

PROPERTY DETAILS

Address	6360 N Eldridge Pkwy Houston, TX
NOI	Years 1-5: \$90,000/yr Rent bumps 10% every 5 years
Lease Term	20 Year NNN Ground Lease Commences 1/1/2026
# of Renewals	(4) Five Year Renewals
Neighboring Tenants	Neighboring tenants include: Kroger, McDonald's, Bank of America, Walgreens, FitLife Health Club
Daily Traffic Counts (VPD)	N Eldridge Pkwy: 26,859 W Little York Rd: 27,931

DEMOGRAPHICS

Demographics	HHI	Population
1 miles	\$130,670	10,601
3 miles	\$125,756	80,365
5 miles	\$116,056	256,319



PROPERTY SUMMARY

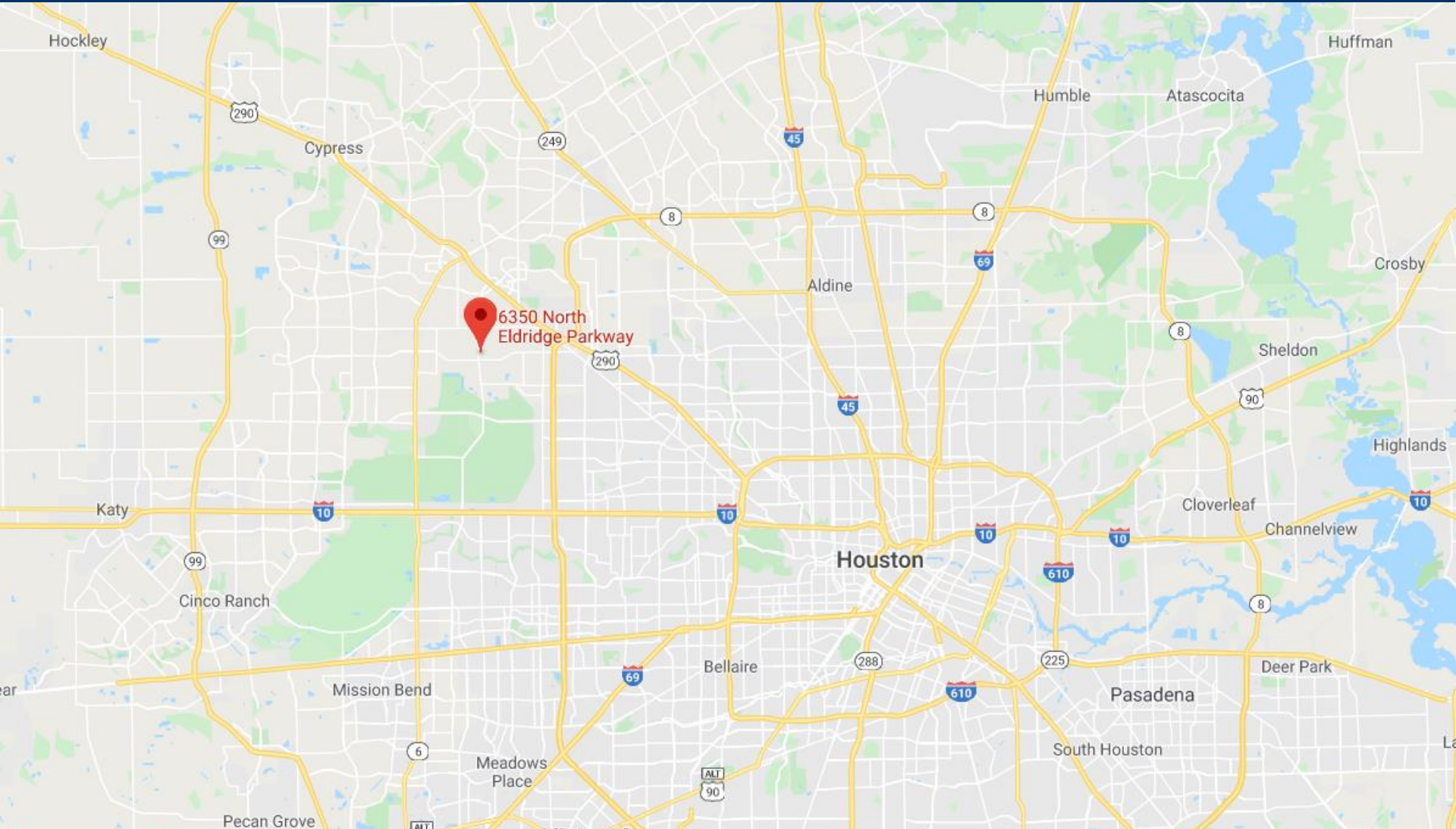
- **New 20 Year Taco Bell Ground Lease within Kroger Anchored Center**
- **10% Rent Bumps every 5 years, with 4 Five Year renewals after the initial 20-year term**
- **Property has already been subdivided, Tenant opened for business on 11/21/25 with rent commencing on 1/1/26.**

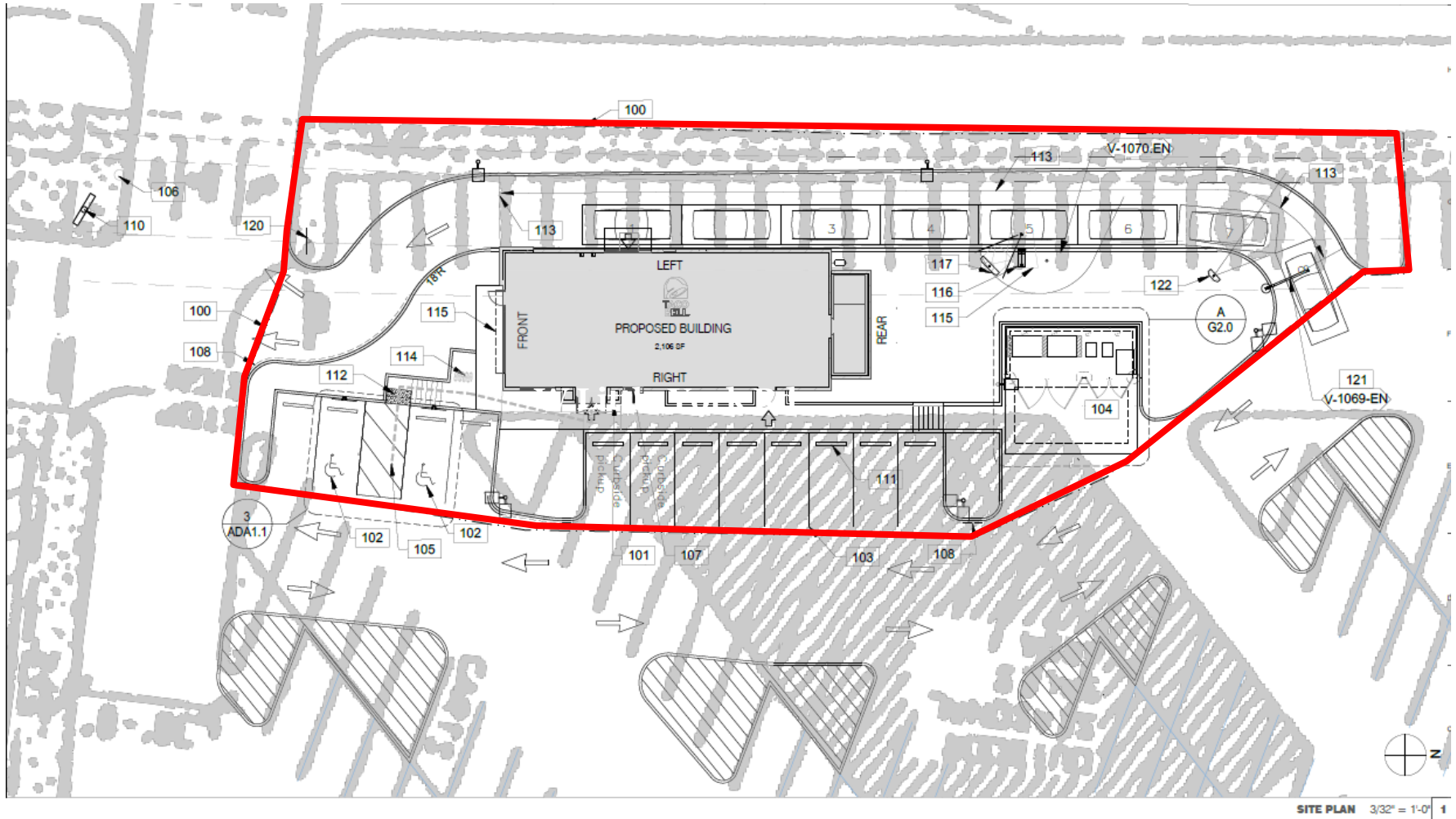


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**Taco Bell Ground Lease
Houston, TX**









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