rent Summary			
Tenant Name	Suite #	Sq. Ft.	% of GLA	Term		Monthly Rent	Annual Rent	Rent/Ft	Increases
Domino's	100	2,028	10.33%	11/01/20	08/31/30	\$4,732.00	\$56,784.00	\$28.00	
(2 - 5 year Options)			Option 1	09/01/30	08/31/35	\$5,070.00	\$60,840.00	\$30.00	7%
			Option 2	09/01/35	08/31/40	\$5,408.00	\$64,896.00	\$32.00	6%
DAK Cleaners	200	1,170	5.96%	11/27/21	10/31/26	\$2,535.00	\$30,420.00	\$26.00	
(1 - 5 year Option)			Option 1	11/01/26	10/31/31	\$2,632.50	\$31,590.00	\$27.00	4%
			Increase	11/01/28	10/31/30	\$2,730.00	\$32,760.00	\$28.00	4%
			Increase	11/01/30	10/31/31	\$2,827.50	\$33,930.00	\$29.00	3%
Maple Leaf Liquor	300	1,478	7.53%	02/11/22	01/31/32	\$3,571.83	\$42,861.96	\$29.00	
(1 - 5 year Option)			Increase	02/01/27	01/31/29	\$3,695.00	\$44,340.00	\$30.00	3%
			Increase	02/01/29	01/31/30	\$3,818.17	\$45,818.04	\$31.00	3%
			Increase	02/01/30	01/31/32	\$3,941.33	\$47,295.96	\$32.00	3%
			Option 1	02/01/32	01/31/37	Market Rate			

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



Tenant Summary				Lease Terms		Rent Summary			
TENANT NAME	SUITE #	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
EasyVet	350	1,400	7.13%	01/07/23	01/31/33	\$3,266.66	\$39,199.92	\$28.00	
			Increase	04/01/26	01/31/33	\$3,500.00	\$42,000.00	\$30.00	7%
			Option 1	02/01/33	01/31/38	\$3,733.33	\$44,799.96	\$32.00	6%
			Option 2	02/01/38	01/31/43	\$3,966.67	\$47,600.04	\$34.00	6%
			(2 - 5 year Options)						
Global Nail & Spa	400	1,600	8.15%	10/25/21	10/31/31	\$3,466.67	\$41,600.04	\$26.00	
			Increase	11/01/26	10/31/28	\$3,600.00	\$43,200.00	\$27.00	4%
			Increase	11/01/28	10/31/31	\$3,733.33	\$44,799.96	\$28.00	4%
			Option 1	11/01/31	10/31/36	Market Rate			
			Option 2	11/01/36	10/31/41	Market Rate			
			(2 - 5 year Options)						
Trinity Dental	500	2,040	10.39%	02/04/22	01/31/32	\$4,250.00	\$51,000.00	\$25.00	
			Increase	02/01/27	01/31/32	\$4,675.00	\$56,100.00	\$27.50	9%
			Option 1	02/01/32	01/31/37	\$5,142.50	\$61,710.00	\$30.25	9%
			Option 2	02/01/37	01/31/42	\$5,655.90	\$67,870.80	\$33.27	9%
			(2 - 5 year Options)						

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Tenant Summary				Lease Terms		Rent Summary			
Tenant Name	Suite #	SQ. FT.	% of GLA	Term		Monthly Rent	Annual Rent	Rent/Ft	Increases
Anytime Fitness	600	5,000	25.47%	01/01/21	09/30/30	\$9,166.67	\$110,000.04	\$22.00	
2025 option exercise			Option 2	10/1/30	09/30/35	\$9,583.33	\$114,999.96	\$23.00	4%
(1 - 5 year Options)									
J & A Donuts	700	1,170	5.96%	04/01/21	03/31/26	\$2,632.00	\$31,584.00	\$26.99	
			Option 1	04/01/26	03/31/31	\$2,632.50	\$31,590.00	\$27.00	0%
(1 - 5 year Option)			Increase	04/01/27	03/31/29	\$2,730.00	\$32,760.00	\$28.00	4%
			Increase	04/01/29	03/31/30	\$2,827.50	\$33,930.00	\$29.00	3%
			Increase	04/01/30	03/31/31	\$2,925.00	\$35,100.00	\$30.00	3%
Tropical Wave	800	1,747	8.90%	12/12/23	11/31/2028	\$3,384.81	\$40,617.72	\$23.25	
			Increase	12/01/26	11/30/27	\$3,639.58	\$43,674.96	\$25.00	7%
			Increase	12/01/27	11/30/28	\$3,894.35	\$46,732.20	\$26.75	7%
			Option 1	12/01/28	11/30/33	Market Rate			
(1 - 5 year Option)									



Tenant Summary				Lease Terms		Rent Summary		
TENANT NAME	SUITE #	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT INCREASES
Catfish Station	1000	2,000	10.19%	11/01/25	10/31/35	\$5,000.00	\$60,000.00	\$30.00
(pending lease)				11/01/30	10/31/35	\$5,333.33	\$64,000.00	\$32.00
			Option 1	11/01/35	10/31/40	2% annual increases		
(2 - 5 year Options)			Option 2	11/01/40	10/31/45	2% annual increases		
OCCUPIED		19,633	100.00%	TOTAL CURRENT		\$42,005.64	\$504,067.68	\$25.67
VACANT		0	0.00%					
CURRENT TOTALS		19,633	100.00%					

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



TOP PERFORMING LOCATION

The Domino's Pizza occupying the end cap suite of the subject property ranks among the highest-producing stores in both Texas and the United States. With a convenient drive-thru and interior seating, this location is positioned for continued success.

\$2 MILLION

ESTIMATED SALES FROM OCTOBER 2024 THROUGH SEPTEMBER 2025

TOP 6% STORE

THIS LOCATION RANKS #441 OUT OF 6,706 LOCATIONS NATIONWIDE BASED ON ANNUAL SALES

\$6,233

AVERAGE DAILY SALES FROM OCTOBER 2024 THROUGH SEPTEMBER 2025

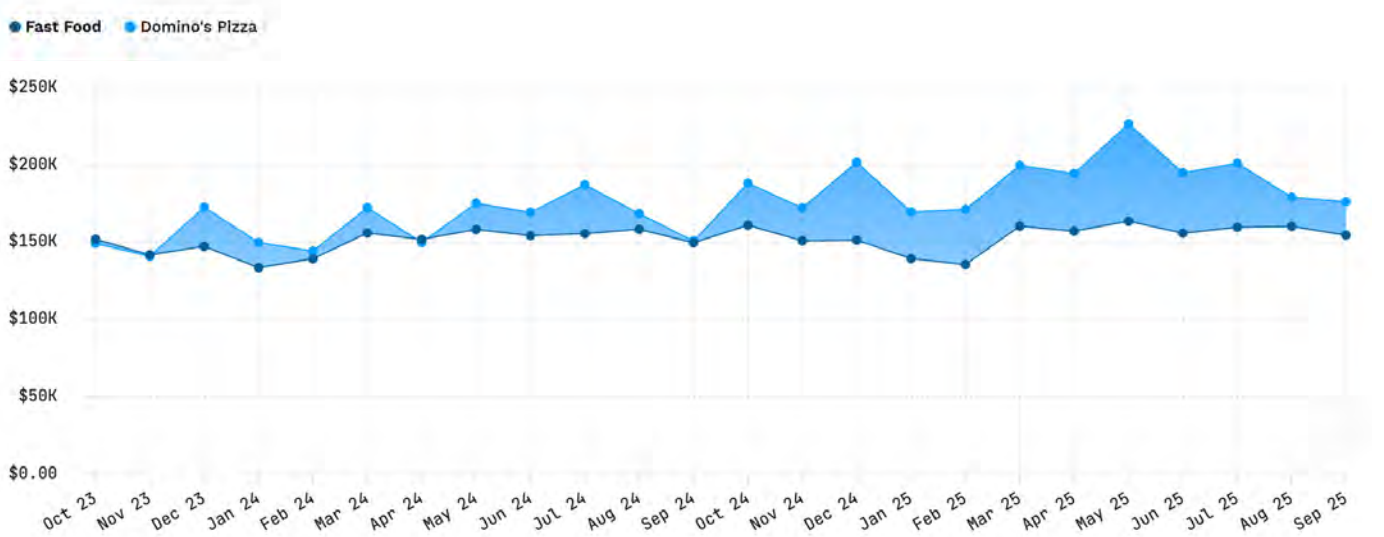
Sales Performance

(October 2024-September 2025 | Unit: Total)



Industry Average - Sales Nationwide

(October 2023-September 2025 | Unit: Total)





THE TENANT MIX

MINONITE RETAIL STRIP

The tenant mix at the center creates a **dynamic and well-rounded destination**, featuring diverse offerings alongside essential services. This cohesive blend caters to a variety of customer needs, **ensuring consistent foot traffic and a vibrant atmosphere**. This retail strip center offers a combination of **strong market fundamentals**, a strategic location, and a diverse tenant mix, making it an **exceptional opportunity for investors** seeking stable income and long-term growth potential.



ANYTIME FITNESS

Fitness Franchise

A global fitness franchise with over 5,200 locations in more than 50 countries, Anytime Fitness offers 24/7 gym access to its members, providing unmatched convenience for any schedule.

In early 2024, the parent company of Anytime Fitness, SelfEsteemBrands, completed a merger with Orangetheory Fitness, forming a new health and wellness company called Purpose Brands.

As part of Purpose Brands, Anytime Fitness continues to expand its global presence and enhance its member experience.



DOMINO'S PIZZA

Pizza Chain

As the world's largest pizza chain, Domino's operates over 20,000 stores in 90+ countries, delivering hot, customizable pizzas alongside a range of sides and desserts.

With a focus on innovation, Domino's offers convenient online ordering, a user-friendly app, and efficient delivery services.

In 2024, the company reported annual revenue of \$4.71 billion, cementing its status as a leader in the global quick-service restaurant industry.



EASYVET

Veterinary Clinic

Founded in 2014 in Knoxville, Tennessee, EasyVet has expanded into a nationwide network of independently owned veterinary clinics. The company focuses on providing convenient and affordable pet care by offering essential services such as wellness exams, vaccinations, and treatment for minor illnesses, while referring surgical cases to specialists.

As of 2023, EasyVet operates numerous clinics across the United States and has secured \$7 million in Series A funding to support its growth.



TRINITY DENTAL CENTERS

Dentist Office



Trinity Dental Centers is a network of dental clinics headquartered in Houston, Texas, offering comprehensive dental services including preventive care, cosmetic dentistry, orthodontics, and oral surgery. With 16 locations across Texas, they provide accessible and affordable dental care to diverse communities.

CATFISH STATION

Cajun Restaurant



Catfish Station is a Houston-based eatery renowned for its made-to-order Cajun seafood, including delicately fried catfish, shrimp baskets, and signature sauces like their original tartar sauce. Founded in 2004, the restaurant began as a food truck and has since evolved into a beloved local chain, offering a casual dining experience with a focus on quality and customer satisfaction.

GLOBAL NAIL & SPA

Nail Salon & Spa



A premier nail salon offering a range of services including manicures, pedicures, nail enhancements, and waxing. With over ten years of combined experience, the owner-operated salon prioritizes customer service, treating clients like family to ensure a luxurious spa experience.

A&J DONUTS

A&J DONUTS

Donut Shop

A locally owned bakery specializing in fresh, hand-crafted donuts made from high-quality ingredients. The menu features a wide variety of classic and creative flavors, making it a go-to spot for donut lovers of all ages.

DAK CLEANERS

DAK CLEANERS

Dry Cleaner

A trusted local business offering professional dry cleaning and laundry services for both individuals and businesses. With a focus on quality and convenience, they ensure your garments are clean and refreshed.

MAPLE LEAF LIQUOR

MAPLE LEAF LIQUOR

Liquor Store

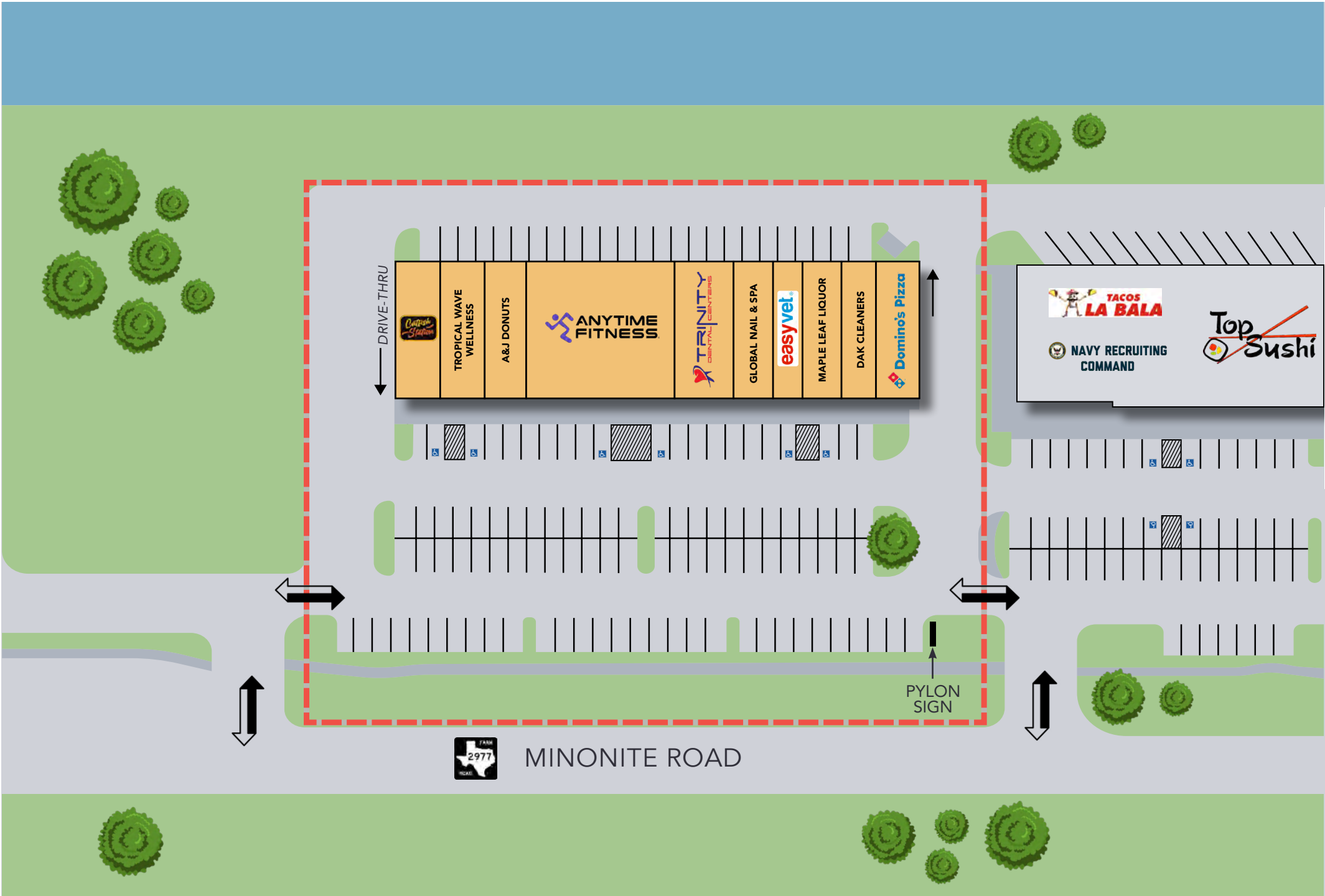
A store offering a wide selection of alcoholic beverages, including wine, beer, spirits, and mixers from around the world. This liquor store provides a variety of choices to meet all preferences.

TROPICAL WAVE

TROPICAL WAVE

Vape, CBD, & Wellness

A specialized retail shop offering a wide selection of premium vape products, including e-cigarettes, vape pens, e-liquids, and accessories, as well as a variety of CBD wellness products.



PROPERTY
DATA

19,638

Rentable SF

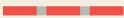
2.26

Acres

131

Parking Spaces

LEGEND



Property
Boundary



Egress



“

Average household incomes exceed \$112,000/year within a 1, 3, 5, and 10 mile radius.



MODERN DESIGN & PRIME VISIBILITY

Constructed in 2019 with premium materials and meticulous attention to detail, this modern building exemplifies quality and functionality. Boasting exceptional visibility and seamless access from Minonite Road, it is strategically positioned to serve the surrounding master-planned communities.



MINONITE II
FULLY LEASED TWO STRIP
RETAIL CENTERS

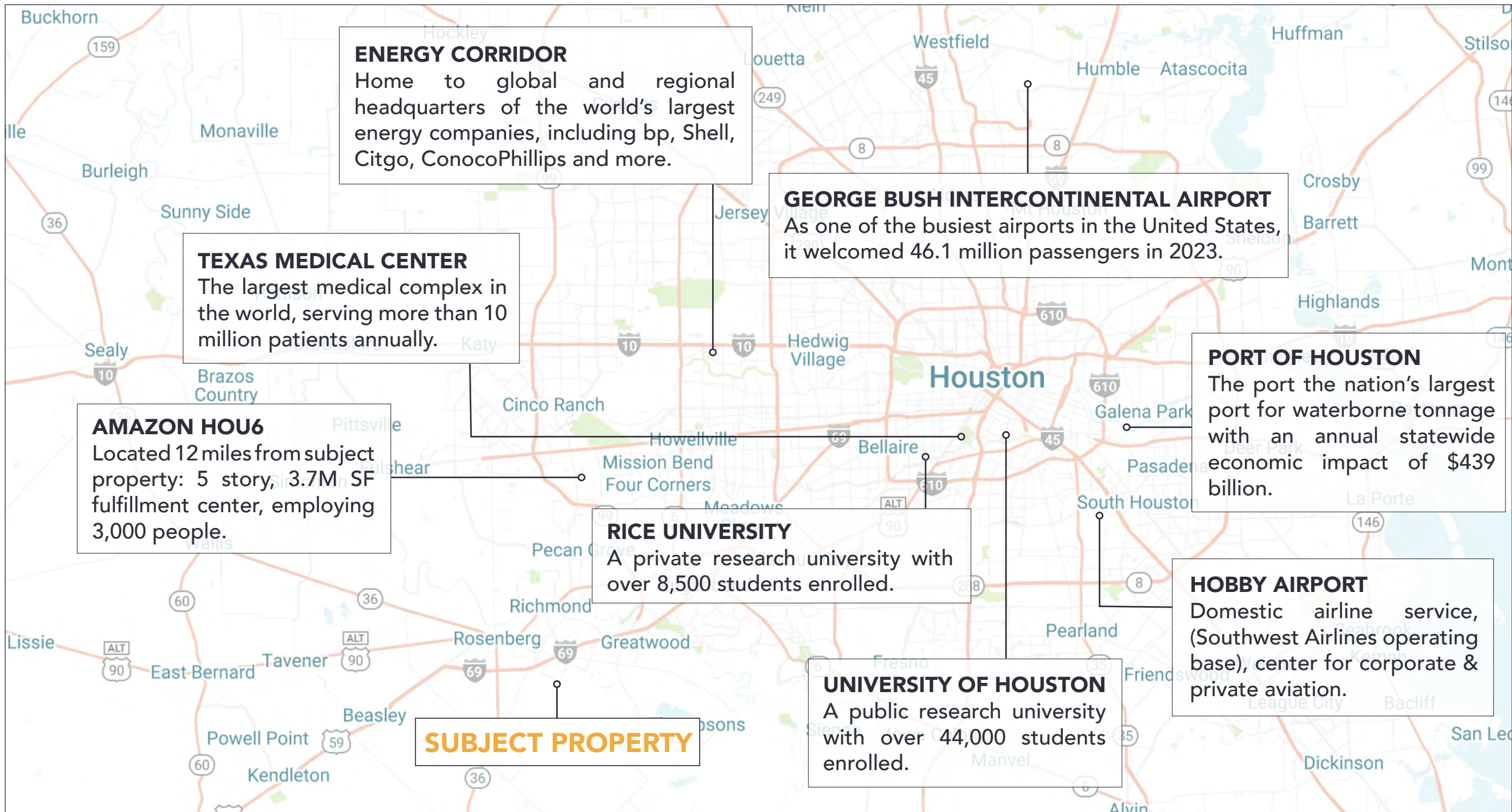






“The subject property is surrounded by incredibly dense high-income housing developments that continue to expand rapidly along key commuting arterials.”

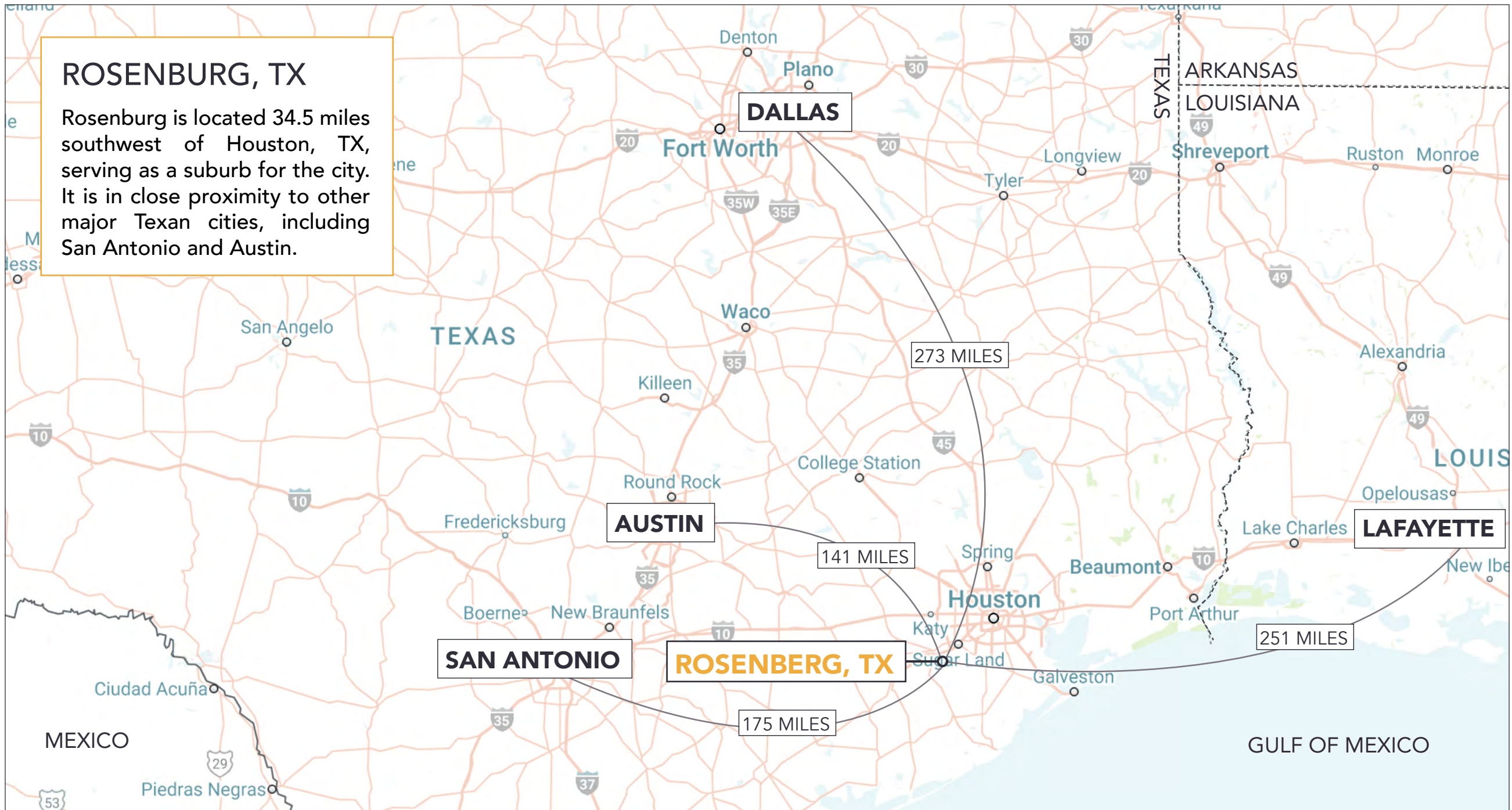






ROSENBURG, TX

Rosenburg is located 34.5 miles southwest of Houston, TX, serving as a suburb for the city. It is in close proximity to other major Texan cities, including San Antonio and Austin.





ROSENBERG, TX, IN FOCUS

A HIGH-INCOME HOUSTON SUBURB



A COMMUNITY RICH WITH HISTORY

Rosenberg is centrally located in Fort Bend County, making it a key geographic and logistic hub. Over the past decade, it has **seen remarkable growth** due to their business-friendly environment, strategic positioning, easy access to the Port of Freeport and the Port of Houston, and an outstanding quality of life.

Just **34.5 miles from downtown Houston**, the City spans approximately 108 square miles. About 50% of this land remains undeveloped, offering substantial room for growth and opportunities for further development.

Rosenberg provides everything to meet the needs of its residents, including easy access to a diverse and skilled workforce, expansive undeveloped land, and modern infrastructure in highways, rail, and utilities. Beyond a highly supportive business climate, the community **boasts an outstanding school district, unique leisure activities, family-friendly festivals and events, excellent local dining options, and a growing array of recreational activities that enhance a friendly, relaxed lifestyle.**

Rosenberg’s mayor, Kevin Raines, said the community has experienced explosive growth during his five years as mayor, and the **city is planning for even more growth** in the years ahead. [Read more here.](#)

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	8,052	53,419	116,608	291,232
Average HH Income	\$112,098	\$119,675	\$112,665	\$153,430
Median HH Income	\$110,512	\$101,767	\$94,469	\$122,726
Historical Annual Growth (2010-2020)	65.6%	23.1%	10.0%	9.6%



THE HOUSTON MSA

7.7M

ESTIMATED HOUSTON
MSA POPULATION

\$697B

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 \$132billion 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.



CONTACT

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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
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date