

# 4

# STORE PORTFOLIO + LAND

HOUSTON SELLERS BROS.  
GROCERY STORE PORTFOLIO



**Cotton Munson**  
[cotton@rockspring.com](mailto:cotton@rockspring.com)  
(830) 857-4727

**Ryan Neyland**  
[ryan@rockspring.com](mailto:ryan@rockspring.com)  
(713)398-9560

**Aimee Namakarn**  
[aimee@rockspring.com](mailto:aimee@rockspring.com)  
(832)725-2294



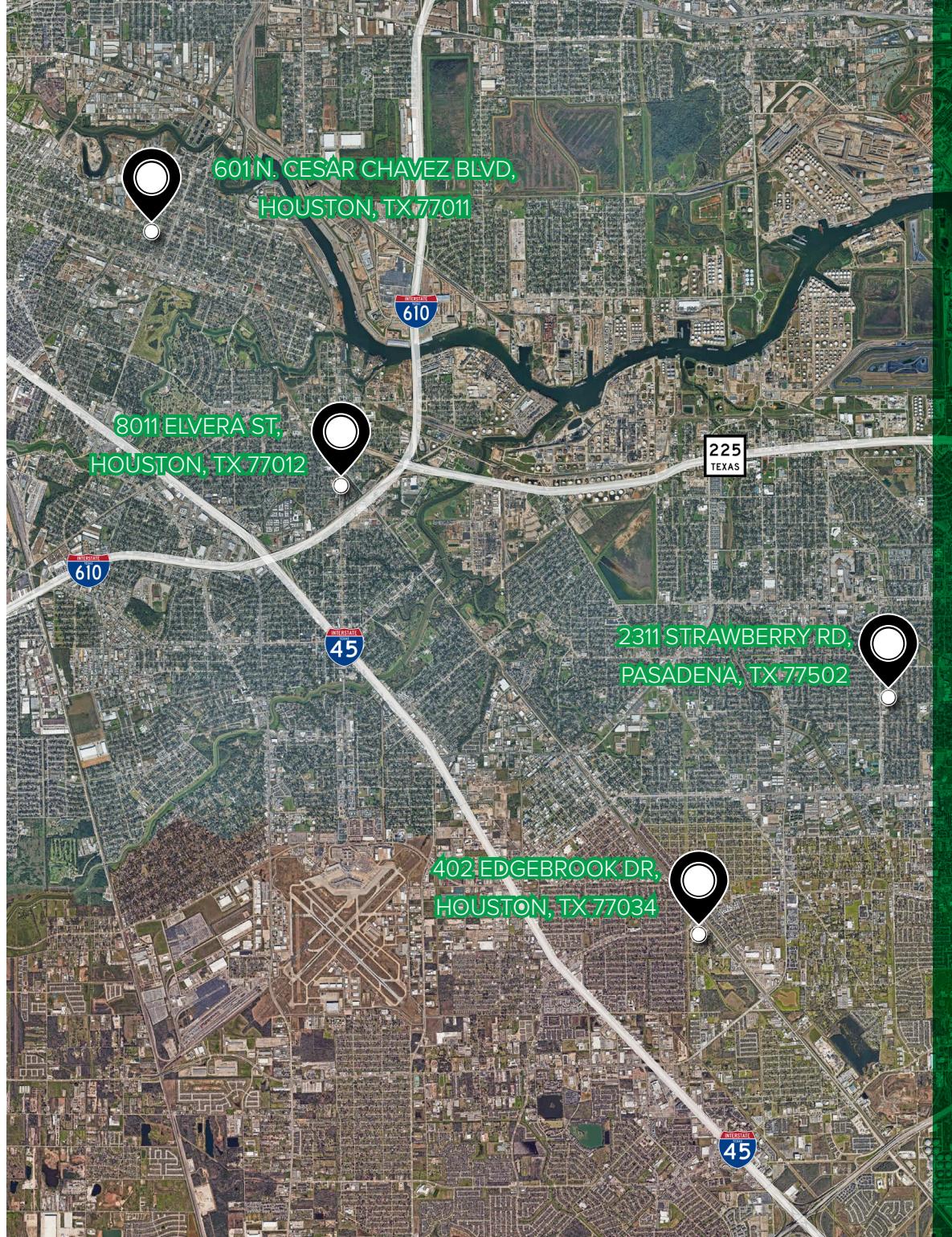
# EXECUTIVE SUMMARY

**Rockspring Properties** is pleased to present the **Sellers Bros. Portfolio**, a collection of four properties across the Greater Houston area anchored by four operating grocery stores. This portfolio combines income-producing assets with strategically positioned vacant parcels, offering a rare opportunity for both immediate cash flow and future development.

The four Sellers Bros. grocery stores are long-standing neighborhood staples, each situated on well-sized tracts with strong visibility and access in dense residential trade areas.

Complementing the stores are four surrounding land parcels that provide additional flexibility for expansion, redevelopment, or alternative commercial uses. Together, the portfolio totals more than 19 acres of land across Houston and Pasadena.

Located in established, high-traffic corridors, these properties benefit from Houston's robust population growth and thriving commercial base. The strategic locations and potential upside through development or retrofitting makes the Sellers Bros. Portfolio a compelling investment opportunity in one of Texas' strongest metropolitan markets.





#### ADDRESS:

2311 STRAWBERRY RD,  
PASADENA, TX 77502



#### SIZE:

± 31,609 SF BLDG  
± 4.38 AC



#### YEAR BUILT/RENOVATED:

1992/2006



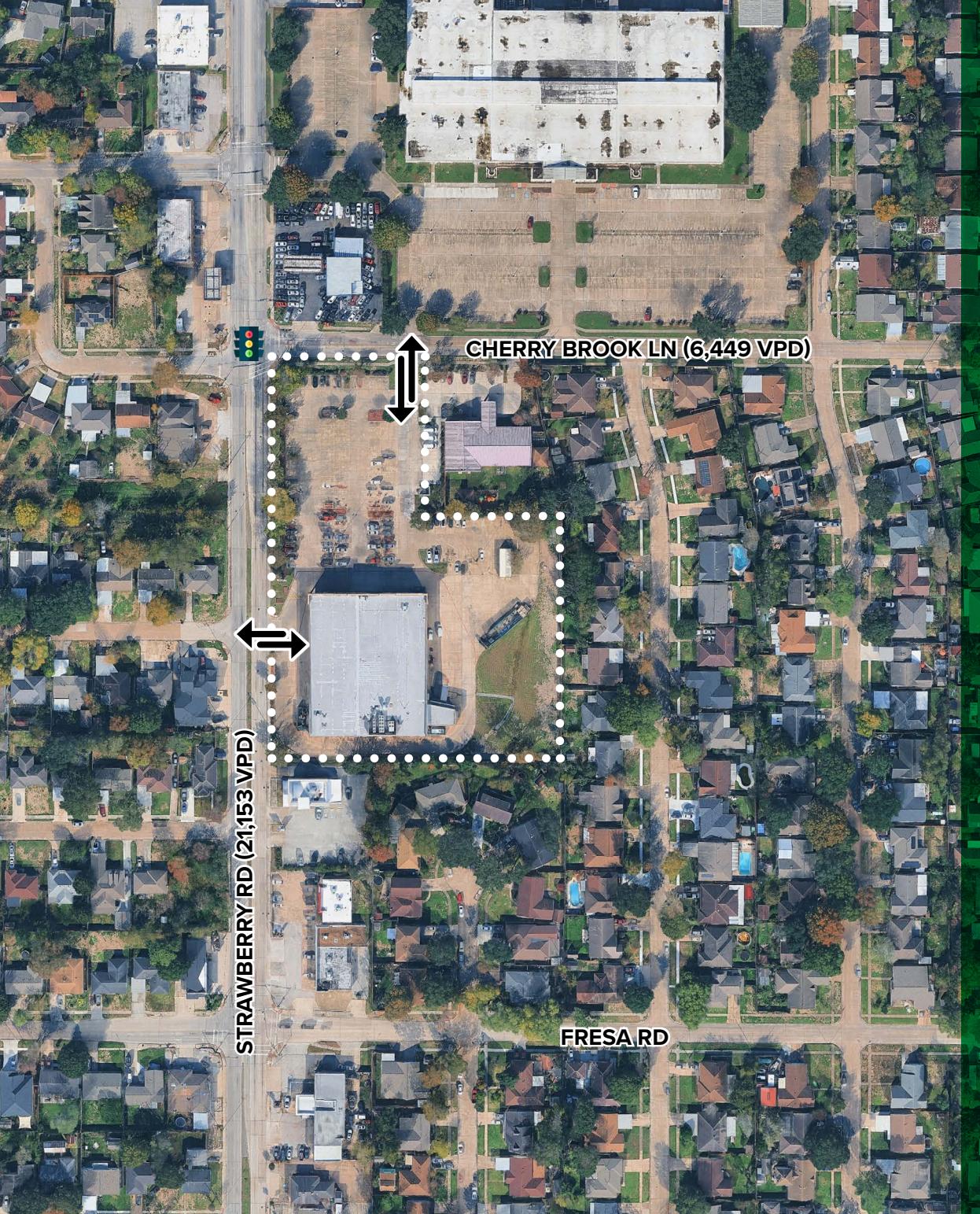
#### LEASE TERMS:

ABSOLUTE TRIPLE NET  
\$15,805/MONTH



#### PROPERTY HIGHLIGHTS:

- HARD CORNER AT SIGNALIZED INTERSECTION
- TWO DRIVE CUTS
- OUTSIDE FLOOD PLAIN
- 8 MIN TO TX-225
- 20 MIN TO I-610



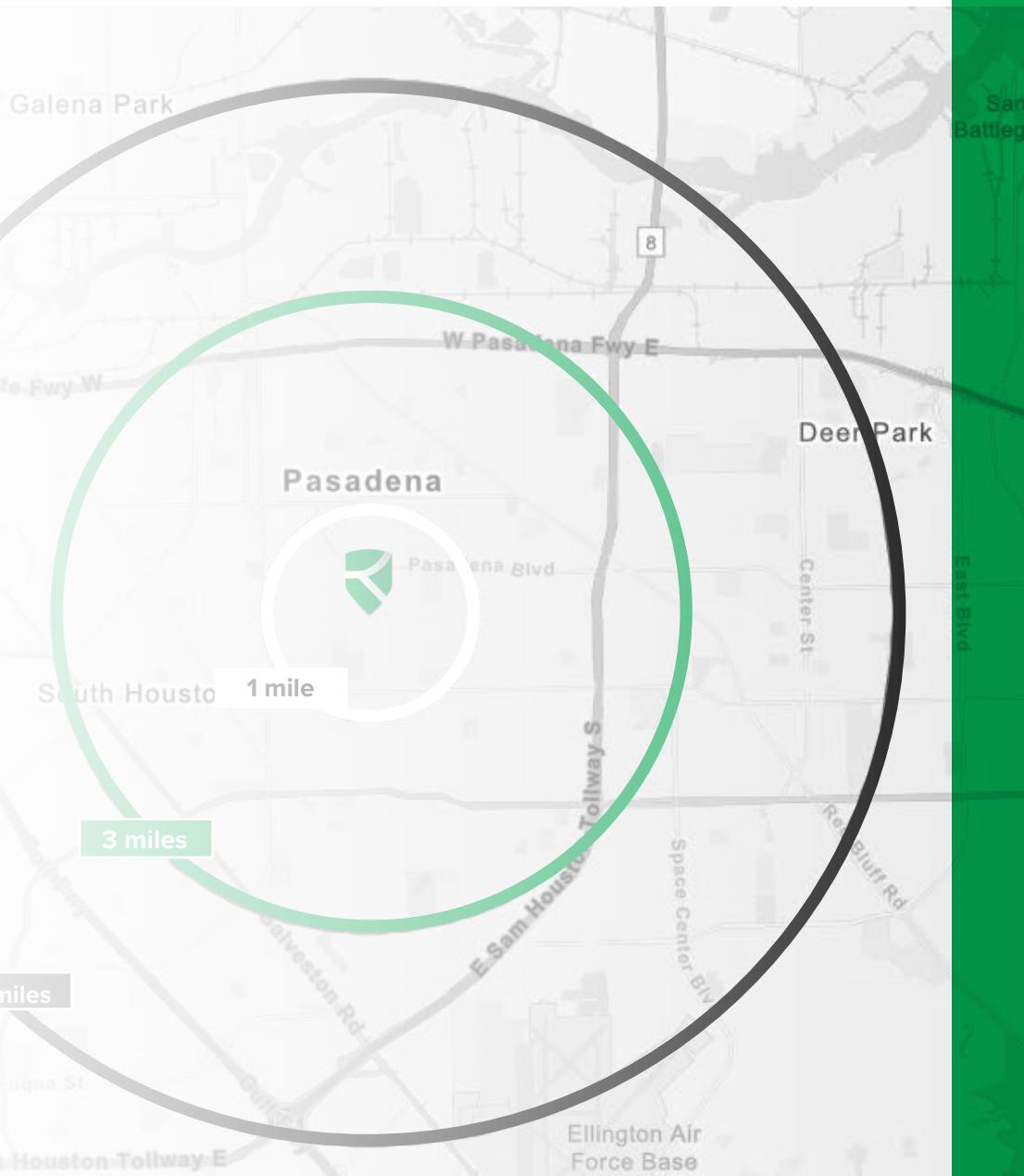
## DEMOGRAPHIC DATA

## 2025 Summary

	1 Mile	3 Miles	5 Miles
Population	22,590	145,779	269,736
Households	7,606	48,647	92,522
Families	5,488	34,833	64,999
Average Household Size	2.95	2.98	2.90
Owner Occupied Housing Units	3,984	25,242	48,032
Renter Occupied Housing Units	3,622	23,405	44,490
Median Age	32.1	32.9	33.5
Median Household Income	\$58,299	\$62,121	\$65,050
Average Household Income	\$73,719	\$79,438	\$84,825

## 2030 Summary

	1 Mile	3 Miles	5 Miles
Population	22,038	143,403	267,427
Households	7,550	48,814	93,499
Families	5,416	34,746	65,272
Average Household Size	2.90	2.92	2.84
Owner Occupied Housing Units	4,084	26,314	50,231
Renter Occupied Housing Units	3,466	22,500	43,269
Median Age	33.2	34.0	34.6
Median Household Income	\$65,677	\$69,385	\$73,035
Average Household Income	\$82,154	\$88,697	\$94,538



**ADDRESS:**

8011 ELVERA ST,  
HOUSTON, TX 77012

**SIZE:**

± 37,537 SF BLDG  
± 6.59 AC

**YEAR BUILT/RENOVATED:**

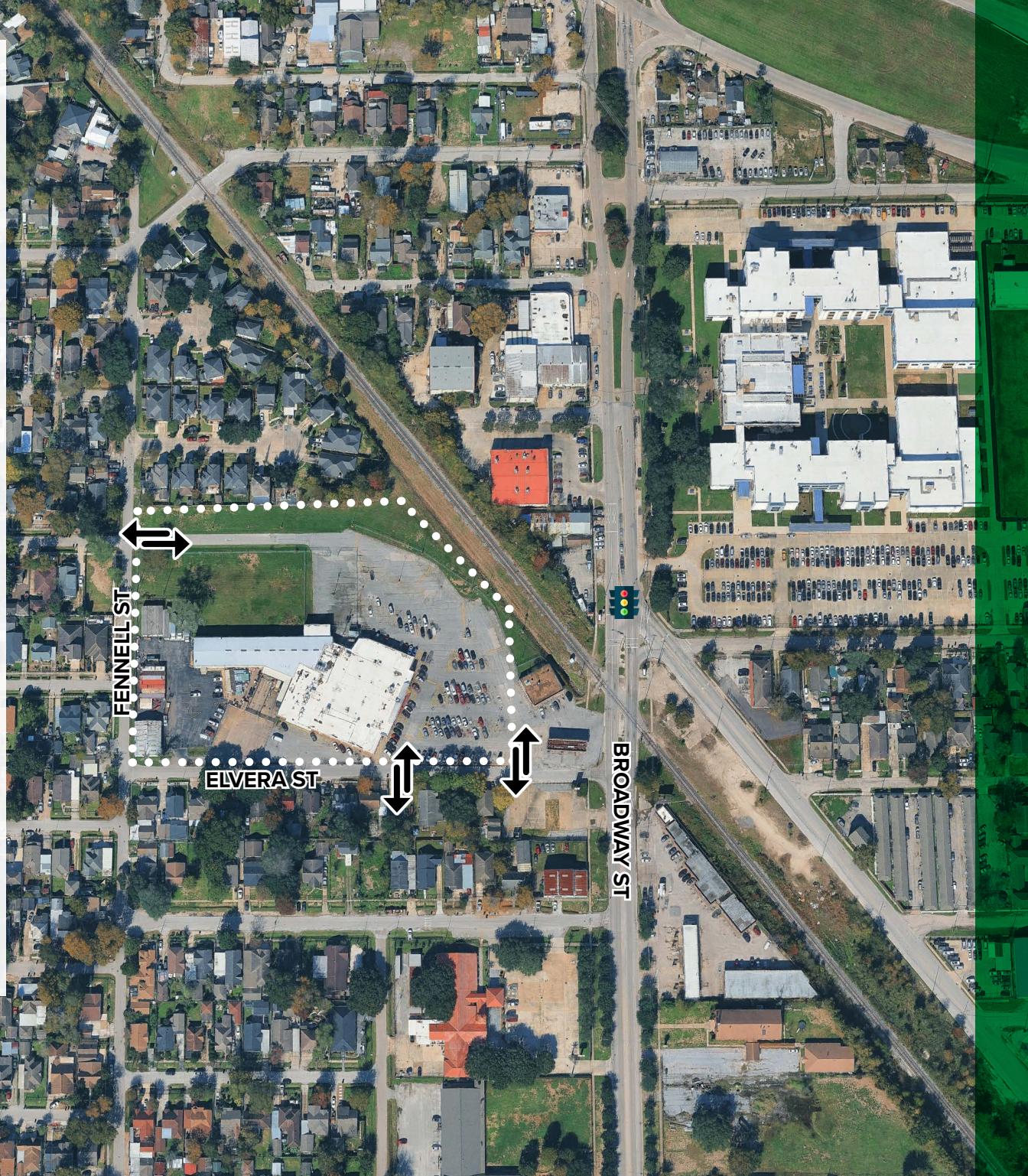
1979/2006

**LEASE TERMS:**

ABSOLUTE TRIPLE NET  
\$21,897/MONTH

**PROPERTY HIGHLIGHTS:**

- HARD CORNER
- THREE DRIVE CUTS
- DISTRIBUTION CENTER - INCLUDES OFFICE & WAREHOUSE BLDGS
- OUTSIDE FLOOD PLAIN
- 3 MIN TO 610
- 5 MIN TO I-45



# 8011

8011 Elvera St, Houston, TX 77012

**\$71,040** average household income within 5 miles

Employees within 5 miles total **124,780**

## DEMOGRAPHIC DATA

<b>2025 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	18,208	116,247	292,605
Households	6,380	40,137	100,367
Families	4,341	27,194	65,411
Average Household Size	2.85	2.88	2.79
Owner Occupied Housing Units	2,427	18,230	48,513
Renter Occupied Housing Units	3,953	21,907	51,854
Median Age	34.1	35.0	33.8
Median Household Income	\$53,203	\$54,017	\$53,146
Average Household Income	\$61,897	\$69,483	\$71,040

<b>2030 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	18,008	116,044	291,616
Households	6,486	40,978	102,431
Families	4,378	27,589	66,129
Average Household Size	2.77	2.81	2.73
Owner Occupied Housing Units	2,531	19,461	51,342
Renter Occupied Housing Units	3,955	21,517	51,089
Median Age	35.1	36.1	34.9
Median Household Income	\$58,690	\$61,800	\$60,647
Average Household Income	\$68,119	\$77,798	\$79,270





#### ADDRESS:

402 EDGEBROOK DR,  
HOUSTON, TX 77034



#### SIZE:

± 48,903 SF BLDG  
± 6.44 AC



#### YEAR BUILT:

1992



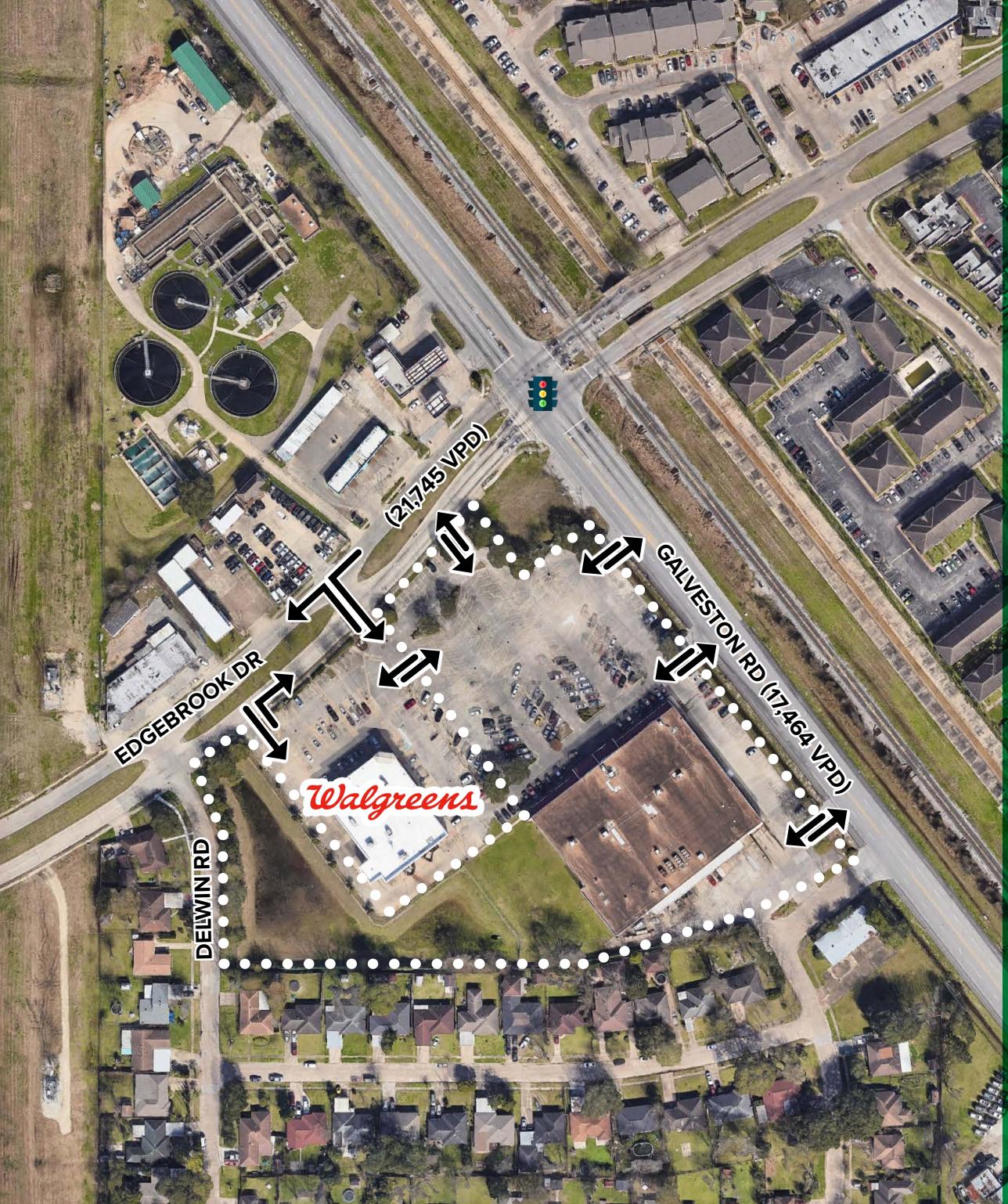
#### LEASE TERMS:

ABSOLUTE TRIPLE NET  
\$25,674/MONTH



#### PROPERTY HIGHLIGHTS:

- HARD CORNER  
AT SIGNALIZED  
INTERSECTION
- EXCELLENT ACCESS  
WITH FOUR DRIVE CUTS  
AND CROSS ACCESS TO  
WALGREENS
- 500 YEAR FLOOD PLAIN
- 8 MIN TO I-45
- 20 MIN TO BELTWAY 8



# 402

402 Edgebrook Dr, Houston, TX 77034

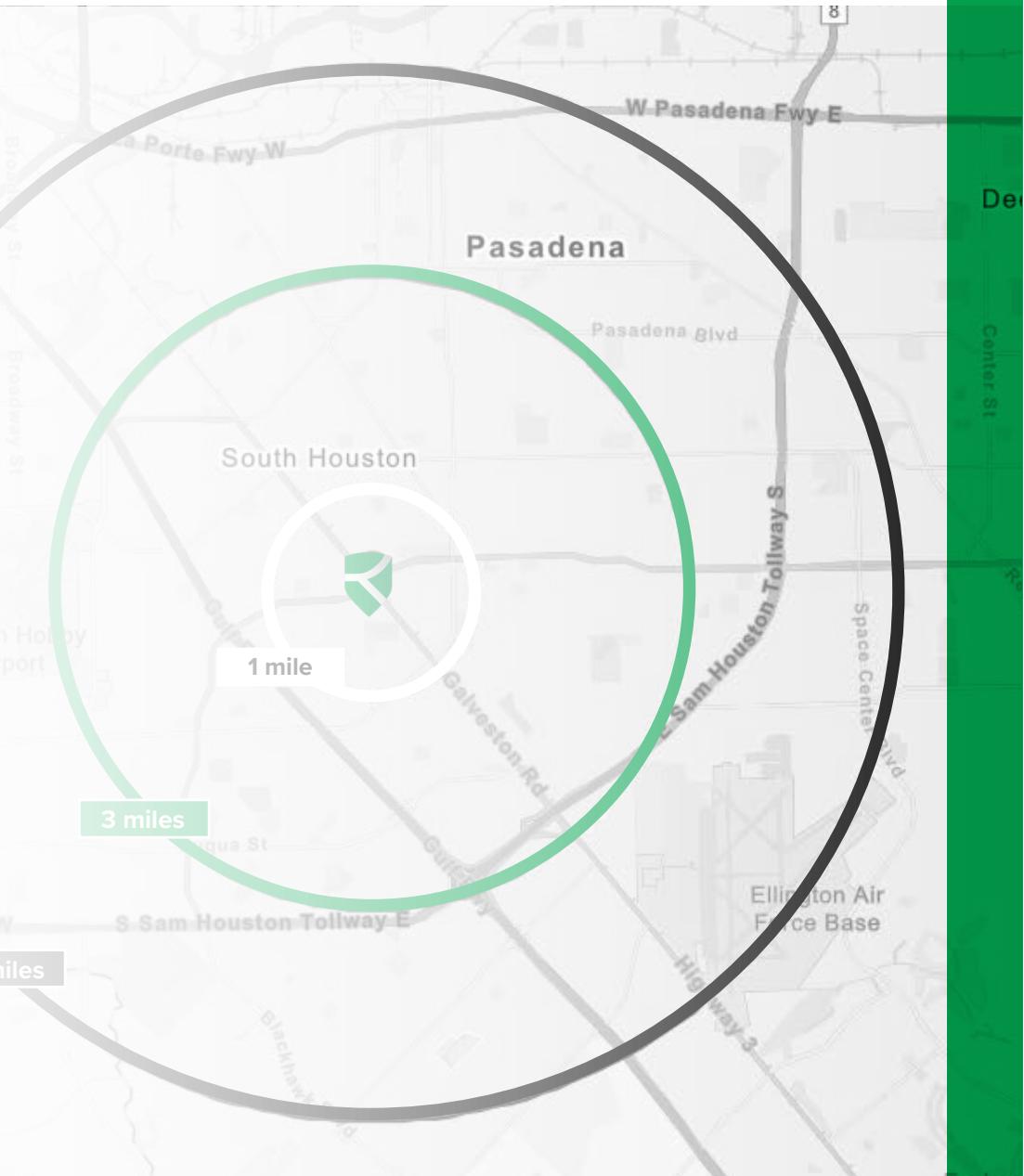
**\$83,935** average household income within 5 miles

Employees within 5 miles total **107,086**

## DEMOGRAPHIC DATA

<b>2025 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	19,335	132,690	318,195
Households	5,983	45,374	107,679
Families	4,477	31,376	76,361
Average Household Size	3.23	2.91	2.94
Owner Occupied Housing Units	3,157	21,947	57,255
Renter Occupied Housing Units	2,826	23,427	50,424
Median Age	31.0	32.5	33.5
Median Household Income	\$60,448	\$61,275	\$65,246
Average Household Income	\$79,031	\$77,444	\$83,935

<b>2030 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	18,839	131,898	314,731
Households	5,954	45,965	108,592
Families	4,433	31,574	76,530
Average Household Size	3.16	2.86	2.88
Owner Occupied Housing Units	3,252	22,939	59,430
Renter Occupied Housing Units	2,702	23,025	49,163
Median Age	32.3	33.6	34.6
Median Household Income	\$66,938	\$67,602	\$72,804
Average Household Income	\$87,097	\$85,244	\$93,073





#### ADDRESS:

601 N. CESAR CHAVEZ  
BLVD, HOUSTON, TX 77011  
+ 6640 AVENUE F (LOT  
ACROSS)



#### SIZE:

± 27,497 SF BLDG  
± 1.87 AC



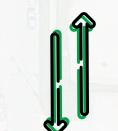
#### YEAR BUILT:

2001



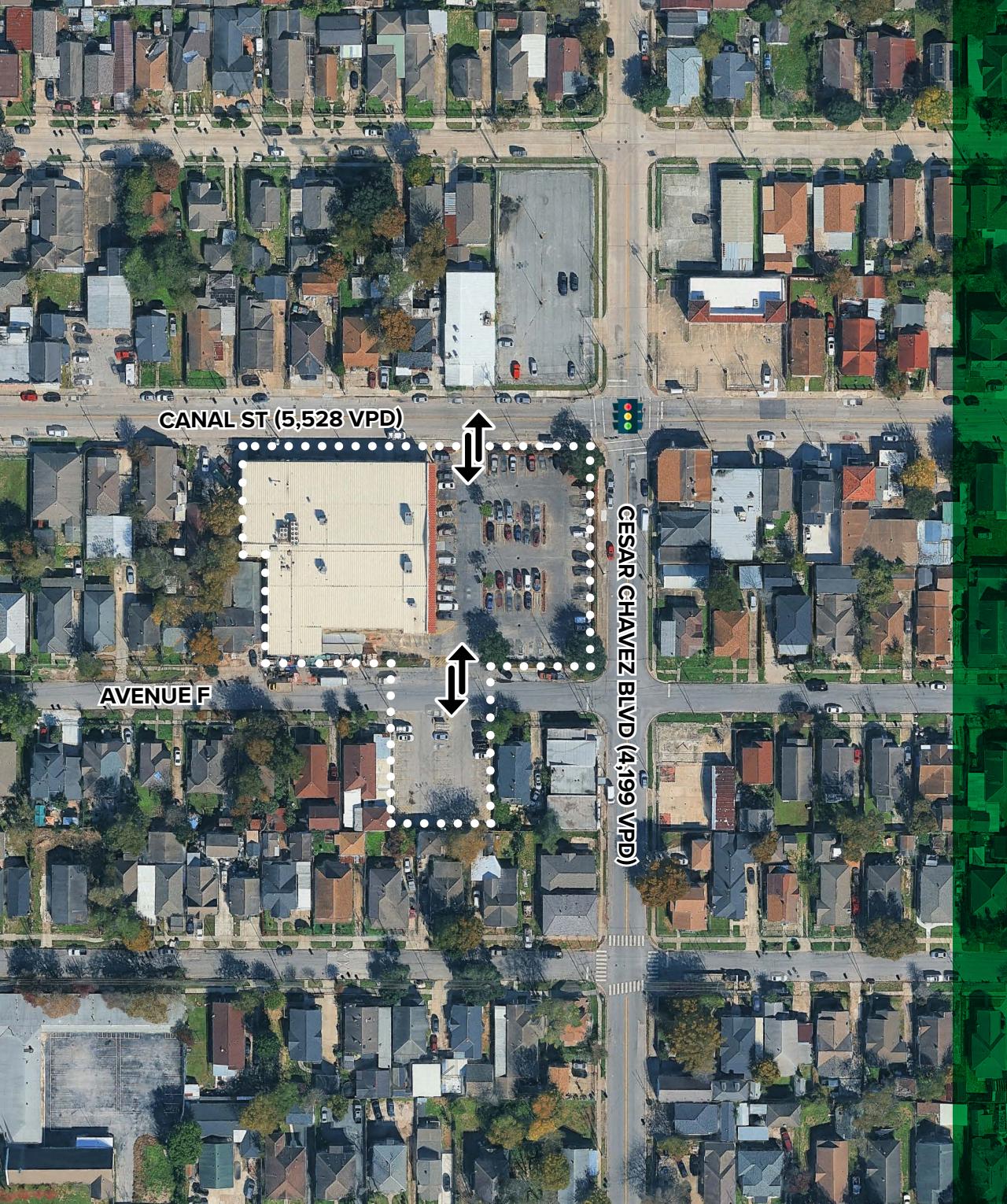
#### LEASE TERMS:

ABSOLUTE TRIPLE NET  
\$16,040/MONTH



#### PROPERTY HIGHLIGHTS:

- HARD CORNER AT SIGNALIZED INTERSECTION
- EXCELLENT ACCESS WITH TWO DRIVE CUTS
- OUTSIDE FLOOD PLAIN
- 5 MIN TO I-45
- 5 MIN TO I-69



# 601

601 N. Cesar Chavez Blvd, Houston, TX 77011

**\$92,002** average household income within 5 miles

Employees within 5 miles total **315,424**

## DEMOGRAPHIC DATA

### 2025 Summary

	1 Mile	3 Miles	5 Miles
Population	15,502	113,645	327,156
Households	5,903	42,533	127,905
Families	3,535	25,036	67,227
Average Household Size	2.62	2.55	2.36
Owner Occupied Housing Units	2,354	19,325	52,311
Renter Occupied Housing Units	3,549	23,208	75,594
Median Age	37.0	35.0	34.6
Median Household Income	\$48,707	\$55,776	\$61,090
Average Household Income	\$66,490	\$77,237	\$92,002

### 2030 Summary

	1 Mile	3 Miles	5 Miles
Population	15,741	115,744	334,609
Households	6,146	44,658	134,836
Families	3,640	25,898	69,545
Average Household Size	2.55	2.48	2.29
Owner Occupied Housing Units	2,606	20,823	56,481
Renter Occupied Housing Units	3,541	23,836	78,354
Median Age	38.1	36.3	35.7
Median Household Income	\$53,978	\$63,765	\$68,463
Average Household Income	\$75,035	\$86,779	\$101,548



# PRESENTED BY

**Cotton Munson**

cotton@rockspring.com  
(830) 857-4727

**Ryan Neyland**

ryan@rockspring.com  
(713)398-9560

**Aimee Namakarn**

aimee@rockspring.com  
(832)725-2294



3200 Southwest Fwy, Suite 3000  
Houston, TX  
[www.rockspring.com](http://www.rockspring.com)

