

MULTI TENANT RETAIL SERVICE CENTER

Investment Opportunity



100% Leased | Stable Long-Term Tenants | Prime Location



457 This Way | Lake Jackson, Texas

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



RYAN BYRNE

**EVP & Managing Principal
Multi Tenant Investments**

ryan.byrne@srsre.com
D: 214.560.3249 | M: 214.505.6379
8144 Walnut Ave, Suite 1200
Dallas, TX 75231
TX License No. 580152

PATRICK R. LUTHER, CCIM

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.luther@srsre.com
D: 949.698.1115 | M: 480.221.4221
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660
CA License No. 01912215

E. DAVID WERLIN

**Executive Vice President
WPW Realty Advisors**

dwerlin@wpwmgmt.com
D: 713.800.2709 | M: 713.591.7600
510 Bering Dr, Suite 530
Houston, TX 77057
TX License No. 476561



NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

COASTLAND THERAPY SERVICES

5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in 100% leased, multi-tenant retail service center investment property located in Lake Jackson, Texas. The center is currently leased by 13 medical and professional tenants, including Jacobs Engineering, Retina Consultants of Texas, USA Army Corps of Engineerings, State of Texas Health and Human Services, and more.

Plantation Village Plaza is strategically located along This Way and Abner Jackson Parkway, two of Lake Jackson's primary retail and commuter arteries with combined traffic counts exceeding 49,800 vehicles per day (10,700 VPD on This Way and 39,100 VPD on Highway 288 & 332). The property is positioned within Lake Jackson's dominant retail corridor, surrounded by a strong mix of national and regional retailers driving daily consumer traffic to the area. The center is adjacent to LA Madeleine, McAlisters, Alamo Title, and Nothing Bundt Cakes and directly across from a highly trafficked retail corridor featuring Walmart Supercenter, Lowe's, Hobby Lobby, PetSmart, Best Buy, and The Home Depot. In addition, Plantation Village Plaza is located near Brazos Mall, a 680,000+ SF regional shopping destination anchored by Dillard's, Kohl's, T.J. Maxx, and Ross, as well as major dining pads including Chick-fil-A, Olive Garden, and Starbucks. The property benefits from proximity to Brazosport Regional Health System (Hospital) and Dow Chemical Company's Gulf Coast Operations, two of the area's largest employment hubs supporting thousands of local jobs. The 5-mile trade area is supported by a population of more than 52,000 residents with an average household income exceeding \$110,000, underscoring the area's strong economic base and long-term tenant stability.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$9,247,000
Net Operating Income	\$647,269
Cap Rate	7.00%
Occupancy	100%

PROPERTY SPECIFICATIONS

Rentable Area	36,962 SF
Land Area	2.78 Acres
Property Address	457 This Way Lake Jackson, Texas 77566
Year Built / Renovated	1986 / 2023
Parcel Number	71330004000, 71330004111
Ownership	Fee Simple (Land & Building Ownership)

Multi-Tenant Retail Service Center | 100% Occupied | Strong Local & National Tenancy

- The offering features a 36,962 SF multi-tenant retail center located in the heart of Lake Jackson, Texas (Houston MSA)
- The property is 100% occupied, providing immediate, stable cash flow and limited near-term rollover risk
- Tenant lineup includes a mix of credit and essential-service tenants such as Retina Consultants of Texas, U.S. Army Corps of Engineers, Jacob Engineering, Texas Home Health, and the State of Texas – Health & Human Services, along with complementary medical, office, and service tenants
- Built in 1986, and Renovated in 2023, the property is well maintained and positioned on 2.78 acres with Fee Simple (Land & Building) Ownership, offering investors a durable, income-producing asset in a strong suburban market

Prime Retail Corridor | Excellent Visibility & Access | 10,700 VPD Along This Way

- Strategically positioned along This Way and Abner Jackson Parkway, two of Lake Jackson's primary retail and commuter thoroughfares
- The property benefits from multiple points of ingress and egress, excellent frontage, and a prominent monument sign providing strong visibility to daily traffic
- Located just minutes from Nolan Ryan Expressway (Hwy 288 & 332), which connects directly to Houston (52 miles north) and the broader Gulf Coast region
- Surrounded by major national retailers including Walmart, Lowe's, Home Depot, H-E-B, Hobby Lobby, Target, and Kohl's, driving consistent traffic and cross-shopping activity
- Positioned adjacent to LA Madeleine, McAlisters, Alamo Title, and Nothing Bundt Cakes, establishing the property as part of the city's core commercial and medical hub

Lake Jackson, Texas | Affluent Demographics | Expanding Houston-Area Submarket

- Located within the Houston MSA, Lake Jackson serves as the primary economic hub of Brazoria County, one of the region's fastest-growing counties
- The 5-mile trade area supports a population of 52,768 residents with an average household income exceeding \$110,000, well above the state and national averages
- The city's economy is anchored by Dow Chemical Company, BASF Corporation, and Brazosport Regional Health System, providing long-term employment stability
- Lake Jackson benefits from proximity to one of North America's largest petrochemical complexes, supporting strong regional demand for commercial and retail space
- Ongoing residential and industrial expansion continues to drive population growth, household income gains, and consumer spending throughout the market



PROPERTY OVERVIEW

LOCATION



Lake Jackson, Texas
Brazoria County
Houston MSA

ACCESS



This Way: 2 Access Points
Abner Jackson Pkwy: 2 Access Points

TRAFFIC COUNTS



This Way: 10,700 VPD
Nolan Ryan Exprswy/St Hwy 288 & 332: 39,100 VPD
St Hwy 332: 14,000 VPD

IMPROVEMENTS



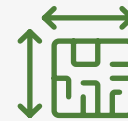
There is approximately 36,962 SF of existing building area

PARKING



There are approximately 189 parking spaces on the owned parcel.
The parking ratio is approximately 4.85 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 71330004000, 71330004111
Acres: 2.78
Square Feet: 120,992 SF

CONSTRUCTION



Year Built: 1986
Renovated: 2023

ZONING



B-2: Business





THIS WAY

Suite	Tenant	SQ FT
459	Retina Consultants of Texas	4,930
461	U.S. Army Corps of Engineers	2,218
463	Jacob Engineering	2,346

Suite	Tenant	SQ FT
465A	Christine George Massage Clinic	539
465E	Dreger	1,043
469	Farmers Insurance	1,711

Suite	Tenant	SQ FT
471	Psychology Works	4,453
473	Re/Max 1st Team	1,500
477	Texas Home Health	2,653

Suite	Tenant	SQ FT
479	Forgotten Angels	2,016
481	Everett Stoval Attorney	1,860
489	Texas Health & Human Services	4,180
491	Coastland Therapy	7,513

10,700
VEHICLES PER DAY

MONUMENT SIGN

ABNER JACKSON PKWY.

PLANTATION VILLAGE
PLAZA



AlamoTITLE
RESIDENTIAL & COMMERCIAL
SERVICES HOUSTON

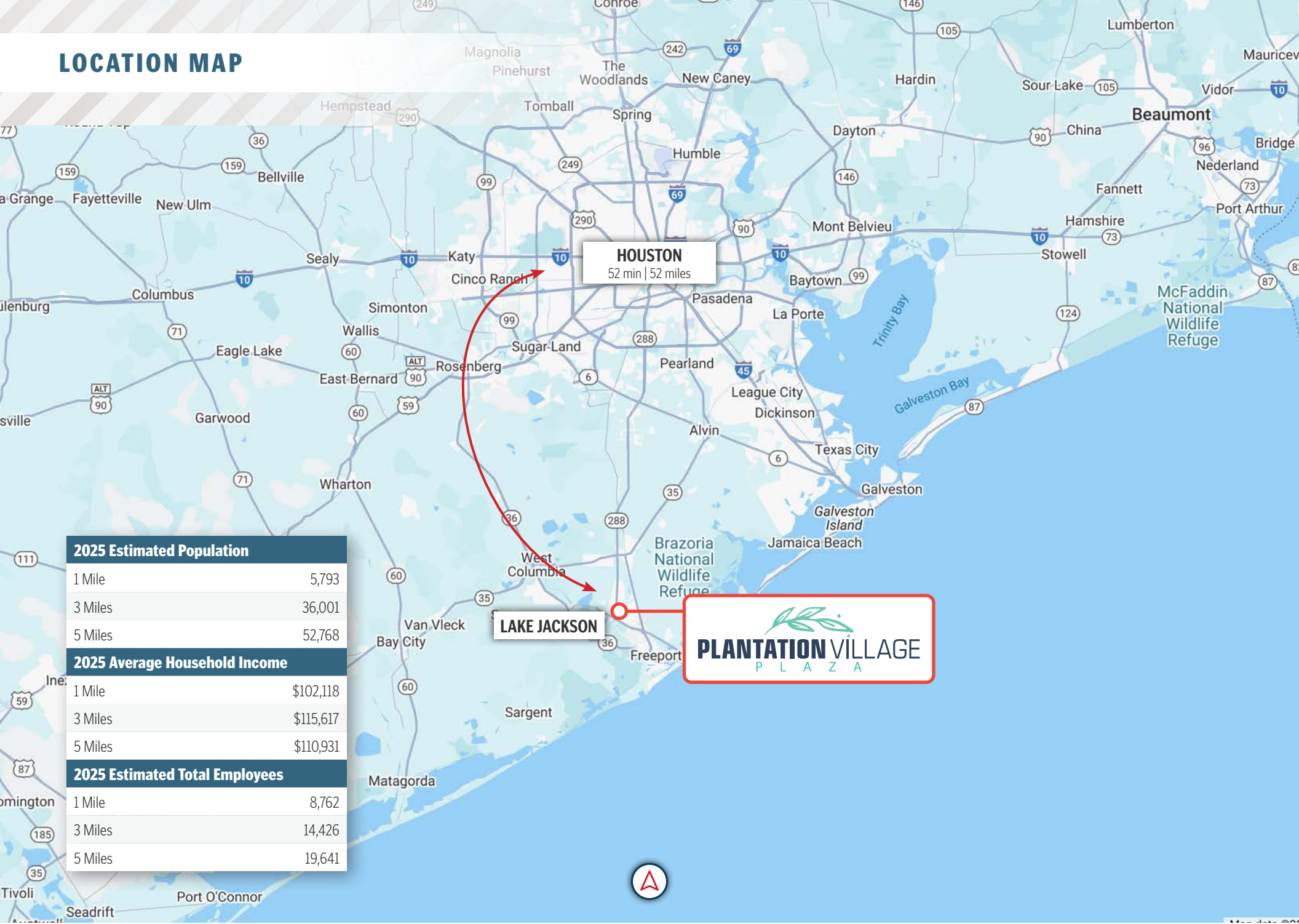
EXCEL

gentiva

RDA
Pro Mart

GOLD STAR Finance
Loans and Tax Services

LOCATION MAP



2025 Estimated Population

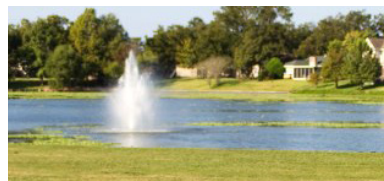
1 Mile	5,793
3 Miles	36,001
5 Miles	52,768

2025 Average Household Income

1 Mile	\$102,118
3 Miles	\$115,617
5 Miles	\$110,931

2025 Estimated Total Employees

1 Mile	8,762
3 Miles	14,426
5 Miles	19,641



LAKE JACKSON, TEXAS

Lake Jackson is located in Brazoria county, is 40 miles S of Missouri City, Texas and 50 miles S of Houston, Texas. The city is situated next to one of North America's largest petrochemical complexes. Lake Jackson is strategically located within miles of a deep-water port, a major railroad connection, the Texas Gulf Coast Regional Airport, and State Highway 288. Lake Jackson has a 2025 population of 27,516.

The largest industries in Lake Jackson, TX are Manufacturing, Construction, and Health Care & Social Assistance, and the highest paying industries were Manufacturing, Finance & Insurance, and Mining, Quarrying, & Oil & Gas Extraction. Gas station and convenience store chain Buc-ee's has its headquarters in Lake Jackson where the first location opened. Lake Jackson is home to the Brazosport Regional Health System (BRHS), which serves as the major medical center for Brazosport and surrounding communities. Lake Jackson enjoys close proximity to the world's largest petrochemical complex and related industries. Major components of this complex include The Dow Chemical Company, BASF Corporation, and many more.

Lake Jackson and its nearby attractions are Buffalo Camp Bayou Reservoir, Saint Michaels Church, Lake Jackson Intermediate School Football Field, Lake Jackson-City - Municipal City Court, Restwood Memorial Park, Lake Jackson Library. The city has Sea Center Texas, the world's largest redfish hatchery, with floor to ceiling aquariums and a 20-foot touch-tank. Take in a planetarium show or explore the largest seashell collection in the South at the Center for the Arts & Sciences.

The Brazosport Independent School District, which educates children from pre-K through grade 12, has been designated an "Exemplary District" by the State several times. The nationally recognized Brazosport College also is in Lake Jackson, with the majority of Lake Jackson city limits in the college's district.



HOUSTON, TEXAS

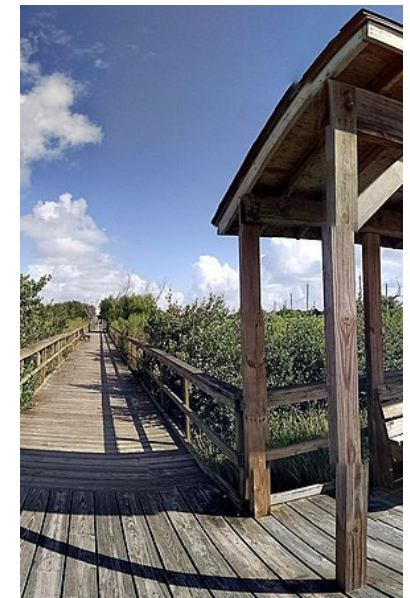
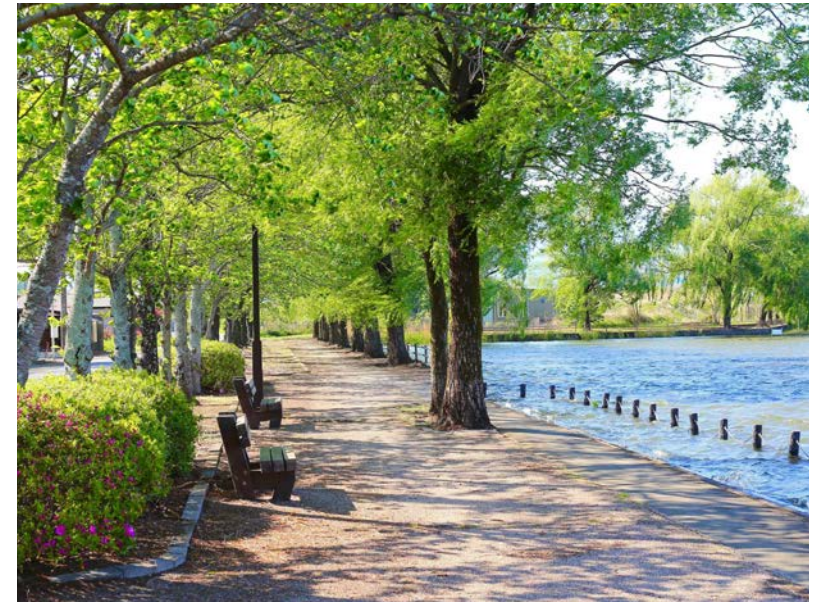
Houston is the most populous city in the U.S. state of Texas and the Southern United States. It is the fourth-most populous city in the United States with a population of 2.3 million at the 2020 census, while the Greater Houston metropolitan area at 7.8 million residents is the fifth-most populous metropolitan area in the nation and second-most populous in Texas. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County. Covering a total area of 640.4 square miles, Houston is the ninth largest city in the country and the largest whose municipal government is not consolidated with a county, parish, or borough. Although primarily located within Harris County, portions of the city extend into Fort Bend and Montgomery counties.

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Renewable energy sources—wind and solar—are also growing economic bases in the city, and the City Government purchases 90% of its annual 1 TWh power mostly from wind, and some from solar. Since the 2020s Houston has become a growing hub for technology startup firms and is the fastest growing sector of the city's economy. Major technology and software companies within Greater Houston include Crown Castle, KBR, FlightAware, Cybersoft, Houston Wire & Cable, and HostGator. Aylo, Go Daddy, and ByteDance have offices in the Houston area.

The Houston–The Woodlands–Sugar Land metro area's gross domestic product (GDP) in 2022 was \$633 billion, making it the seventh-largest of any metropolitan area in the United States and larger than Iran's, Colombia's, or the United Arab Emirates' GDP. Only 27 countries other than the United States have a gross domestic product exceeding Houston's regional gross area product (GAP).[218] In 2010, mining (which consists almost entirely of exploration and production of oil and gas in Houston) accounted for 26.3% of Houston's GAP up sharply in response to high energy prices and a decreased worldwide surplus of oil production capacity, followed by engineering services, health services, and manufacturing.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,793	36,001	52,768
2030 Projected Population	5,921	37,431	54,927
2010 Census Population	5,334	32,676	49,773
Projected Annual Growth 2025 to 2030	0.44%	0.78%	0.81%
Historical Annual Growth 2010 to 2020	0.96%	0.71%	0.35%
Households & Growth			
2025 Estimated Households	2,467	14,131	19,820
2030 Projected Households	2,568	14,920	20,987
2010 Census Households	2,092	12,522	17,767
Projected Annual Growth 2025 to 2030	0.81%	1.09%	1.15%
Historical Annual Growth 2010 to 2020	1.46%	0.68%	0.55%
Race & Ethnicity			
2025 Estimated White	73.87%	78.15%	76.05%
2025 Estimated Black or African American	7.08%	7.33%	8.76%
2025 Estimated Asian or Pacific Islander	6.85%	3.25%	2.69%
2025 Estimated American Indian or Native Alaskan	0.85%	0.83%	0.90%
2025 Estimated Other Races	11.60%	11.14%	13.86%
2025 Estimated Hispanic	33.75%	33.05%	37.05%
Income			
2025 Estimated Average Household Income	\$102,118	\$115,617	\$110,931
2025 Estimated Median Household Income	\$80,701	\$95,331	\$89,253
2025 Estimated Per Capita Income	\$44,559	\$45,464	\$41,947
Businesses & Employees			
2025 Estimated Total Businesses	727	1,171	1,672
2025 Estimated Total Employees	8,762	14,426	19,641



RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases					Expense Recovery Type	Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual					Rent \$/SF/Yr
459	Retina Consultants of Texas	4,930	13%	\$9,038	\$1.83	\$108,460	\$22.00	16%	Jan-27	2.5%	\$9,264	\$1.88	\$111,171	\$22.55	NNN	Jan-26	Apr-36	2 (5-Year)
									Jan-28	2.5%	\$9,496	\$1.93	\$113,951	\$23.11				2.5% Annual Increases
									2.5% Annual Increases Thereafter									
461	USA - Army Corps of Engineers	2,218	6%	\$5,332	\$2.40	\$63,989	\$28.85	9%	-	-	-	-	-	-	MG	Aug-20	Jul-26	4 (1-Year)
463	Jacob Engineering	2,346	6%	\$3,910	\$1.67	\$46,920	\$20.00	7%	Aug-26	2.5%	\$4,008	\$1.71	\$48,093	\$20.50	NNN	Jul-25	Jul-30	1 (3-Year)
									Aug-27	2.4%	\$4,106	\$1.75	\$49,266	\$21.00				FMV
									\$0.5/SF/Yr Annual Increases Thereafter									
465A	Christine George Massage Clinic	539	1%	\$1,105	\$2.05	\$13,260	\$24.60	2%	Dec-26	2.7%	\$1,135	\$2.11	\$13,620	\$25.27	FS	Dec-19	Mar-28	None
									Dec-27	2.6%	\$1,165	\$2.16	\$13,980	\$25.94				
465E	Dreger	1,043	3%	\$1,478	\$1.42	\$17,731	\$17.00	3%	Apr-26	2.9%	\$1,521	\$1.46	\$18,252	\$17.50	FS	Feb-17	Mar-28	None
									Apr-27	2.9%	\$1,565	\$1.50	\$18,774	\$18.00				
469	Farmers Insurance	1,711	5%	\$2,353	\$1.38	\$28,232	\$16.50	4%	Aug-26	3.0%	\$2,424	\$1.42	\$29,087	\$17.00	FS	Dec-17	Jul-28	None
									Aug-27	2.9%	\$2,495	\$1.46	\$29,943	\$17.50				
471	Psychology Works	4,453	12%	\$5,566	\$1.25	\$66,795	\$15.00	10%	Jun-26	3.3%	\$5,752	\$1.29	\$69,021	\$15.50	NNN	Jun-25	May-32	1 (5-Year)
									Jun-27	3.2%	\$5,937	\$1.33	\$71,248	\$16.00				FMV
									\$0.5/SF/Yr Annual Increases Thereafter									

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases					Expense Recovery Type	Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual					Rent \$/SF/Yr
473	Re/Max 1st Team	1,500	4%	\$2,063	\$1.38	\$24,750	\$16.50	4%	-	-	-	-	-	-	NNN	Sep-21	Nov-26	None
477	Texas Home Health (AccentCare)	2,653	7%	\$4,377	\$1.65	\$52,529	\$19.80	8%	Aug-26	2.5%	\$4,488	\$1.69	\$53,856	\$20.30	NN	Jul-05	Jul-30	2 (5-Year) FMV
									Aug-27	2.5%	\$4,599	\$1.73	\$55,182	\$20.80				
									2.5% Annual Increases Thereafter									
479	Forgotten Angels	2,016	5%	\$2,772	\$1.38	\$33,264	\$16.50	5%	-	-	-	-	-	-	NNN	Sep-21	Aug-26	None
481	Everett Stoval Attorney	1,860	5%	\$2,248	\$1.21	\$26,970	\$14.50	4%	-	-	-	-	-	-	NNN	Dec-19	MTM	None
489	State of Texas (Health & Human Services)	4,180	11%	\$8,819	\$2.11	\$105,829	\$25.32	15%	Oct-26				50% CPI Increase		FS	Mar-14	Sep-31	None
491	Coastland Therapy	7,513	20%	\$9,078	\$1.21	\$108,939	\$14.50	16%	Feb-29	8.6%	\$9,861	\$1.31	\$118,330	\$15.75	NNN	Feb-25	Jan-35	1 (5-Year) FMV
									Feb-32	8.3%	\$10,675	\$1.42	\$128,097	\$17.05				
Total Occupied		36,962	100%	\$58,139	\$1.57	\$697,668	\$18.88	100%										
Total Vacant		0	0%	\$0		\$0		0%										
Total / Wtd. Avg:		36,962	100%	\$58,139	\$1.57	\$697,668	\$18.88	100%										

REIMBURSEMENT SUMMARY

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Notes
459	Retina Consultants of Texas	4,930	13%	Net	Net	Net	3% cumulative cap on Controllable CAM Management Fee not to exceed 4% of Effective Gross Rent
461	USA - Army Corps of Engineers	2,218	6%		See Note		Tenant pays Gross rent including full-service rental rate Landlord has a chance to reconcile annually
463	Jacob Engineering	2,346	6%	Net	Net	Net	5% cumulative cap on Controllable CAM Management Fee not to exceed 4% of Effective Gross Rent
465A	Christine George Massage Clinic	539	1%	-	-	-	Gross Lease
465E	Dreger	1,043	3%	-	-	-	Gross Lease
469	Farmers Insurance	1,711	5%	-	-	-	Gross Lease
471	Psychology Works	4,453	12%	Net	Net	Net	Management Fee not to exceed 5% of Effective Gross Rent and Admin Fee as 15% of CAM
473	Re/Max 1st Team	1,500	4%	Net	Net	Net	NNN Lease
477	Texas Home Health	2,653	7%	Net	Net	-	Tenant pays pro-rata share of Real Estate Taxes, Insurance, and Utilities
479	Forgotten Angels	2,016	5%	Net	Net	Net	NNN Lease
481	Everett Stoval Attorney	1,860	5%	Net	Net	Net	NNN Lease
489	State of Texas	4,180	11%	-	-	-	Gross Lease
491	Coastland Therapy	7,513	20%	Net	Net	Net	Management Fee not to exceed 5% of Effective Gross Rent and Admin Fee as 15% of CAM

PRICING SUMMARY



Pricing Summary

Asking Price	\$9,247,000
PSF	\$250
Net Operating Income	\$647,269
In-Place Cap Rate	7.00%

Operating Cash Flow

	In-Place
Potential Rental Revenue	\$697,668
Potential Reimbursement Revenue	\$118,392
Gross Potential Revenue	\$816,060
Less Expenses	(\$168,791)
Net Operating Income	\$647,269

Operating Expenses

	In-Place	PSF/Yr
Taxes	\$49,932	\$1.35
Insurance	\$45,935	\$1.24
CAM	\$54,924	\$1.49
Management	\$18,000	\$0.49
Total	\$168,791	\$4.57

Notes

1. Real Estate Taxes, CAM and Management are per 2024 Actual, Insurance is 2025 Actual
2. Reimbursement is calculated based on tenants' monthly CAM payment, not reconciliation
3. NOI is estimated, buyer is recommended to conduct own due diligence

FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



US ARMY CORPS OF ENGINEERS

usace.army.mil

Company Type: Private - Govt. Agency

Locations: 450+ Campground



**US Army Corps
of Engineers®**

The U.S. Army Corps of Engineers has approximately 37,000 dedicated Civilians and Soldiers delivering engineering services to customers in more than 130 countries worldwide. With environmental sustainability as a guiding principle, our disciplined Corps team is working diligently to strengthen our Nation's security by building and maintaining America's infrastructure and providing military facilities where our servicemembers train, work and live. The U.S. Army Corps of Engineers is energizing the economy by dredging America's waterways to support the movement of critical commodities and providing recreation opportunities at our campgrounds, lakes and marinas, devising hurricane and storm damage reduction infrastructure, they are reducing risks from disasters. The Corps is also cleaning sites contaminated with hazardous, toxic or radioactive waste and material in an effort to sustain the environment.

Source: usace.army.mil/About



RETINA CONSULTANTS OF TEXAS

retinaconsultantstexas.com

Company Type: Subsidiary

Locations: 23+

Parent: Cencora, Inc

2024 Employees: 51,000

2024 Revenue: \$293.96 Billion

2024 Net Income: \$1.51 Billion

2024 Assets: \$67.10 Billion

2024 Equity: \$45.94 Million

Credit Rating: S&P: BBB+



Retina Consultants
of Texas™

Retina Consultants of Texas is one of the largest and most respected retina practices in the United States, with several locations in the Houston and San Antonio metropolitan areas of Texas. They provide care to over 100,000 patients a year. They also offer subspecialty care for uveitis, ocular oncology, and pediatric retinal care.

Source: retinaconsultantsofamerica.com, finance.yahoo.com

BRAND PROFILE



JACOBS

[jacobs.com](https://www.jacobs.com)

Company Type: Public

Locations: 148+

2024 Employees: 45,000

2024 Revenue: \$11.50 Billion

2024 Net Income: \$806.09 Million

2024 Assets: \$11.76 Billion

2024 Equity: \$4.55 Billion

Credit Rating: S&P: BBB-

Jacobs

At Jacobs, they are challenging today to reinvent tomorrow – delivering outcomes and solutions for the world's most complex challenges. They provide end-to-end services in advanced manufacturing, cities and places, energy, environmental, life sciences, transportation and water.

Source: [jacobs.com](https://www.jacobs.com), finance.yahoo.com



TEXAS HEALTH & HUMAN SERVICES

hhs.texas.gov

Company Type: Private - Govt. Agency

Locations: 15+ Offices



Texas Health and Human Services, also known as the Texas Health and Human Services Commission (HHSC), helps more than 7.5 million Texans every month. The agency supports the needs of mothers, children and families through programs such as Medicaid, CHIP, SNAP, women's health and behavioral health services. HHSC provides long-term services and supports for seniors and people with disabilities, and operates state supported living centers for residents with intellectual and developmental disabilities and state psychiatric hospitals.

Source: hhs.texas.gov/about



DRÄGER

[draeger.com](https://www.draeger.com)

Company Type: Public (FWB: DRW3)

Locations: 20+ Sites

2024 Employees: 16,609

2024 Revenue: \$3.37 Billion

2024 Net Income: \$124.41 Million

2024 Assets: \$3.09 Billion

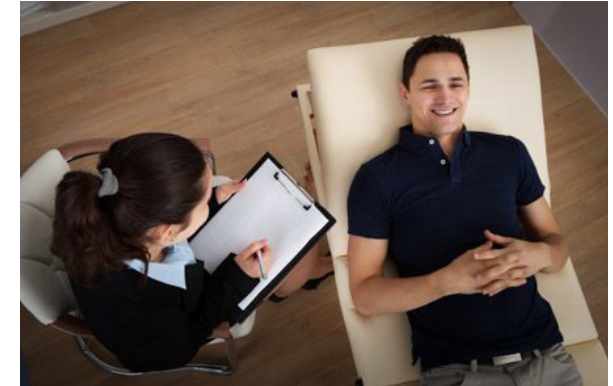
2024 Equity: \$1.54 Billion

Dräger

Dräger manufactures medical and safety technology products. They protect, support, and save people's lives around the world in hospitals, with fire departments, emergency services, authorities, and in mining as well as industry. Founded in Lübeck in 1889, Dräger has grown into a worldwide.

Source: draeger.com/en-us_us, ca.finance.yahoo.com

BRAND PROFILE



COASTLAND THERAPY

coastlandtherapy.com

Company Type: Private

Locations: 1+



Coastland Therapy Services is a proudly owned family business providing physical and occupational therapy to clients of all ages in the home and clinic settings in southern Brazoria and eastern Matagorda counties. They believe in the inherent value and dignity of each individual and strive to provide a distinct therapy experience that is tailored to the specific needs of each client and family unit.

Source: coastlandtherapy.com/about-1

ACCENTCARE

accentcare.com

Company Type: Private

Locations: 250+

accentCare.

AccentCare is a nationwide leader and trusted guide in post-acute health care, covering a broad continuum of services from personal, non-medical care to home health, palliative care and hospice. We provide patients and clients with the right care at the right time, wherever they call home. Guided by integrity and compassion, we are proud to set the standard for clinical and operational excellence as we shape the future of aging in place. Headquartered in Dallas, AccentCare employs 30,000 team members and cares for over 200,000 lives annually.

Source: accentcare.com/about

PSYCHOLOGY WORKS

psychologyworkstx.com

Company Type: Private

Locations: 2+



Psychology Works is an outpatient mental health practice that specializes in assessing and treating a variety of emotional, behavioral, and psychological issues in children, adults, and families. They provide an array of therapy and counseling services for all ages. They also offer specialized government and corporate assessments related to fitness for duty, law enforcement clearance, weight loss/bariatric surgery, immigration, and vocational needs. At Psychology Works, the core tenets of our interactions and services are based on honesty, integrity, and professionalism.

Source: psychologyworkstx.com/about



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.