

For Sale



743 Fish Creek Thoroughfare
Montgomery, Texas 77316



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com



743 Fish Creek Thoroughfare, Montgomery, TX 77316



PROPERTY INFORMATION

Sale Price	\$4,026,056.80
NOI	\$239,550.38
CAP Rate	5.95%
Rent Increases	1.50% Annual
Building Size	4,500 SF
Lot Size	1.36 Acres



PROPERTY HIGHLIGHTS

- 20 Year Absolute Net Lease
- Woodforest Master Plan: 27-hole golf course, 3,000 single-family homes, major grocery center with national/regional tenants, and rapid growth in the surrounding area
- Located next to The Vic at Woodforest, a 334 units multi-family development opened March 2023



DEMOGRAPHICS

Population (2024)	1 mi. - 5,152
	3 mi. - 19,671
	5 mi. - 54,950
Average Household Income	1 mi. - \$150,755
	3 mi. - \$160,965
	5 mi. - \$140,876
Growth 2024 - 2029	1 mi. - 24.79%
	3 mi. - 24.64%
	5 mi. - 24.09%



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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Lease Abstract

SERVICE STREET	
Address	743 Fish Creek Thoroughfare, Montgomery, TX 77316
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$4,026,056.80
NOI	\$239,550.38
Cap Rate	5.95%
Primary Term	20 Years
Rent Increases	1.50% Annual
Lease Commencement	7/30/2024
Lease Expiration	7/30/2044
Renewal Options	Four (4), 5-Year
Building Size (Sq Ft)	4,500
Land Size (Acres)	1.36
Year Built	2024

Service Street Automotive, based in Atlanta, GA, is a leading full-service auto repair operator, servicing over 120,000 vehicles annually. The company operates 42 locations with 13 more opening soon across high-growth markets in Georgia, Colorado, Texas, Tennessee, and Arizona. With over 120 technicians, Service Street offers comprehensive repair and maintenance services for all major vehicle brands, prioritizing exceptional customer service.

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$239,550.38	5.95%
Year 2	\$243,143.64	6.04%
Year 3	\$246,790.79	6.13%
Year 4	\$250,492.65	6.22%
Year 5	\$254,250.04	6.32%
Year 6	\$258,063.79	6.41%
Year 7	\$261,934.75	6.51%
Year 8	\$265,863.77	6.60%
Year 9	\$269,851.73	6.70%
Year 10	\$273,899.50	6.80%
Year 11	\$278,008.00	6.91%
Year 12	\$282,178.12	7.01%
Year 13	\$286,410.79	7.11%
Year 14	\$290,706.95	7.22%
Year 15	\$295,067.55	7.33%
Year 16	\$299,493.57	7.44%
Year 17	\$303,985.97	7.55%
Year 18	\$308,545.76	7.66%
Year 19	\$313,173.95	7.78%
Year 20	\$317,871.56	7.90%



ARIZONA

Kerry's Care Care 4312 W. Olive Ave., Glendale, AZ 85302
 Kerry's Care Care 25175 North 67th Ave., Phoenix, AZ 85083
 Kerry's Care Care 545 W Maricopa St., Phoenix, AZ 85013
 Kerry's Care Care 28211 N North Valley Pkwy., Phoenix, AZ 85085
 Kerry's Care Care 8294 W Lake Pleasant Pkwy., Peoria, AZ 85382
 Kerry's Care Care 8115 E. Raintree Drive, Scottsdale, AZ 85260
 Elite Auto Repair 8139 S. Priest Drive Ste 108, Tempe, AZ 85284
 Kerry's Care Care 1085 S Cooper Rd., Chandler, AZ 85286
 Kerry's Care Care 4655 E Queen Creek Rd., Gilbert, AZ 85297
 Service Street Greenway and Cotton, Surprise, AZ
 Service Street Lower Buckeye & 107th, Tolleson, AZ
 Service Street Queen Creek & Signal Butte, Queen Creek, AZ

GEORGIA

Service Street 3700 Dallas Highway NW, Marietta, GA30064
 Service Street 2039 Scenic Hwy N, Snellville, GA 30078
 Service Street 5250 Peachtree Industrial Blvd., Peachtree Corners, GA 30071
 Service Street 4870 Floyd Road SW., Mableton, GA 30126
 Service Street Hwy 20 & Tribble Rd., Cumming, GA

COLORADO

Service Street 23972 E. Prospect Ave., Aurora, CO 80016
 Service Street 5721 N. Carefree Circle, Colorado Springs, CO 80917
 Service Street 2074 E. County Line, Highlands Ranch, CO 80126
 Service Street 21845 E. Quincy Ave., Aurora, CO 80018
 Service Street 19601 Hess Road, Parker, CO 80134
 Service Street 12740 Colorado Blvd., Thornton, CO 80241
 Service Street 11965 Lioness Way, Parker, CO 80134
 Pride Auto 8080 S Broadway, Littleton, CO 80122
 Pride Auto 8787 E Dry Creek Rd., Centennial, CO 80112
 Pride Auto 6030 E 23rd Ave., Denver CO 80207
 Pride Auto 1533 Main St., Longmont, CO 80501
 Pride Auto 11133 Dransfeldt Rd., Parker, CO 80134
 Service Street Prairie Hawk and Sol Danza, Castle Rock, CO
 Service Street Castle Pines and Lagae, Castle Pines, CO

TENNESSEE

Service Street 7601 Maynardville Pike, Knoxville, TN 37938
 Service Street 11926 Kingston Pike, Farragut, TN 37934
 Service Street 10117 S Northshore Dr., Knoxville, TN 37922
 Service Street 9009 Oak Ridge Highway, Knoxville, TN 37931
 Service Street 9133 Executive Park Drive, Knoxville, TN 37923
 Service Street 8858 Kingston Pike, Knoxville, TN 37923
 Service Street 2920 S Rutherford Blvd., Murfreesboro, TN

TEXAS

Service Street 13215 Briar Forest, Houston, TX 77077
 Service Street 19325 W. Lake Houston Pkwy, Humble, TX 77346
 Service Street 11620 Broadway St., Pearland, TX 77584
 Pioneer Auto 8010 Teasley Ln., Denton, TX 76210
 Aloha Auto 1017 E Main St., Allen, TX 75002
 Service Street 3840 Main St., Frisco, TX 75034
 Service Street 7209 Rufe Snow Dr., Watauga, TX 76148
 Service Street 26206 Hempstead Rd., Cypress, TX 77429
 Cinco Tire Auto 24217 Cinco Terrace Dr., Katy, TX 77494
 Fulshear Tire 2945 FM 1463, Katy, TX 77494
 Service Street 18310 W. Airport Blvd, Richmond, TX
 Service Street Fry Rd & Tuckerton, Cypress, TX
 Service Street Williams Drive & Jim Hogg, Georgetown, TX
 Service Street Heatherwilde & Wells Branch, Pflugerville, TX
 Service Street Serene Hills & Hwy 71, Lakeway, TX
 Service Street Ronald Reagan & Gabriels Horn, Leander, TX
 Service Street 66 & Ben Payne Fate, TX
 Service Street Woodforest Pkwy & Fish Creek Thoroughfare, Montgomery, TX
 Service Street Kuykendahl & Rayford, Tomball, TX
 Service Street NEC of Hwy 380 & Gazebo St, Little Elm, TX
 Service Street SEC of Lake Forest & McKinney Ranch Pkwy, McKinney, TX



SITE

SERVICE STREET
AUTO REPAIR

Now Open
McDonald's

THE Vic
COMMUNITY

Multi-family 334 Units
Now Open

7 ELEVEN

Scott FAMILY DENTAL

Plaza 1
48,516 RSF, 2-Story

Woodforest Professional Plaza

Plaza 2
10,000 SF
Medical & Retail

Plaza 3
42,000 SF
Medical Office Building

CENTRAL PINE ST

PINE MARKET
MONTGOMERY TEXAS

40 Acre Social Destination
Walkable streets of boutiques, storefronts, and restaurants



SITE



Now Open



THE Vic
Multi-family 334 Units
Now Open

(Proposed)
55± Senior Living
Under Contract

Scott FAMILY DENTAL
Plaza 1
48,516 RSF, 2-Story

Woodforest Professional Plaza

Plaza 2
10,000 SF
Medical & Retail

Plaza 3
42,000 SF
Medical Office Building



40 Acre Social Destination
Walkable streets of boutiques,
storefronts, and restaurants

THE LOFTS AT PINE MARKET
55± Senior Living
51 Units
UNDER CONSTRUCTION

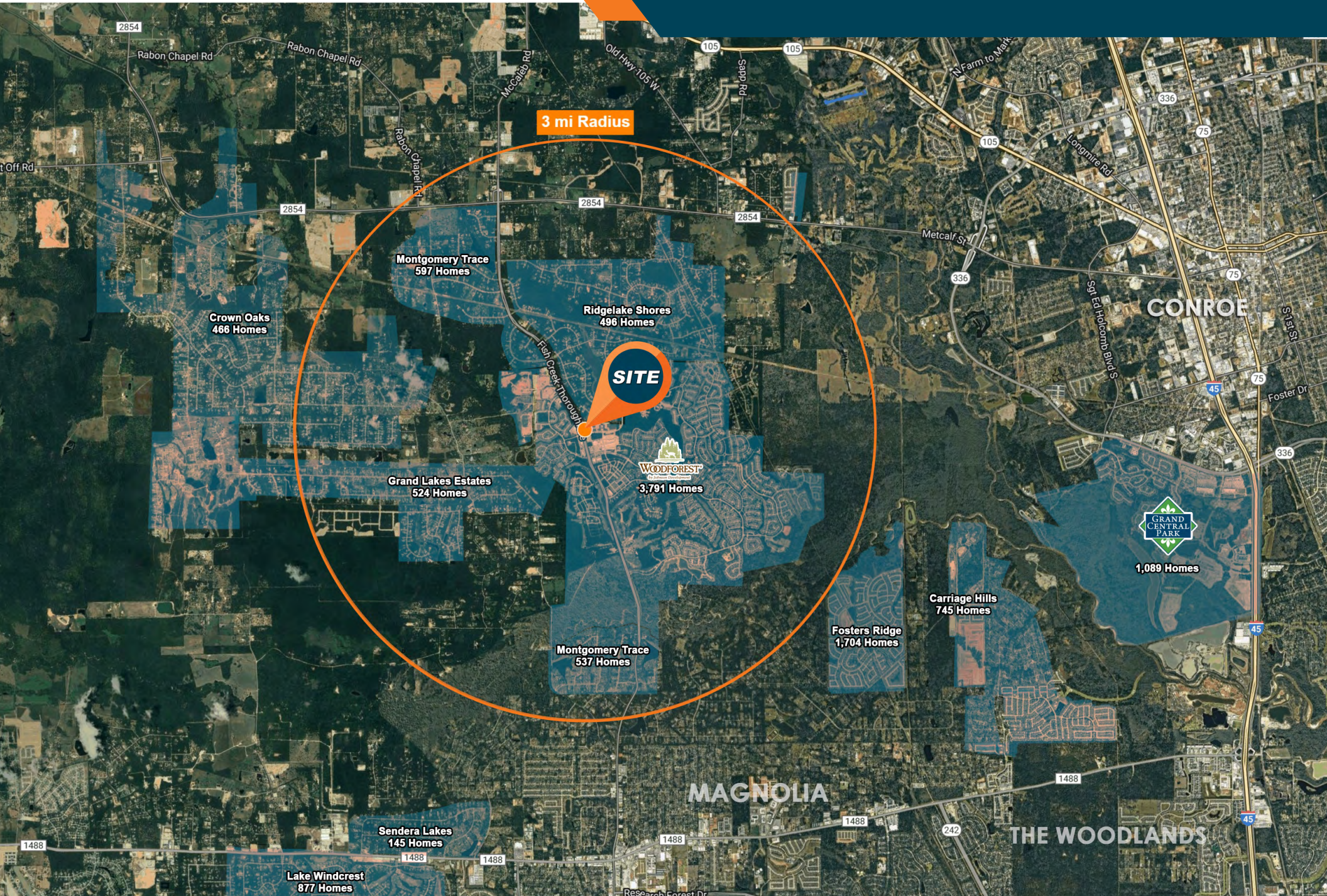
PHASE 3
71,838 SF
UNDER CONSTRUCTION



PINE ISLAND
Luxury Homes
±\$900K

WOODFOREST
By Johnson Development
3,148 ± Homes
27 Hole Golf Course





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 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:
 - 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 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>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
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<u>Matthew Kivnani</u> Sales Agent/Associate's Name	<u>741535</u> License No.	<u>matthew@hpiproperties.com</u> Email	<u>214.689.3600</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date