

ALVIN MARKETPLACE



OFFERING MEMORANDUM
1591 E. Highway 6, Alvin, Texas 77511

EXECUTIVE SUMMARY

Investment Opportunity:

Alvin Marketplace (the “Property”) is a neighborhood shopping center featuring a lineup of ten (10) national/regional retailers, service-oriented businesses, and restaurants. The Property is located at Alvin’s main retail node, making it one of the most visible and well-positioned retail centers in the city. The Property was built in 2001 and has retained almost half of its original tenants over its 25-year lifespan. Its strong real estate ensures the center’s long-term viability, relevance, and tenant retention, while also making it easy to replace tenants when necessary. The center’s “below market” rental rates and short lease terms (less than five (5) years) present tremendous upside for the purchaser of the Property and an opportunity to dramatically increase the Property’s NOI. The center’s solid construction, concrete parking, and triple net tenant leases ensure very low “out-of-pocket” costs for the purchaser to maintain the Property.

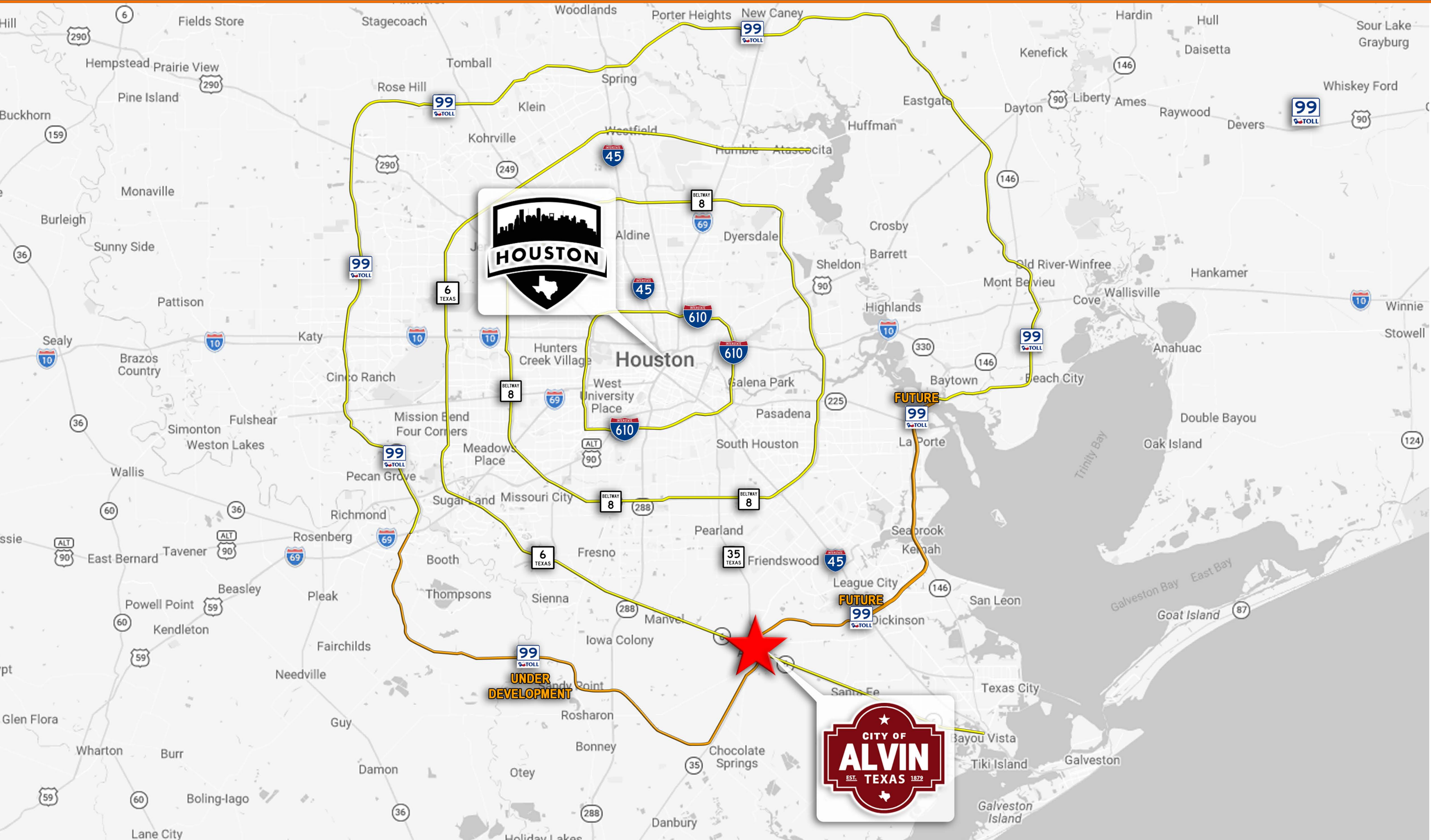
The Property is supported by a thriving and growing city with excellent demographics and a strong workforce. Residential development in Alvin is currently at historic levels. Since 2021, the population of Alvin within 5-miles of the Property has experienced year-over-year growth at the rate of 3.0% annually. As the development of this submarket has exploded within these past few years, so has the traffic. By 2028, traffic along Highway 35 (40,000 vpd) and Highway 6 (24,000 vpd) will increase dramatically as Highway 35 becomes part of the Grand Parkway. Upgrades to Highway 6/35 intersection have already been completed. Therefore, businesses in this submarket should experience very little interruption during the conversion/expansion of Highway 35 into the Grand Parkway.

PROPERTY SNAPSHOT

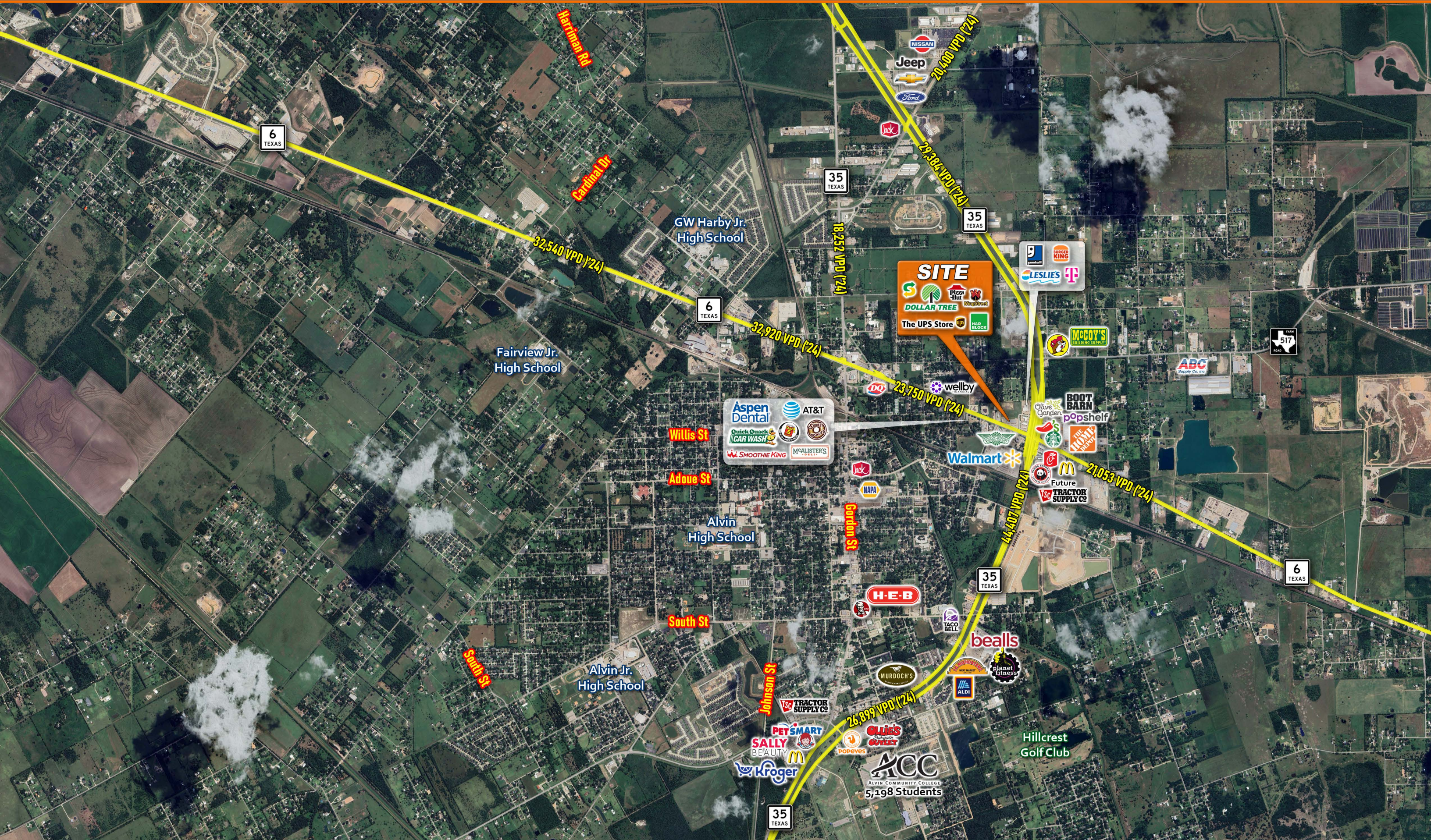
BUILDING	22,405 SF
LAND	2.25 AC
PRICE	\$6,352,650.00
CAP RATE - YR 1	6.20%
CAP RATE - YR 2	6.29%



REGIONAL MAP



MARKET AERIAL



SITE AERIAL



SITE

DOLLAR TREE

The UPS Store **H&R BLOCK**

Proposed Power Center

35 TEXAS

6 TEXAS

Alvin Xing Blvd

39,794 VPD (24)

Pine St

23,750 VPD (24)

Tovrea Rd

Delta Dr

44,407 VPD (24)

21,053 VPD (24)

Old Galveston Rd

Walmart

BLUEWAVE

6 TEXAS

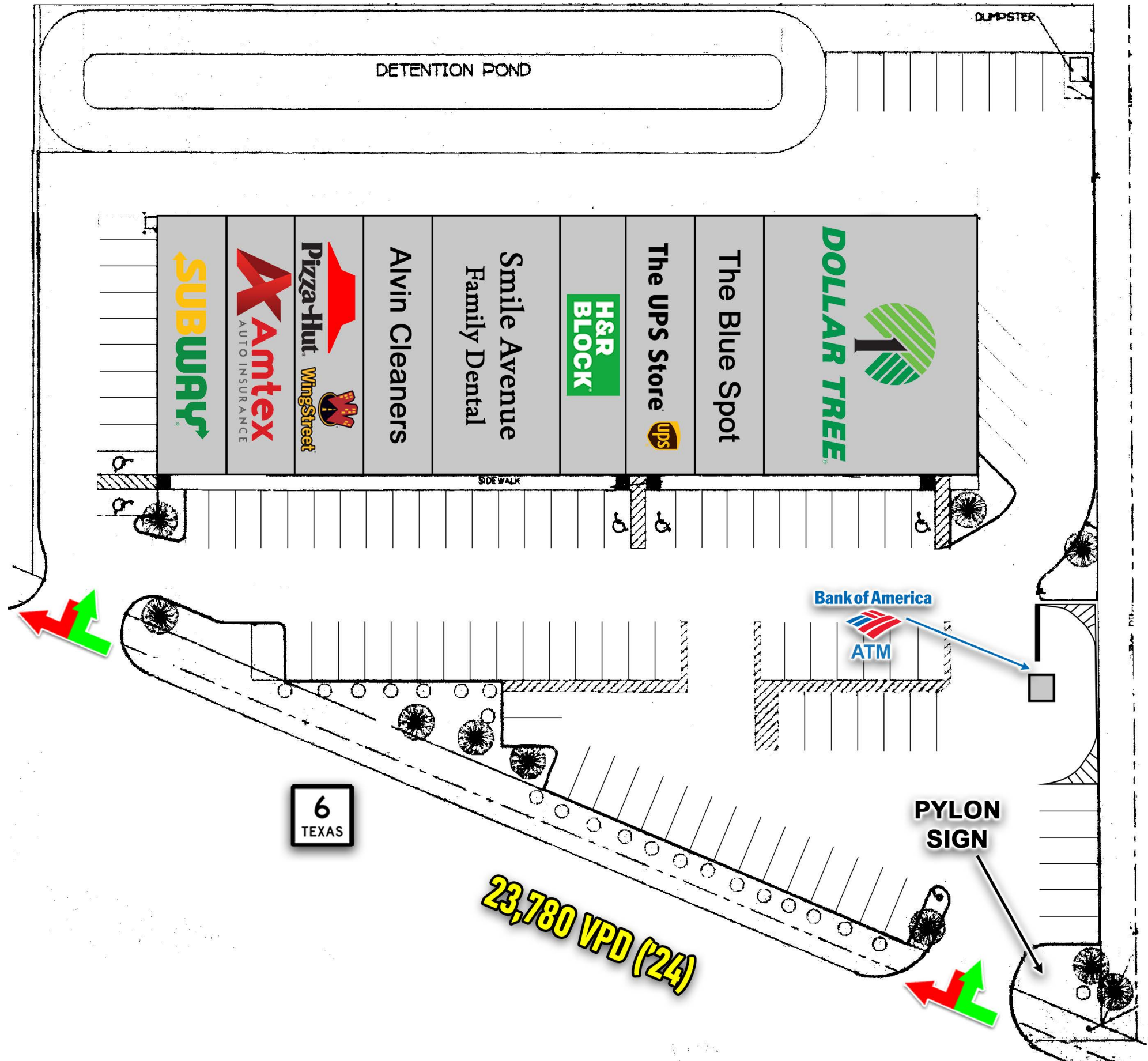
E Adoue St

DISCOUNT TIRE

utmb Health

Under Development Future Office Space

SITE PLAN



TENANT SUMMARY

RENT ROLL

TENANT	SIZE (SF)	% OCCUPANCY	RENT COM-MENCEMENT	LEASE EXPIRATION	BASE RENT (PSF)	ANNUAL BASE RENT	NNN (PSF)	MONTHLY BASE RENT	MONTHLY NNN	GROSS MONTHLY	GROSS ANNUALLY
Dollar Tree	9,950	44.4%	11/1/2001	1/31/2030	\$9.50	\$94,525.00	\$10.68	\$7,877.08	\$8,855.50	\$16,732.58	\$200,790.96
The Blu Spot	1,447	6.5%	3/1/2020	2/28/2029	\$20.63	\$29,851.61	\$11.30	\$2,487.63	\$1,362.59	\$3,850.22	\$46,202.64
UPS Store	1,400	6.3%	10/1/2019	2/28/2030	\$23.00	\$32,200.00	\$11.30	\$2,683.33	\$1,318.33	\$4,001.66	\$48,019.92
H&R Block	1,600	7.1%	10/30/2009	4/30/2028	\$22.05	\$35,280.00	\$11.30	\$2,940.00	\$1,506.67	\$4,446.67	\$53,360.04
Smile Avenue	2,000	9.0%	1/1/2009	3/31/2030	\$25.63	\$51,260.00	\$11.30	\$4,271.67	\$1,883.33	\$6,155.00	\$73,860.00
Alvin Cleaners	1,208	5.4%	7/1/2026	10/31/2031	\$23.00	\$27,784.00	\$11.30	\$2,315.33	\$1,137.53	\$3,452.86	\$41,434.32
Pizza Hut	1,600	7.1%	11/16/2004	11/14/2029	\$21.24	\$33,984.00	\$11.30	\$2,832.00	\$1,506.67	\$4,546.67	\$52,064.04
Amtex Insurance	1,600	7.1%	4/1/2017	4/30/2027	\$22.80	\$36,480.00	\$11.30	\$3,040.00	\$1,506.67	\$4,543.67	\$54,560.04
Subway	1,600	7.1%	6/1/2001	5/31/2029	\$22.00	\$35,200.00	\$11.30	\$2,933.33	\$1,506.67	\$4,440.00	\$53,280.00
Bank of America (ATM)	kiosk	n/a	9/9/2019	9/30/2029	n/a	\$17,299.68	n/a	\$1,441.64	n/a	\$1,441.64	\$17,299.68
						\$393,864.29		\$32,822.01	\$20,583.96	\$53,405.97	\$640,871.64

TENANT	RENTAL BUMPS / NOTES	RENEWAL OPTIONS
Dollar Tree	Rent increases to \$9.80psf beginning 2/01/27 - 1/31/30. Liability Insurance not reimbursed.	No Options
The Blu Spot		No Options
UPS Store	Rent increases to \$24.00psf - 3/01/28 - 2/28/30.	Three (3) at five (5) years. Each option at Prevailing Market Rate.
H&R Block	Rent increases 3.0% - 5/01/27.	No Options
Smile Avenue	Rent increases 2.5% annually.	No Options
Alvin Cleaners	Rent increases 2.0% annually through Primary Lease Term.	Two (2) at five (5) years. Option #1 - 2% annual increases. Option #2 - Prevailing Market Rate.
Pizza Hut	Rent remains flat throughout each five (5) year extension.	Four (4) at five (5) years. Option #1 - \$23.36psf Option #2 - \$25.69psf Option #3 - \$28.26psf Option #4 - \$31.09psf
Amtex Insurance		No Options
Subway		No Options
Bank of America (ATM)	Rent remains flat throughout each five (5) year extension.	Two five (5) year options remaining - 10% increase between each option period.

OPERATING STATEMENT

INCOME	YEAR 1	YEAR 2	PER SQ FT
Scheduled Base Rental Income	\$393,864.29	\$399,740.97	\$17.58*
Expense Reimbursement Income			
CAM	\$50,411.25	\$50,411.25	\$2.25
Insurance	\$28,558.60**	\$28,558.60**	\$1.55
Real Estate Taxes	\$168,037.50	\$168,037.50	\$7.50
Total Reimbursement Income	\$247,007.50	\$247,007.50	\$11.30
Effective Gross Revenue	\$640,871.64	\$646,748.47	\$28.60

* PSF Average is brought down by Dollar Tree who occupies 44% of the Center's GLA. Without Dollar Tree, the average rent per square foot is \$24.03.

** Accounts for Dollar Tree's reduction in Insurance.

OPERATING EXPENSES	YEAR 1	YEAR 2	PER SQ FT
CAM	\$50,411.25	\$50,411.25	\$2.25
Insurance	\$28,558.60	\$28,558.60	\$1.55
Real Estate Taxes	\$168,037.50	\$168,037.50	\$7.50
Total Reimbursement Income	\$247,007.50	\$247,007.50	\$11.30
Expenses as % of EGR	\$38.5%	38.2%	
Effective Gross Revenue	\$640,871.64	\$646,748.47	\$28.60



\$393,864.29

NET OPERATING INCOME
YEAR 1



\$399,740.97

NET OPERATING INCOME
YEAR 2

FEATURED TENANTS



Dollar Tree

www.dollartree.com

Dollar Tree is a leading value-oriented retail chain offering everyday essentials, household goods, party supplies, seasonal merchandise, food, snacks, health and beauty products, cleaning supplies, and other discount merchandise. Headquartered in Chesapeake, Virginia, Dollar Tree operates more than 9,000 stores and 18 distribution centers across the contiguous United States and Canada. The brand is a strong traffic driver for necessity-based shopping and benefits from broad consumer appeal, frequent repeat visits, and a value-focused retail model.



The UPS Store

www.theupsstore.com

The UPS Store is a leading retail shipping, postal, printing, and business services franchise with more than 5,000 locally owned and operated locations across the United States. The brand provides packing and shipping, mailbox rentals, printing, copying, shredding, notary, faxing, and other small-business services. As a daily-needs service tenant, The UPS Store attracts consistent customer traffic from both individuals and local businesses.



Subway

www.subway.com

Subway is one of the world's largest quick-service restaurant brands, serving made-to-order sandwiches, wraps, salads, bowls, and catering options. The company operates in more than 100 countries with approximately 37,000 restaurants worldwide, primarily through a franchise network of independent operators. KKCorp is the franchise operator of this restaurant. Based in Houston, KK-Corp owns and operates over 152 Subway Restaurants throughout Houston and San Antonio. Subway's recognizable brand, flexible footprint, and established quick-service model make it a familiar and convenient food option for nearby residents, employees, and shoppers.



Pizza Hut

www.pizzahut.com

Pizza Hut is one of the world's largest and most recognizable pizza restaurant brands, founded in 1958 and now operating more than 19,000 restaurants in 108 countries. This location is owned and operated by Ayvaz Pizza, Inc. based in Houston. The company operates 358 locations making it Pizza Hut's second largest franchisee. Pizza Hut offers pizza, wings, pasta, sides, desserts, delivery, carryout, and digital ordering. The brand's long-standing name recognition, national advertising platform, and strong delivery/carryout model make it a recognizable food-service tenant within neighborhood retail centers.

FEATURED TENANTS



H&R Block

www.hrblock.com

H&R Block is one of the most recognized names in tax preparation and financial services, providing in-person, online, and virtual tax filing solutions for individuals and small businesses. Founded in 1955, the company has prepared more than 800 million tax returns worldwide and operates through more than 12,000 offices globally with more than 70,000 tax professionals. H&R Block brings seasonal traffic, strong brand recognition, and a long-established service platform to the tenant mix.



Amtex Auto Insurance

www.amtexinsurance.com

Amtex Auto Insurance is a Texas-based insurance agency offering auto, renters, commercial, motorcycle, Mexico insurance, and other coverage options. Founded in 1999, Amtex has grown from a local family business into a statewide insurance provider with more than 85 locations across Texas, including the Houston, San Antonio, Dallas/North Texas, and Rio Grande Valley markets. The company provides a practical, service-based use that serves recurring customer needs and complements daily-needs retail traffic.



Bank of America

www.bankofamerica.com

Bank of America is one of the largest financial institutions in the United States, serving approximately 70 million consumer and small business clients through its national banking platform. The company operates approximately 3,500 retail financial centers and approximately 15,000 ATMs, supported by a major digital banking platform with approximately 59 million verified digital users. A Bank of America location or ATM provides strong brand credibility, convenience, and an essential financial service component within the retail center.



Smile Avenue Family Dental

www.smileave.com

Smile Avenue Family Dental is a local Alvin, Texas dental practice offering comprehensive family dentistry services, including preventive care, cosmetic dentistry, dental implants, veneers, and other general dental services. The practice is led by Dr. Danielle K. Reed and serves patients from its office at 1591 E. Hwy 6, Suite 109 in Alvin. As a healthcare service tenant, Smile Avenue Family Dental provides appointment-driven customer traffic and supports the center's mix of essential neighborhood services.

MARKET HIGHLIGHTS

Community Overview:

The City of Alvin is in Brazoria County, approximately 30 miles South of Downtown Houston. Alvin has a population of 29,869 made up of 10,544 households. Brazoria County has a population of 413,224 made up of 138,692 households (source: US Census Bureau and Sites USA). Its labor force is approximately 15,000 strong with an unemployment rate of approximately 4.5%. Alvin offers a mix of small-town charm and easy access to big city amenities. Alvin's success at attracting new residents is its low cost of living. Its reasonable cost of housing makes Alvin more affordable than its neighboring communities.

Alvin's diverse economy is driven by a mix of manufacturing, retail, and educational sectors. Alvin's proximity to Freeport, the nation's largest petrochemical complex, plays a significant role in Alvin's growth in the manufacturing sector. The multitude of ongoing and announced plant expansions is an indication of the transformation that is currently taking place in Alvin, positioning the city on path of continued growth and prosperity. The cornerstone of Alvin's educational sector is Alvin Community College ("ACC"), which is a key component of the Greater Houston education and workforce training system. ACC has an average yearly enrollment of approximately 6,000 students. The school offers many degree options in the areas of business, academics, health care, law, industrial technologies, and science and engineering.

Area Growth:

In recent years, Alvin has experienced significant population growth and housing development, driven by the area's strong job market and proximity to Houston and the Texas coast.

Infrastructure:

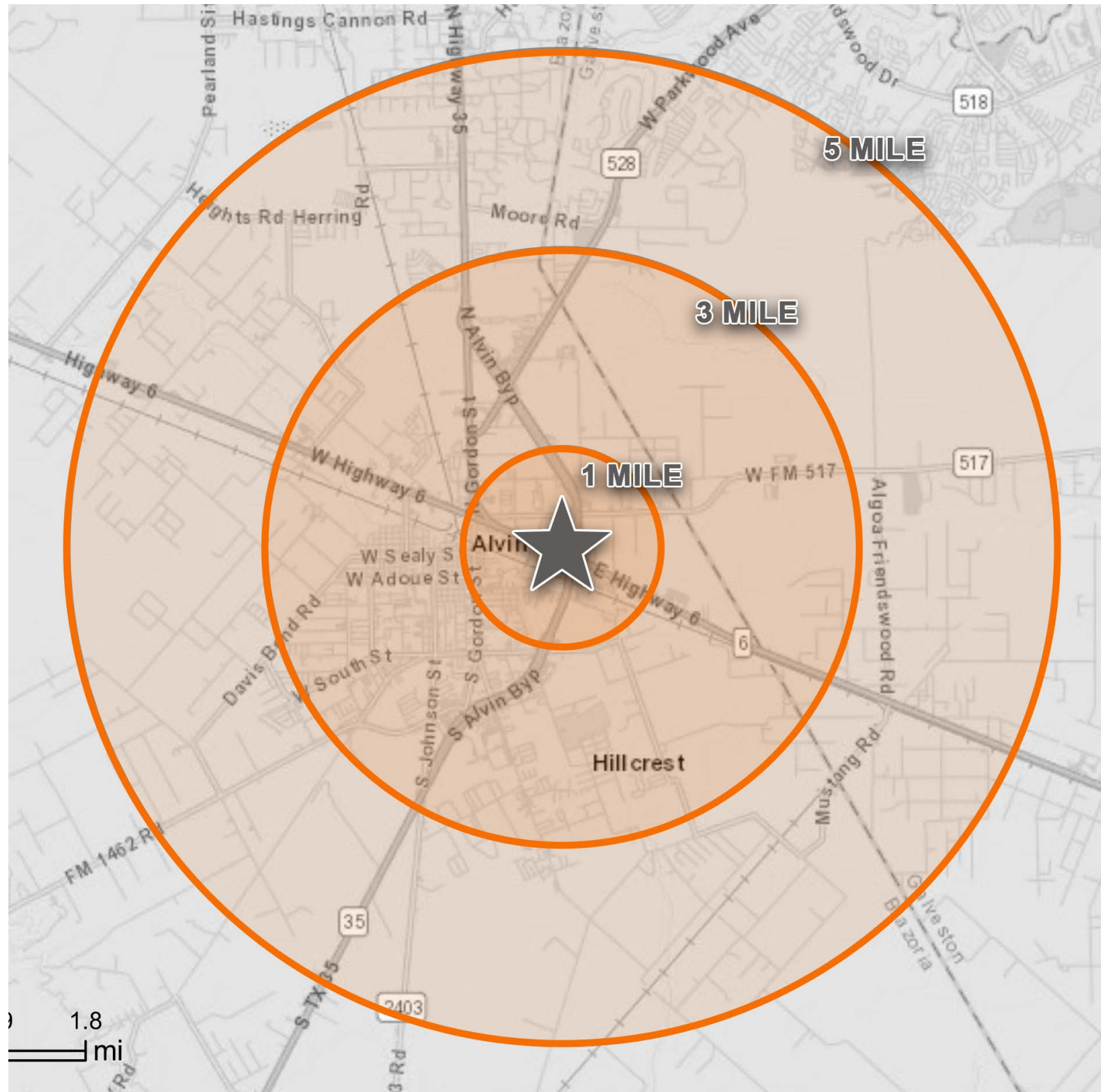
Alvin benefits from its proximity to the coast and highway systems which run through the city. In 2028, Highway 35 will become part of the Grand Parkway, a massive 180-mile, 7 county orbital tollway around Greater Houston designed to reduce congestion as the region's third, outermost beltway.



Major Area Employers	Sector	Employees
INEOS Olefins & Polymers USA	Chemicals/Plastics	±643
Rice-Tec	Agriculture/Brotechnology	±1,166
Ascend Performance Materials	Chemicals/Plastics	±462
Wal-Mart Associates	Retail	±520
Ron Carter Automotive	Automobile	±320
Alvin Community College	Education	±315



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	3,826	26,839	50,653
2025 Population	3,915	29,460	54,880
2030 Population	4,086	32,090	60,077
Daytime Population	6,210	60,589	46,379
Annual Growth 2025-2030	0.86%	1.72%	1.83%
HOUSEHOLDS			
2020 Households	1,373	10,125	17,930
2025 Households	1,461	11,379	20,030
2030 Households	1,549	12,530	22,253
Annual Growth 2025-2030	1.18%	1.95%	2.13%
HOUSING			
Median Home Value	\$214,378	\$238,499	\$293,381
2025 Housing Units	1,572	12,413	21,554
Owner Occupied Households	48.7%	63.2%	73.3%
Renter Occupied Households	51.3%	36.8%	26.7%
Average Households Income	\$77,646	\$85,893	\$109,496
Median Household Income	\$58,954	\$70,268	\$84,297

OFFERING MEMORANDUM

Alvin Marketplace

1591 E. Highway 6
Alvin, Texas 77511



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DISCLAIMER

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Any potential Purchaser shall rely entirely on its own information, judgment and inspection of the Property and its records, and neither the Seller nor Frankel Development Group assume any liability whatsoever for errors or omissions in the Information or any other data provided in connection with the Property. Each potential Purchaser and any party related thereto agrees that neither Seller nor Frankel Development Group shall have any liability for any reason, whether for negligence or gross negligence, from the use of the Information by any person in connection with the purchase of or any other investment in the Property by a Purchaser or any other party related thereto.

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This presentation is subject to changes by the Seller as to price or terms, to prior sale, to withdrawal of the Property from the market, and other events beyond the control of the Seller and Frankel Development Group.