

BRAND NEW 100% LEASED 3-TENANT RETAIL

Investment Opportunity

Aliana
RETAIL CENTER

Adjacent to new 2,000 Acre Master-Planned Community - Aliana
124,000 Population and \$135k HHI in 3-Mile Radius



18620 W. Bellfort Street

RICHMOND TEXAS

ACTUAL SITE BUT SIGNAGE ADDED FOR ILLUSTRATION PURPOSES ONLY



EXCLUSIVELY MARKETED BY

Aliana
RETAIL CENTER

ROBERT DONNELL

**First Vice President
National Net Lease**

robert.donnell@srsre.com

M: 619.818.5852

215 S Highway 101, Suite 200

Solana Beach, CA 92075

CA License No. 02082187

CHUCK KLEIN

**EVP & Principal
National Net Lease**

chuck.klein@srsre.com

D: 619.223.3017 | M: 858.449.9922

215 S Highway 101, Suite 200

Solana Beach, CA 92075

CA License No. 00947314



MULTI-TENANT INVESTMENTS

Broker/Designated Officer: Teddy Leonard, SRS National Net Lease Group, LP | TX License No. 631339

OFFERING SUMMARY



OFFERING

Price	\$4,150,000
Annual Rent	\$270,000
Cap Rate	6.50%
Tenants	The Learning Cottage & Childcare FastSigns Jay Bhavani Restaurant
Lease Types	NNN
Landlord Responsibilities	Roof & Structure
Occupancy	100%

PROPERTY SPECIFICATIONS

Rentable Area	-9,000 SF
Land Area	1.25 Acres
Property Address	18620 W. Bellfort Street Richmond, Texas 77407
Year Built	2024
Parcel Number	0151-00-000-0305-907
Ownership	Fee Simple (Land & Building Ownership)

Brand New Three-Tenant Strip | 100% Occupied | NNN Leases | Fee Simple Ownership | Growing Houston Texas Submarket

- Opportunity to acquire Aliana Retail Center, a brand new three-tenant strip in Richmond, TX
- The 100% occupied building features tenants operating under NNN leases, limiting expense obligations for a future investor
- Below market rent at just \$30/ft

Inflation Protection | NNN Leases | Diversified Tenant Mix | Flexible Space

- Two out of the three tenants have 3% annual increases
- Ease of management well suited for an out of town/state Investor
- Wide range of retail and service based tenants with high level of internet resistance
- The 3 suites range in size from 1,500 - 4,750 SF - highly adaptable to a variety of tenants and uses



Adjacent to New Master-Planned Community Aliana | Across from Aliana Shopping Center | New Amazon Fulfillment Center / William B. Travis High School

- The asset is adjacent to one of the largest and fastest growing master-planned communities in Fort Bend County named Aliana, a ~2,000 acre community comprised of 13 neighborhoods with approximately 4,200 homes
- Ideally located across the street from Aliana Shopping Center and The Grand at Aliana, 2 regional power centers along one of the fastest-growing retail corridors in Texas, anchored by Costco, Target, HEB, PetSmart, Hobby Lobby and others

[LINK](#)

- In November 2021, a 3.7 million square foot Amazon fulfillment center opened just north of the site, spanning 5 ½ floors and employing ~3,000 people
- ½ mile northeast of William B. Travis High School with ~3,200 students

[LINK](#)

Strong Trade Area Demographics | Six-Figure Incomes

- More than 262,000 residents and 130,000 employees support the 5-mile trade area
- \$146,373 average household income within a 1-mile radius

Located 25 Miles West of Downtown Houston

- Richmond is a submarket of Houston, the 4th most populous city in the US, with a population exceeding 2.3 million
- Fort Bend County ranks 3rd for purchasing power in Texas, and 2nd on “Texas counties where wealthy people are moving” list

LOCATION



Richmond, Texas
Fort Bend County
Houston-The Woodlands-Sugar Land MSA

PARKING



There are approximately 37 parking spaces on the owned parcel

ACCESS



W. Bellfort Street: 2 Access Points

PARCEL



Parcel Number: 0151-00-000-0305-907
Acres: 1.25
Square Feet: 54,363 SF

TRAFFIC COUNTS



W Bellfort St: 19,633 VPD
Harlem Rd: 17,099 VPD
Grand Pkwy: 53,311 VPD

CONSTRUCTION



Year Built: 2024

IMPROVEMENTS



There is approximately -9,000 of existing building area

ZONING



Unclassified - No zoning ordinances in Houston

WATERVIEW TOWN CENTER
Academy
SPORTS+OUTDOORS
STUDIO MOVIE GRILL
LAIFITNESS.
at home
The Home Décor Superstore

CINEMARK

ExxonMobil

Academy
SPORTS+OUTDOORS

BASKIN **BR** ROBBINS

17,099
VEHICLES PER DAY

amazon
3.7M SF FACILITY

HARLEM RD.

ALIANA SHOPPING CENTER
HOBBY LOBBY
Marshall's
TARGET
PET SMART
OLD NAVY
carter's



PLANNED APARTMENTS

Aliana
RETAIL CENTER

SPRINGWOOD AT ALIANA
136 SINGLE-STORY LUXURY SENIOR HOUSING APARTMENT COMMUNITY

W. BELLFORT ST.

19,633
VEHICLES PER DAY

WEST END
335 APARTMENT UNITS

Domino's Pizza





53,311
VEHICLES PER DAY

STATE HIGHWAY 99

ALIANA SHOPPING CENTER
HOBBY LOBBY
Marshalls
TARGET
OLD NAVY
PETSMART carter's

H-E-B

19,633
VEHICLES PER DAY

WEST END
335 APARTMENT
UNITS

W. BELFORT ST.

Aliana
RETAIL CENTER

PLANNED APARTMENTS

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The Home Décor Superstore

Kroger
ALDI
goodwill

CINEMARK

17,099
VEHICLES PER DAY

HARLEM RD.

BASKIN
BR
ROBBINS

amazon
3.7M SF FACILITY

Orangetheory
FITNESS
jamba
ELEVEN

T

WHATABUGGER

AutoZone

Jersey
Mikah
SUBS

SAJAD

ExxonMobil





53,311
VEHICLES PER DAY

COSTCO
WHOLESALE

MALALA
ELEMENTARY

DUTCH BROS
Coffee

ERSTEIN BROS
BAGELS

Jack
in the box

Portillo's

GRAND AT ALIANA
67-ACRE REGIONAL POWER CENTER

Michaels
Burlington
petco

ROSS
DRESS FOR LESS
five BELOW
E65 FITNESS
SKECHERS

STATE HIGHWAY 99

OUTBACK
STEAKHOUSE

TARGET

TACO CABANA

Chick-fil-A
CANE'S
CHICKEN FINANCERY

sals

ALIANA SHOPPING CENTER
OVER 438,000 SF

HOBBY LOBBY

OLD NAVY

carter's

Marshalls

ups

19,633
VEHICLES PER DAY

Aliana
RETAIL CENTER

WEST END
335 APARTMENT
UNITS

W. BELLFORT ST.

Domino's Pizza

SPRINGWOOD
AT ALIANA
136 SINGLE-STORY
LUXURY SENIOR HOUSING
APARTMENT COMMUNITY



PLANNED APARTMENTS





AREA RESIDENTIAL DEVELOPMENTS



Tenant	SQ FT
The Learning Cottage & Childcare	4,750
FastSigns	1,500
Jay Bhavani Restaurant	2,750



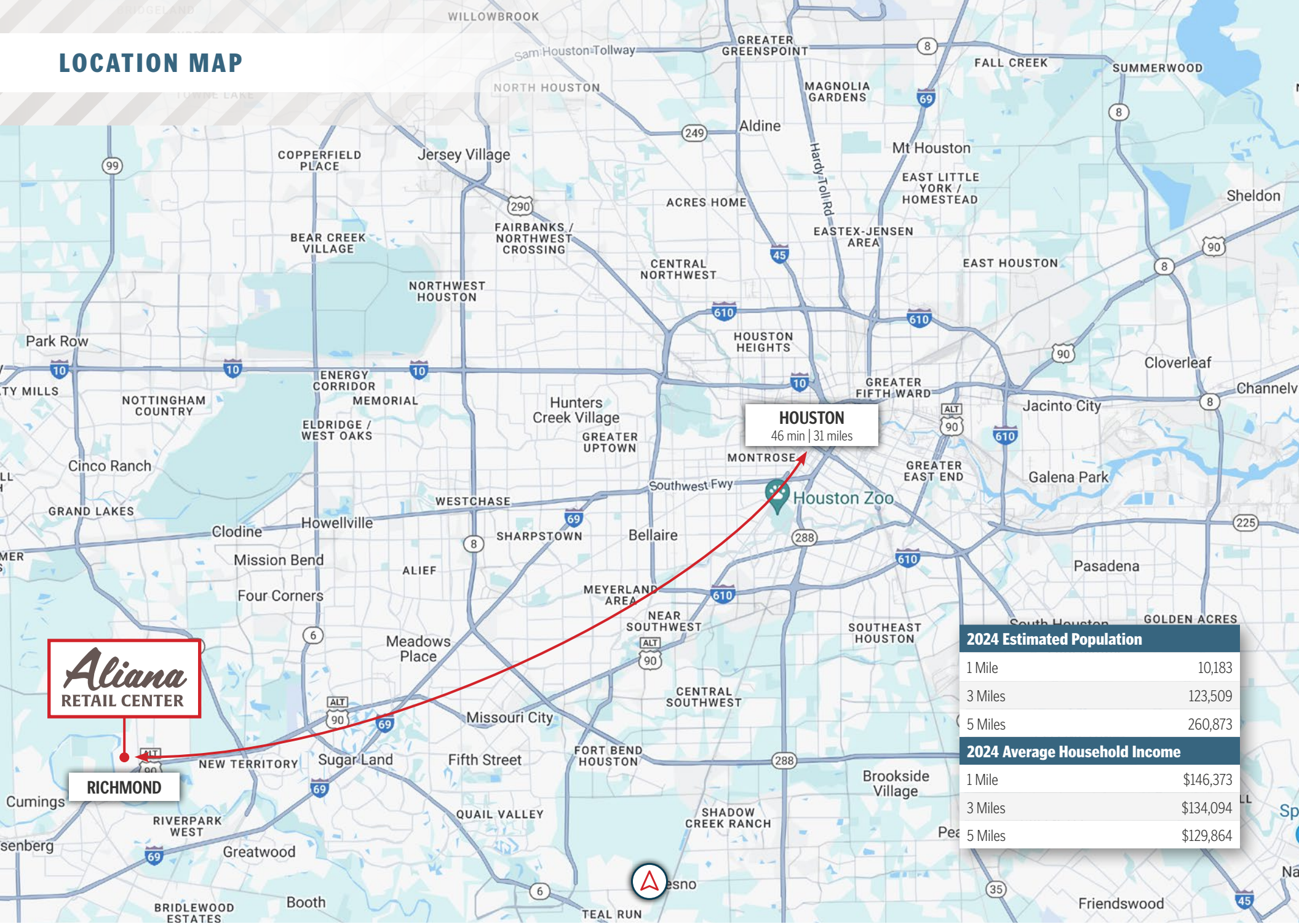
19,633
VEHICLES PER DAY

W. BELLFORT ST.

RENT ROLL

Unit #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Total Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases				Lease Start Date	Lease End Date	Options Remaining			
								Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr	
101	The Learning Cottage & Childcare	4,750	53%	\$11,875	\$142,500	\$30.00	53%	Apr-26	3.33%	\$12,271	\$2.58	\$147,250	\$31.00	Apr-24	May-31	None	
								Apr-27	3.23%	\$12,667	\$2.67	\$152,000	\$32.00				Est.
								Apr-28	3.12%	\$13,063	\$2.75	\$156,750	\$33.00				
								Apr-29	3.03%	\$13,458	\$2.83	\$161,500	\$34.00				
								Apr-30	2.94%	\$13,854	\$2.92	\$166,250	\$35.00				
102	FastSigns	1,500	17%	\$3,750	\$45,000	\$30.00	17%	Jun-25	1.67%	\$3,813	\$2.54	\$45,750	\$30.50	Jun-24	May-29	None	
								Jun-26	1.64%	\$3,875	\$2.58	\$46,500	\$31.00				Est.
								Jun-27	1.61%	\$3,938	\$2.63	\$47,250	\$31.50				
								Jun-28	1.59%	\$4,000	\$2.67	\$48,000	\$32.00				
103	Jay Bhavani Restaurant	2,750	31%	\$6,875	\$82,500	\$30.00	31%	Nov-26	3.33%	\$7,104	\$2.58	\$85,250	\$31.00	Nov-24	Oct-29	None	
								Nov-27	3.23%	\$7,333	\$2.67	\$88,000	\$32.00				Est.
								Nov-28	3.13%	\$7,563	\$2.75	\$90,750	\$33.00				
Total Occupied		9,000	100%	\$22,500	\$270,000	\$30.00	100%										
Total Vacant		0	0%	\$0	\$0		0%										
Total / Wtd. Avg:		9,000	100%	\$22,500	\$270,000	\$30.00	100%										

LOCATION MAP



Aliana
RETAIL CENTER

RICHMOND

HOUSTON
46 min | 31 miles

2024 Estimated Population	
1 Mile	10,183
3 Miles	123,509
5 Miles	260,873
2024 Average Household Income	
1 Mile	\$146,373
3 Miles	\$134,094
5 Miles	\$129,864



RICHMOND, TEXAS

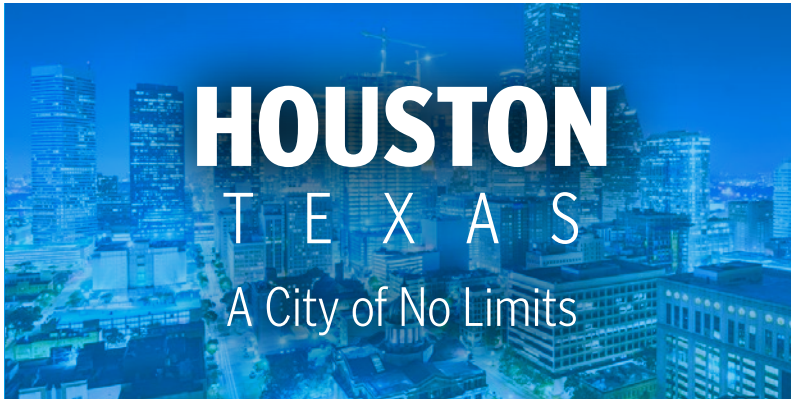
Richmond, Texas, in Fort Bend ranks 3rd for purchasing power in Texas, and 2nd on “Texas counties where wealthy people are moving” list.

Fort Bend is the ninth largest county in Texas and one of the fastest-growing regions in terms of commercial development and population. Always known as an exceptional place to live, Fort Bend’s commercial sector has grown equally as fast. A pro-business government philosophy, exceptional business climate, and quality sites available for development encourage sustainable business growth and prosperity. Home to Fortune 500 companies, international businesses, and the brightest innovators, Fort Bend County has grown from 8,600 business establishments or companies to nearly 15,000 in ten years.

Fort Bend County is one of the fastest growing counties in the nation. Since 2000, Fort Bend has almost tripled in population and is expected to reach 1 million people in the next several years. However, the story is still being written, as Fort Bend County is only 50 percent developed. Large tracts of land owned by single land owners adjacent to interstates, rail lines, and access to ports attract companies looking for large footprint development.

At nearly 900 square miles, Fort Bend continues to see robust commercial activity, growing the Gross Regional Product from \$4.3 billion in 1986 to \$25 Billion in 2021, commercial values totaling more than \$20 Billion.

What makes Richmond so attractive is its location. Strategically located along U.S. Highway 59, SH-99 the Grand Parkway, and U.S. 90 Alternate, Richmond is in a prime position for both commercial and residential expansion. Located less than 40 minutes from Downtown Houston and the world’s leading medical district, the Texas Medical Center, Richmond offers attractive incentive packages, trained & talented workforce to attract businesses and promote progress



Home to 2,325,353
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

AVERAGE HOUSEHOLD INCOME \$84,179 	MEDIAN HOUSTON AGE 33 	NEW JOBS SINCE 2020 300,000+ 	MEDIAN HOUSE VALUE \$171,800
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RETAIL VACANCY RATE
8.8%

CITY OF BEND RETAIL INVENTORY:
\$305.5M SF

ANNUAL RENTAL RATE GROWTH
5.6%

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,
EACH UNIQUE IN ITS OWN WAY.

NORTHWEST OF DOWNTOWN HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S
HOUSTON HEIGHTS

THE CENTRAL BUSINESS HUB FOR THE NATION'S FOURTH LARGEST CITY
DOWNTOWN

EXCLUSIVE AND PREMIER SHOPPING DISTRICT. OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS
GALLERIA/UPTOWN

NEAR THE CONVENTION CENTER AND PNC STADIUM KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES
EADO/EAST END

CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN
MONTROSE

ADJACENT TO WILLIAM P. HOBBY AIRPORT, ONE OF THE CITY'S TWO PASSENGER AIRPORTS
THIRD WARD

HOME TO HERMANN PARK, THE HOUSTON ZOO AND 19 WORLD-CLASS MUSEUMS
MUSEUM DISTRICT

HOUSTON

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	10,183	123,509	260,873
2029 Projected Population	11,293	139,838	286,153
2010 Census Population	1,615	56,713	173,979
Projected Annual Growth 2024 to 2029	2.09%	2.51%	1.87%
Historical Annual Growth 2010 to 2020	17.38%	6.34%	3.12%
Income			
2024 Estimated Average Household Income	\$146,373	\$134,094	\$129,864
2024 Estimated Median Household Income	\$112,506	\$105,791	\$101,864
2024 Estimated Per Capita Income	\$40,929	\$39,930	\$39,962
Households & Growth			
2024 Estimated Households	2,851	36,639	80,258
2029 Projected Households	3,184	41,989	89,068
2010 Census Households	484	16,836	52,402
Projected Annual Growth 2024 to 2029	2.23%	2.76%	2.10%
Historical Annual Growth 2010 to 2020	16.74%	6.27%	3.28%
Race & Ethnicity			
2024 Estimated White	13.69%	24.87%	28.48%
2024 Estimated Black or African American	24.90%	26.63%	22.71%
2024 Estimated Asian or Pacific Islander	47.62%	30.30%	28.13%
2024 Estimated American Indian or Native Alaskan	0.34%	0.49%	0.62%
2024 Estimated Other Races	5.01%	8.46%	10.10%
2024 Estimated Hispanic	12.76%	20.50%	24.90%





FASTSIGNS

fastsigns.com

Company Type: Private

Locations: 770+



FASTSIGNS is the leader in the custom signs and visual solutions industry. With nearly 40 years of experience, FASTSIGNS helps customers bring their vision to life and achieve more than they ever thought possible. As the largest service-oriented business within the Propelled Brands® family, FASTSIGNS spans over 770 independently owned and operated centers across the United States, Puerto Rico, the United Kingdom, Canada, Chile, Grand Cayman, Malta, the Dominican Republic and Australia (where centers operate as SIGNWAVE®). FASTSIGNS is frequently recognized for franchisee satisfaction and with awards that include being ranked #1 in its category on Entrepreneur's highly competitive Franchise 500® List in 2024 for the eighth consecutive year, and being named a 2024 Best-in-Category Franchise by Franchise Business Review for the sixth consecutive year.

Source: franchise.org

JAY BHAVANI RESTAURANT

jaybhavani.com

Company Type: Private

Locations: 190+



Jay Bhavani Vadapav is among the fastest-growing Indian fast food chains in the world. Jay Bhavani Vadapav was co-founded by Kishan Singh Rajput and his three brothers in 1998 with the emerging craze for Vadapav in Ahmedabad city. The Jay Bhavani Vadapav brand is well accepted and has had remarkable success across Gujarat, Madhya Pradesh, Rajasthan, and Delhi-NCR, and is nearing 200 locations across India, Canada, Australia, and the USA. They specialize in authentic vegetarian Indian cuisine.

Source: [Jay Bhavani Restaurant.com](https://jaybhavani.com)

MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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