



STARHUB
REALTY

FOR SALE

KIRBY II

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KIRBY II



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Property Information

SECTION 1

Property Summary

KIRBY II



PROPERTY DESCRIPTION

- ±8,650 square feet, One story retail center
- 100% Leased
- Located in the rapidly expanding master-planned communities, Shadow Creek Ranch.
- The Kirby II Retail Center is a modern, multi-tenant retail storefront center strategically positioned in the high-growth Pearland market. This 8,650 SF, class B property, built in 2020, offers an investor or operator a stabilized asset with a service-oriented tenant mix
- Strong income trade area with average house hold incomes over \$144,000 in a 1 mile radius
- Easy access to Highway 288-the primary north-south artery to the Texas Medical Center and Downtown Houston
- 'Main and Main' Location within the high-barrier-to-entry Shadow Creek Ranch corridor.
- The Kirby II center maintains a diverse, 'e-commerce resistant' tenant mix focused on services, wellness, and education, including a med-spa, a learning center, and barber shop etc. This profile provides stable, long-term cash flow and caters directly to the needs of the surrounding residential population.

OFFERING SUMMARY

Sale Price:	\$ 3,930,000
Number of Units:	5
Building Size:	8,650 SF
NOI:	\$259,616.04
Cap Rate:	6.6%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,390	12,655	28,281
Total Population	11,639	42,394	93,274
Average HH Income	\$144,006	\$134,731	\$114,256

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Additional Photos

KIRBY II

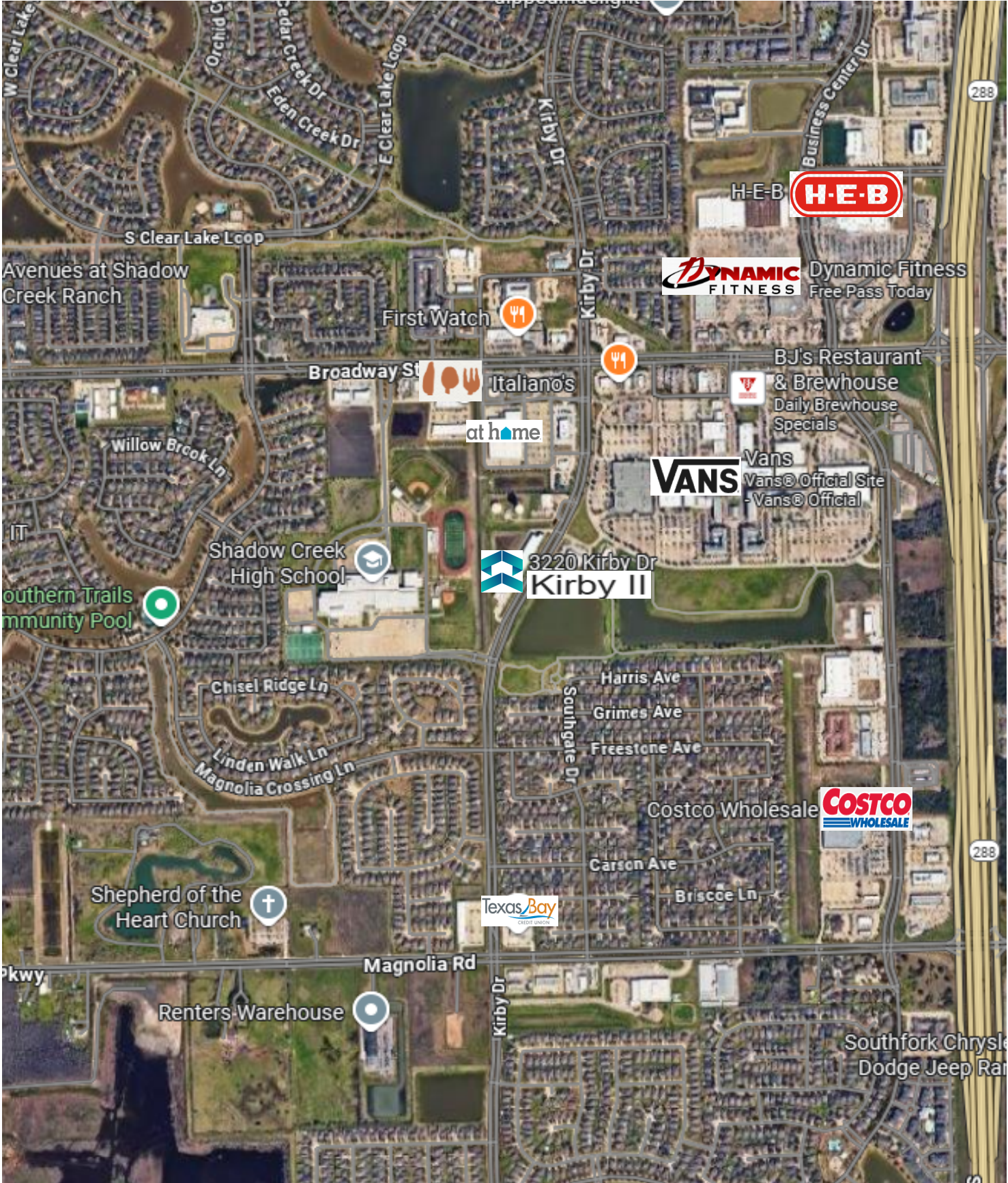


Location Information

SECTION 2

Aerial Map

KIRBY II



Financial Analysis

SECTION 3

Financial Summary

KIRBY II



INVESTMENT OVERVIEW

Price	\$ 3,930,000
Price per SF	\$454.33
Price per Unit	\$786,000
CAP Rate	6.6%
Cash-on-Cash Return (yr 1)	TBD
Total Return (2026)	\$259,616
Debt Coverage Ratio	

OPERATING DATA

Total Scheduled Income	\$345,916
Gross Income	\$345,916
Operating Expenses	\$86,300
Net Operating Income	\$259,616
Pre-Tax Cash Flow	

FINANCING DATA

Down Payment	
Loan Amount	\$2,700,000
Debt Service	
Debt Service Monthly	
Principal Reduction (yr 1)	

Income & Expenses

KIRBY II



INCOME SUMMARY

Base Rent Income	\$259,616
NNN Income	\$ 86,300
NET INCOME	\$ 345,916

EXPENSES SUMMARY

Fort Bend County Property Tax 2025 (Est.)	\$43,150
Property Insurance 2025	\$21,575
CAM 2025	\$21,575

OPERATING EXPENSES	\$86,300
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NET OPERATING INCOME	\$259,616
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Demographics

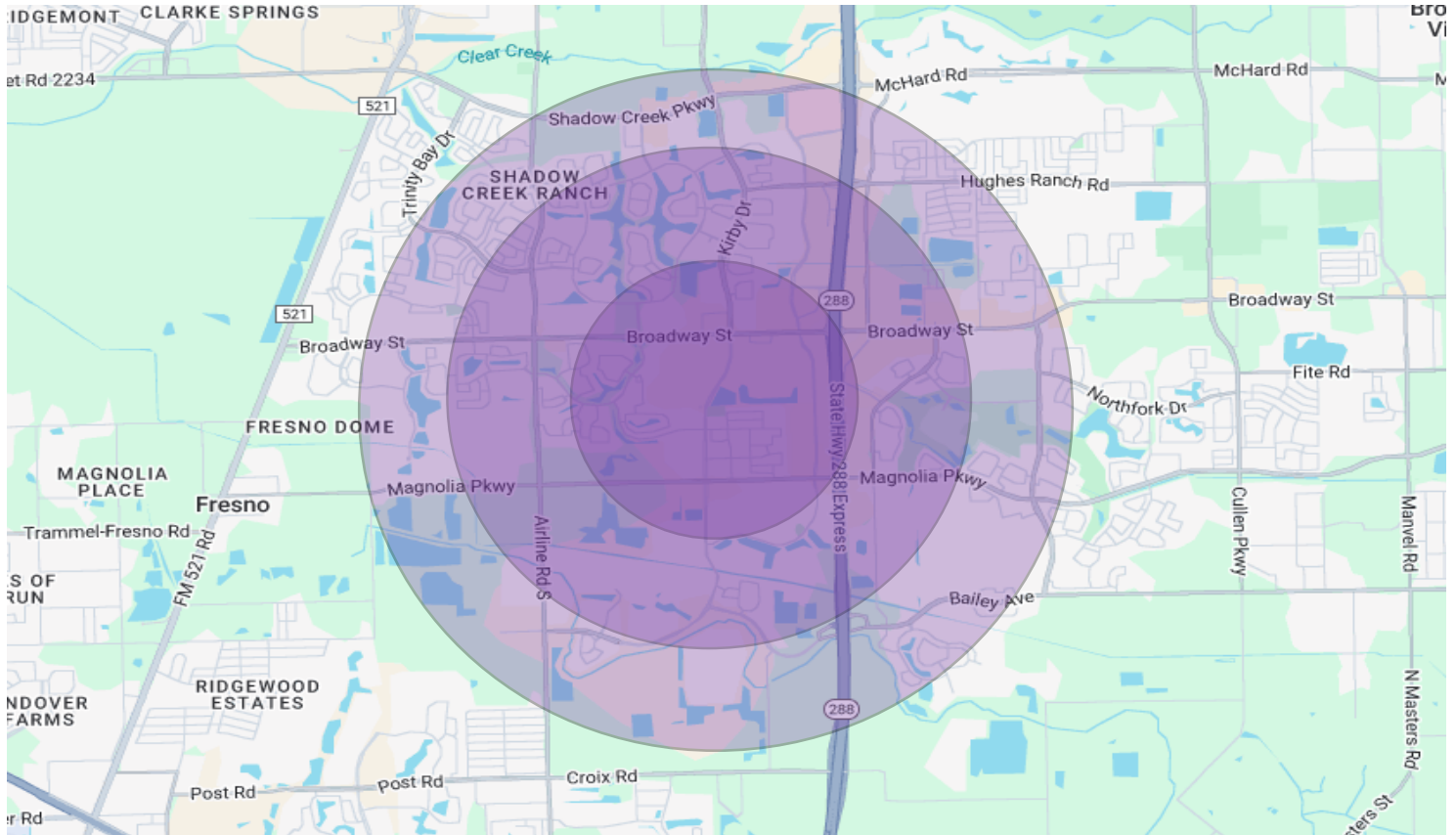
SECTION 4

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Demographics Map & Report

KIRBY II



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,639	43,431	93,274
Average Age	36.1	36.1	36.2
Average Age (Male)	35.2	35.3	35.2
Average Age (Female)	37.0	36.9	37.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,390	12,655	28,281
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$144,006	\$134,731	\$114,256
Average House Value	\$339,100	\$337,230	\$330,900

* Demographic data derived from 2020 ACS - US Census



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