



ACTUAL SITE

# KATY RETAIL

1815-1817 SOUTH MASON ROAD | KATY, TEXAS 77450

# ADVISORY TEAM

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**BROKER OF RECORD**

**Paul Blackburn**

Blackburn Properties  
LIC # 376821



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**SPEC'S**  
WINES • SPIRITS • FINER FOODS

**ACE**  
Hardware

**RED RIVER**  
BAR-B-QUE & BURGER

**EXPRESS**  
OIL CHANGE  
10 MINUTE SERVICE

**H-E-B**

**SUBJECT  
PROPERTY**

**S MASON RD | 22,855 CPD**

**WINDING HOLLOW DR | 1,336 CPD**

**CHESTWICK DR**

**CORNERSTONE  
RANCH  
352 UNITS**

**RLC**  
RESORT LIFESTYLE  
COMMUNITIES  
**OAK PARK  
RETIREMENT RESORT**

# Highlights

## PRICE

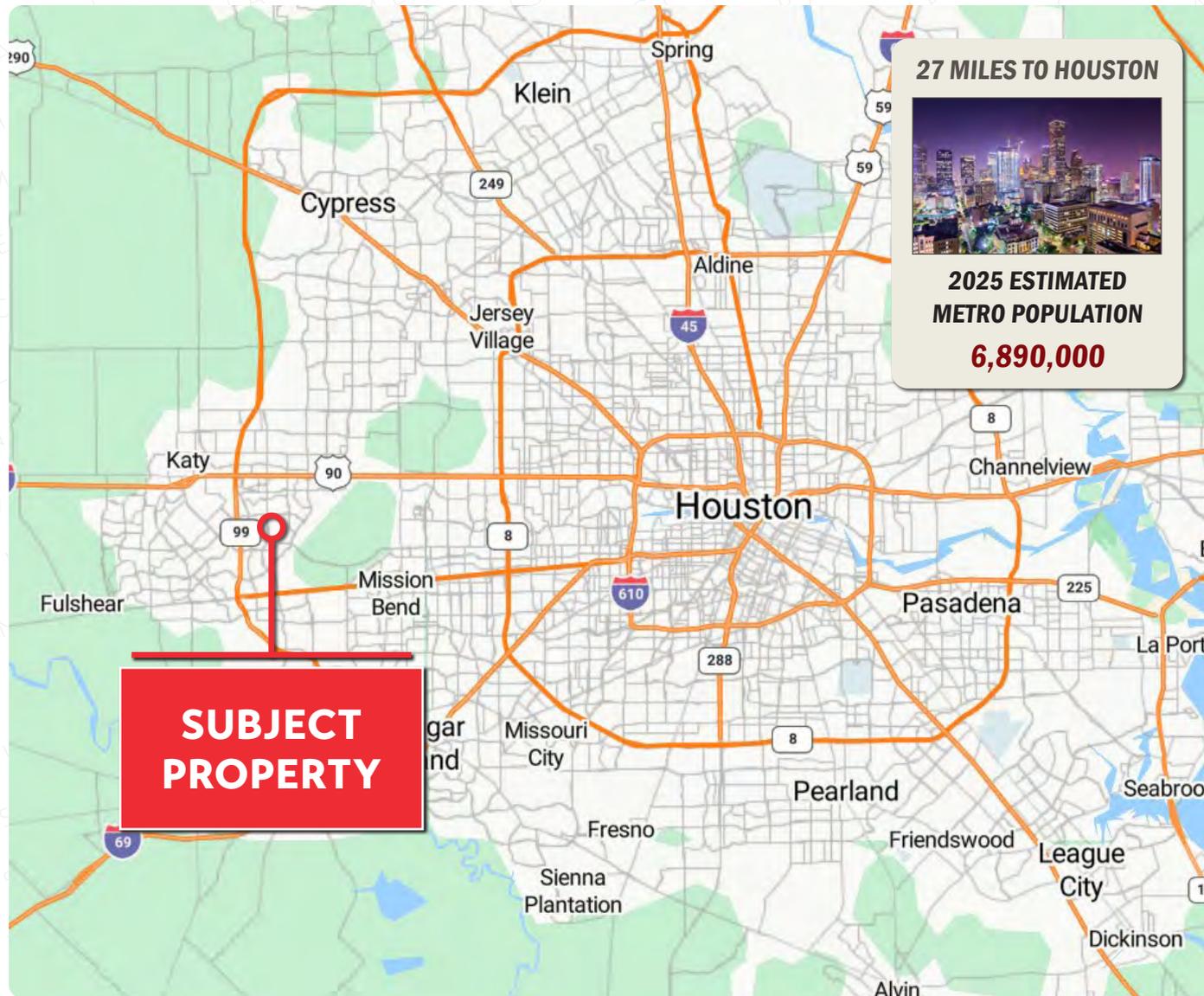
\$3,524,000

## CAP RATE

7.00%

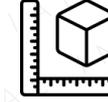
## NOI

\$246,646



## LOCATION

NEC of S Mason Rd & Winding Hollow Dr in Katy, Texas



## LOT SIZE

±1.08 acres (±46,954 SF)



## GROSS LEASABLE AREA

±8,737 SF



## TRAFFIC COUNTS

S Mason Rd - 22,855 CPD | Winding Hollow Dr - 1,336 CPD



## EXPENSE REIMBURSEMENT

These are Absolute NNN leases. Tenants are responsible for all expenses.

## AREA RETAILERS

Costco, Walmart, Target, Sam's Club, Home Depot, Lowe's, Floor & Decor, At Home, Hobby Lobby, Kohl's, T.J. Maxx, Ross, HomeGoods, Dick's Sporting Goods, Academy Sports + Outdoors, Shoe Carnival, Best Buy, OfficeMax, Michaels, PetSmart, Ace Hardware, Kroger Marketplace, Trader Joe's, ALDI, H.E.B., Spec's Wines, Ashley Store, Life Time, L.A. Fitness, Planet Fitness, Main Event, Cinemark, Alamo Drafthouse

## HIGHER EDUCATION

12 minutes to **Houston Community College Katy** - the new 3-story, 120,000 SF building provides updated facilities for the increased enrollment capacity of 7,000 students

## HEALTHCARE

14 minutes to **Memorial Hermann Katy Hospital** - featuring a 303-bed facility, serving the Katy area for more than 40 years and is known for providing clinical expertise, patient-centered care & leading-edge technology

2025 AVERAGE HOUSEHOLD INCOME (3-MI)

**\$149,473**

**Texas is an income tax-free state**

# Financial Analysis

**LIST PRICE** **\$3,524,000**  
**LIST CAP RATE** **7.00%**  
**ACTUAL OCCUPANCY** **100%**

**EXPENSE REIMBURSEMENT FINANCING**

Tenants are responsible for all Expenses.  
 All Cash or Buyer to obtain new Financing at Close of Escrow.

## Rent Roll

#	TENANT NAME	SQ FT	% OF GLA	2026 ANNUAL RENT	RENT PSF	LEASE STARTS	LEASE ENDS	RENTAL INCREASES	OPTION RENEWALS
1815	"DARK" Krispy Kreme	2,500	28.6%	\$132,490	\$53.00	10/05/20	10/31/35	2% annually	Two 5-year renewals
1817	SRM Investments, LLC d/b/a Dogtopia of Katy	6,237	71.4%	\$114,156	\$18.30	11/01/25	07/15/31	3% annually	Three 5-year renewals
<b>GRAND TOTAL</b>		<b>8,737</b>		<b>\$246,646</b>					
<b>OCCUPIED</b>		<b>8,737</b>	<b>100%</b>						
<b>VACANT</b>		<b>0</b>	<b>0%</b>						
<b>AVERAGE RENT PSF</b>				<b>\$28.23</b>					

# Rental Annual Escalations

## "DARK" KRISPY KREME

			Monthly	Annual	Rent PSF	
	<b>Yr 1</b>	<b>10.05.20</b>	10.31.21	\$10,000	\$120,000	\$19.24
	Yr 2	11.01.21	10.31.22	\$10,200	\$122,400	\$19.62
	Yr 3	11.01.22	10.31.23	\$10,404	\$124,848	\$20.02
	Yr 4	11.01.23	10.31.24	\$10,612	\$127,345	\$20.42
	Yr 5	11.01.24	10.31.25	\$10,824	\$129,892	\$20.83
	<b>Yr 6</b>	<b>11.01.25</b>	<b>10.31.26</b>	<b>\$11,041</b>	<b>\$132,490</b>	<b>\$21.24</b>
	Yr 7	11.01.26	10.31.27	\$11,262	\$135,139	\$21.67
	Yr 8	11.01.27	10.31.28	\$11,487	\$137,842	\$22.10
	Yr 9	11.01.28	10.31.29	\$11,717	\$140,599	\$22.54
	Yr 10	11.01.29	10.31.30	\$11,951	\$143,411	\$22.99
	Yr 11	11.01.30	10.31.31	\$12,190	\$146,279	\$23.45
	Yr 12	11.01.31	10.31.32	\$12,434	\$149,205	\$23.92
	Yr 13	11.01.32	10.31.33	\$12,682	\$152,189	\$24.40
	Yr 14	11.01.33	10.31.34	\$12,936	\$155,233	\$24.89
	<b>Yr 15</b>	11.01.34	<b>10.31.35</b>	\$13,195	\$158,337	\$25.39
1st Option	Yr 16	11.01.35	10.31.36	\$13,459	\$161,504	\$25.89
	Yr 17	11.01.36	10.31.37	\$13,728	\$164,734	\$26.41
	Yr 18	11.01.37	10.31.38	\$14,002	\$168,029	\$26.94
	Yr 19	11.01.38	10.31.39	\$14,282	\$171,390	\$27.48
	Yr 20	11.01.39	10.31.40	\$14,568	\$174,817	\$28.03
2nd Option	Yr 21	11.01.40	10.31.41	\$14,859	\$178,314	\$28.59
	Yr 22	11.01.41	10.31.42	\$15,157	\$181,880	\$29.16
	Yr 23	11.01.42	10.31.43	\$15,460	\$185,518	\$29.74
	Yr 24	11.01.43	10.31.44	\$15,769	\$189,228	\$30.34
	Yr 25	11.01.44	10.31.45	\$16,084	\$193,012	\$30.95

## DOGTOPIA

			Monthly	Annual	Rent PSF	
	<b>Yr 1</b>	<b>11.01.20</b>	10.31.21	\$8,708	\$104,496	\$16.75
	Yr 2	11.01.21	10.31.22	\$8,708	\$104,496	\$16.75
	Yr 3	11.01.22	10.31.23	\$8,708	\$104,496	\$16.75
	Yr 4	11.01.23	10.31.24	\$8,967	\$107,604	\$17.25
	Yr 5	11.01.24	10.31.25	\$9,236	\$110,832	\$17.77
	<b>Yr 6</b>	<b>11.01.25</b>	<b>10.31.26</b>	<b>\$9,513</b>	<b>\$114,156</b>	<b>\$18.30</b>
	Yr 7	11.01.26	10.31.27	\$9,798	\$117,581	\$18.85
	Yr 8	11.01.27	10.31.28	\$10,092	\$121,108	\$19.42
	Yr 9	11.01.28	10.31.29	\$10,395	\$124,741	\$20.00
	<b>Yr 10</b>	11.01.29	<b>10.31.30</b>	\$10,707	\$128,484	\$20.60
1st Option	Yr 11	11.01.30	10.31.31	\$11,028	\$132,338	\$21.22
	Yr 12	11.01.31	10.31.32	\$11,359	\$136,308	\$21.85
	Yr 13	11.01.32	10.31.33	\$11,700	\$140,397	\$22.51
	Yr 14	11.01.33	10.31.34	\$12,051	\$144,609	\$23.19
	Yr 15	11.01.34	10.31.35	\$12,412	\$148,948	\$23.88
2nd Option	Yr 16	11.01.35	10.31.36	\$12,785	\$153,416	\$24.60
	Yr 17	11.01.36	10.31.37	\$13,168	\$158,019	\$25.34
	Yr 18	11.01.37	10.31.38	\$13,563	\$162,759	\$26.10
	Yr 19	11.01.38	10.31.39	\$13,970	\$167,642	\$26.88
	Yr 20	11.01.39	10.31.40	\$14,389	\$172,671	\$27.68
3rd Option	Yr 21	11.01.40	10.31.41	\$14,821	\$177,851	\$28.52
	Yr 22	11.01.41	10.31.42	\$15,266	\$183,187	\$29.37
	Yr 23	11.01.42	10.31.43	\$15,724	\$188,682	\$30.25
	Yr 24	11.01.43	10.31.44	\$16,195	\$194,343	\$31.16
	Yr 25	11.01.44	10.31.45	\$16,681	\$200,173	\$32.09



99 TEXAS

TX-99: 89,138 CPD  
 W GRAND PKWY S: 29,558 CPD  
**TOTAL HWY TRAFFIC COUNTS  
 118,696 CPD**

S Mason Rd | 22,855 CPD

**SUBJECT  
 PROPERTY**

Great Clips  
 myeyerdr  
 TAKE 5  
 BLACK ROCK COFFEE BAR  
 URBAN THAI  
 AQUA-TOTS SWIM SCHOOL  
 PREFERRED URGENT CARE  
 Jack In the box  
 CATO  
 Brain Balance  
 palm beach tan  
 SUBWAY  
 WELLS FARGO  
 W.W. WATKINS BARBER & GROOMING

Public Storage  
 AutoZone  
 SUN WING KATY ASIAN SUPERMARKET  
 H-E-B  
 MEMORIAL PARKWAY ELEMENTARY 940 STUDENTS  
 MEMORIAL PARK JUNIOR HIGH 771 STUDENTS  
 EPIPANY OF THE LORD CATHOLIC SCHOOL 140 STUDENTS  
 Walmart  
 PET SUPPLIES PLUS  
 Hungry Howie's  
 SAJAD AND GO  
 STARBUCKS  
 SUBWAY  
 LIBRARY

GINGO RANCH HIGH SCHOOL  
 3,754 STUDENTS

EDNA MAE FIELDER ELEMENTARY  
 923 STUDENTS

JEANETTE HAYES ELEMENTARY  
 602 STUDENTS

ROBERTA WRIGHT RYLANDER ELEMENTARY  
 1,078 STUDENTS

GINGO RANCH JUNIOR HIGH  
 1,500 STUDENTS

LIFE TIME

ADVANCE AUTO PARTS  
 Keemat  
 Wendy's  
 goodwill  
 Tide Cleaners

PAINTING WITH A TWIST  
 Walgreens  
 Great Clips

CAMDEN DOWNS AT GINGO RANCH  
 318 UNITS

GREAT SOUTHWEST EQUESTRIAN CENTER

target  
 MICHAEL'S  
 HomeGoods  
 DAISO  
 OfficeMax  
 Massage Envy  
 crumbl  
 SPEC'S WINES • SPIRITS • FINER FOODS  
 SALLY'S  
 MATTRESS FIRM  
 WHATABURGER  
 HANDEL'S  
 WHICH WICH? SUPERIOR SANDWICHES  
 SONIC  
 Chick-fil-A  
 TACO BELL  
 MARCO'S PIZZA  
 FLOYD'S BARBER/SHOP

LA CENTERRA AT GINGO RANCH  
 ALAMO DRAPTHOUSE CINEMA  
 ATHLETA  
 Bar Louie  
 francesca's  
 KENDRA SCOTT  
 lululemon  
 WARBY PARKER  
 PANDORA  
 SEPHORA  
 TALBOTS  
 pure barre  
 POSTINO  
 Half Shells SEAFOOD  
 SWEET PARIS creperie & cafe  
 TRADER JOE'S  
 CAVA  
 chico's  
 claire's  
 elements massage  
 GRIMALDI'S  
 Snooze  
 J.JILL  
 LOFT  
 TORCHY'S TACOS  
 WHBM

JAMES E WILLIAMS ELEMENTARY  
 911 STUDENTS

Kroger  
 Hallmark  
 Domino's  
 LESLIE'S  
 Pizza-Hut  
 COST CUTTERS HAIR SALON  
 CLUB PILATES  
 COOL CAT CYCLES  
 STARBUCKS  
 PANDA EXPRESS  
 MCDONALD'S

GARLAND MCMEEANS JUNIOR HIGH  
 1,168 STUDENTS

JO ELLA EXLEY ELEMENTARY  
 944 STUDENTS

ExtraSpace Storage



**TX-99: 89,138 CPD**  
**W GRAND PKWY S: 29,558 CPD**  
**TOTAL HWY TRAFFIC COUNTS**  
**118,696 CPD**

**KATY MILLS**  
 A SIMON CENTER  
 A climate controlled indoor value and outlet shopping center is home to over 175 stores featuring a high-fashion line-up including H&M, Nike Factory Store, Kate Spade New York, Fossil, Michael Kors, Coach Outlet, Saks Fifth Avenue OFF 5th, Under Armour, Cole Haan, Tommy Bahama, PINK, Champs Sports, Helzberg Diamonds and Steve Madden.

**SUBJECT PROPERTY**

# Katy Synopsis

**Katy** is a charming and rapidly growing city located about 30 miles west of Downtown Houston. Nestled in the heart of Houston-The Woodlands-Sugar Land metropolitan area, Katy offers easy access to the vast urban amenities of Houston while maintaining its unique suburban charm.

The top employers in Katy region:

- 1) **Katy ISD** - a major educational employer, offering roles in teaching, administration, & support services
- 2) **Shell Exploration and Production** - providing jobs in the energy sector, from engineering to business management
- 3) **Wood PLC** - a leader in project management, engineering & consultancy
- 4) **BP North America** - offering positions in the oil & energy industry
- 5) **Amazon** - a global giant with roles in logistics, warehousing & corporate functions

**Houston** is the seat of Texas's Harris County, and is the state's most populous city. Since the late 19th century, it has developed a diverse economy, with significant industries in energy, manufacturing, aeronautics, and transportation. Renowned for its leadership in healthcare and oilfield equipment manufacturing, Houston also boasts the second-highest number of Fortune 500 company headquarters within any U.S. city limits such as **ExxonMobil, Phillips 66, Sysco, Hewlett Packard Enterprise, Plains GP Holdings, Baker Hughes, ConocoPhillips, Halliburton, Crown Castle, and Academy Sports + Outdoors**, etc. **The Port of Houston** is a major global hub, ranking first in the U.S. for international waterborne tonnage and second for total cargo tonnage.

## 2025 Demographics

POPULATION	1-MI	3-MI	5-MI
Population	18,119	111,221	294,262
Est. Population (2030)	17,584	109,402	307,178
Historical Annual Growth (2010-2020)	0.7%	1.9%	3.7%
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	6,326	39,554	100,051
Projected Households (2030)	6,312	39,883	106,926
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$138,632	\$149,473	\$142,548
LABOR FORCE	1-MI	3-MI	5-MI
Labor Population Age 16+	14,133	86,249	225,438



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## FOR MORE INFORMATION:

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### **PAUL BLACKBURN**

In State Broker

License # 376821





# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>CIA Brokerage Company</b>	<b>9004841</b>	<b>jess@ciadvisor.com</b>	<b>602 770 7145</b>
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>Paul K. Blackburn</b>	<b>376821</b>	<b>pkb@blackburnproperties.com</b>	<b>210 828 7654</b>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
<b>Paul K. Blackburn</b>	<b>376821</b>	<b>pkb@blackburnproperties.com</b>	<b>210 828 7654</b>
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date