



MONARCH
COMMERCIAL ADVISORS



MINONITE RETAIL STRIP

ROSENBERG, TX (HOUSTON MSA)

100% Leased Retail Strip in an Affluent, Fast Growing Houston Suburb

In Association with Scott Reid & ParaSell, Inc. | A licensed Texas Broker # 9009637

SUBJECT PROPERTY



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Recently constructed retail strip center boasting strategic location in rapidly growing Rosenberg, TX. The center offers a diverse tenant mix, excellent visibility, and convenient access to nearby master-planned communities.

| | |
|----------------------|--------------------|
| Price | \$7,580,000 |
| Cap Rate | 6.65% |
| NOI | \$504,068 |
| Price/SF | \$386.08 |
| Leasable Area | 19,633 SF |
| Land Area | 2.26 AC |
| Year Built | 2019 |

1636 MINONITE RD, ROSENBERG, TX 77469





WHY INVEST

Exclusive Retail Node in a Growing Submarket

Positioned at the gateway to multiple master-planned communities in Rosenberg, TX, the center serves as the most convenient retail destination in the area. As the closest retail destination to surrounding neighborhoods, it captures consistent daily traffic from residents traveling to and from the community, ensuring strong built-in visibility and demand.

High-Performing and Balanced Tenant Mix

The subject property features an ideal tenant lineup of national, regional, and local operators that serve essential neighborhood needs. Anchored by Domino's Pizza, one of the top-performing locations in Texas and ranked in the top 6% nationally, the center demonstrates proven demand for daily-use retail and quick-service dining. Additional tenants such as Anytime Fitness and Easy Vet provide diverse, service-based offerings that promote daily visits and steady foot traffic. This balanced mix creates consistent tenant performance and reduces reliance on any single economic sector.

Neighborhood Retail and Quality of Life

Located minutes from Rosenberg's main retail corridor along I-69, the property is near high-volume national retailers including Kroger, HEB, Target, and Walmart, offering residents a broad range of shopping options. The subject property serves an essential role as a convenient, neighborhood-oriented alternative, providing easy access to daily needs and services without the congestion of larger retail centers. The surrounding communities are known for their safety, well-maintained streets, and family-friendly atmosphere, contributing to a high quality of life for residents.

Modern Construction and Architectural Design

Constructed with a focus on quality and aesthetics, the building features high ceilings, tall facades, and expansive windows, creating bright and welcoming interiors. Its modern design and premium materials complement the adjacent retail strips, forming a cohesive and attractive corridor. The site also benefits from excellent visibility, dedicated left-turn access, and well-maintained landscaping, enhancing curb appeal and customer convenience.

Growing Market and Infrastructure

The Rosenberg area is experiencing rapid residential and commercial growth, with the Minonite corridor emerging as a hub for new homes and family-focused retail. Infrastructure improvements, including the Fort Bend Parkway Toll Road extension, are enhancing connectivity to downtown Houston and other regional destinations. These developments are expected to support continued expansion, increase traffic to the area, and further strengthen the property's position in a high-demand, rapidly growing submarket.

Strong Cash Flow and Triple-Net Stability

The property delivers stable income through triple-net (NNN) leases with annual rent increases, ensuring minimal management and steady growth. An institutional-quality management team is already in place, prepared to continue their seamless operations and maintain the property's strong performance. With 2020-era rents below market and pricing near replacement cost, the asset offers a compelling opportunity in a high-growth Houston submarket.

05 RETAIL TRADE AREA

Located in a rapidly growing Houston suburb and surrounded by master planned communities

65.6%
HISTORICAL ANNUAL GROWTH BETWEEN 2010 AND 2020 WITHIN A 1-MILE RADIUS

12,478
VPD ALONG STATE HIGHWAY 6

116K
POPULATION WITHIN A 5-MILE RADIUS



BRYAN CROSSING
PREMIER SINGLE FAMILY COMMUNITY

MINONITE II
FULLY LEASED TWO STRIP
RETAIL CENTERS

- Top Sushi
- TACOS LA BALA
- NAVY RECRUITING COMMAND
- ACTION BEHAVIOR CENTERS
- FIRST CUP
- TEXAS EYECARE & OPTICAL



SUMMER LAKES
552 SINGLE FAMILY RESIDENCES



MINONITE ROAD - 12,478 VPD

SUBJECT PROPERTY

- ANYTIME FITNESS
- Domino's Pizza
- AURA BEAUTY STUDIO
- TRINITY DENTAL CENTERS
- MAPLE LEAF LIQUOR
- DAK CLEANERS
- A&J DONUTS
- GLOBAL NAIL & SPA
- TROPICAL WAVE WELLNESS
- KICK Hair Care



SUNSET CROSSING
572 MODERN SINGLE FAMILY PROPERTIES

BRYAN ROAD



| | | CY2025 |
|---------------------------------|------------------|--------------------|
| Price | | \$7,580,000 |
| Capitalization Rate | | 6.65% |
| Price Per Square Foot | | \$386.08 |
| Down Payment | 35% | \$2,653,000 |
| Loan Amount | 65% | \$4,927,000 |
| Total Leased (SF): | 100.00% | 19,633 |
| Total Vacant (SF): | 0.00% | 0 |
| Total Rentable Area (SF): | 100.00% | 19,633 |
| Income | \$/SF | |
| Scheduled Rent | \$25.67 | \$504,068 |
| Scheduled Recoveries | \$12.92 | \$253,744 |
| Effective Gross Income | | \$757,812 |
| Adjusted Gross Income | | \$757,812 |
| Expense | \$/SF | |
| Property Taxes | (\$8.19) | (\$160,849) |
| Insurance | (\$1.27) | (\$24,974) |
| CAM | (\$1.57) | (\$30,834) |
| Admin Fee | (\$0.24) | (\$4,625) |
| Management Fee | (\$1.65) | (\$32,462) |
| Total Operating Expenses | (\$12.92) | (\$253,744) |
| Net Operating Income | | \$504,068 |

| | | PROPOSED |
|-----------------------------|--|--------------------|
| Proposed Loan Amount | | \$4,927,000 |
| Loan To Value | | 65% |
| Interest Rate | | 6.00% |
| Amortization (Years) | | 30 |
| Term (Years) | | 10 |
| Net Operating Income | | \$504,068 |
| Debt Service | | (\$354,478) |
| Pre-Tax Cash Flow | | \$149,589 |
| Debt Coverage Ratio | | 1.42 |
| Lender Type | | Life Co. |
| Guarantee | | Partial Recourse |
| Cash-on-cash Return | | 5.64% |
| Principal Pay down (Year 1) | | \$60,504 |
| Total Return | | \$210,094 |
| Yield | | 7.92% |

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. Monarch Commercial Advisors is not a lender or mortgage broker.



| Tenant Summary | | | Lease Terms | | | Rent Summary | | | |
|---|------------|--------------|---------------|-----------------|-----------------|-------------------|--------------------|----------------|-----------|
| TENANT NAME | SUITE # | SQ. FT. | % OF GLA | TERM | | MONTHLY RENT | ANNUAL RENT | RENT/FT | INCREASES |
| Domino's (2 - 5 year Options) | 100 | 2,028 | 10.33% | 11/01/20 | 08/31/30 | \$4,732.00 | \$56,784.00 | \$28.00 | |
| | | | Option 1 | 09/01/30 | 08/31/35 | \$5,070.00 | \$60,840.00 | \$30.00 | 7% |
| | | | Option 2 | 09/01/35 | 08/31/40 | \$5,408.00 | \$64,896.00 | \$32.00 | 6% |
| DAK Cleaners (1 - 5 year Option) | 200 | 1,170 | 5.96% | 11/27/21 | 10/31/26 | \$2,535.00 | \$30,420.00 | \$26.00 | |
| | | | Option 1 | 11/01/26 | 10/31/31 | \$2,632.50 | \$31,590.00 | \$27.00 | 4% |
| | | | Increase | 11/01/28 | 10/31/30 | \$2,730.00 | \$32,760.00 | \$28.00 | 4% |
| | | | Increase | 11/01/30 | 10/31/31 | \$2,827.50 | \$33,930.00 | \$29.00 | 3% |
| Maple Leaf Liquor (1 - 5 year Option) | 300 | 1,478 | 7.53% | 02/11/22 | 01/31/32 | \$3,571.83 | \$42,861.96 | \$29.00 | |
| | | | Increase | 02/01/27 | 01/31/29 | \$3,695.00 | \$44,340.00 | \$30.00 | 3% |
| | | | Increase | 02/01/29 | 01/31/30 | \$3,818.17 | \$45,818.04 | \$31.00 | 3% |
| | | | Increase | 02/01/30 | 01/31/32 | \$3,941.33 | \$47,295.96 | \$32.00 | 3% |
| | | | Option 1 | 02/01/32 | 01/31/37 | Market Rate | | | |

Buyer must verify all information and bears all risk for any inaccuracies.



| Tenant Summary | | | Lease Terms | | | Rent Summary | | | |
|------------------------------|------------|--------------|---------------|-----------------|-----------------|-------------------|--------------------|----------------|-----------|
| TENANT NAME | SUITE # | SQ. FT. | % OF GLA | TERM | | MONTHLY RENT | ANNUAL RENT | RENT/FT | INCREASES |
| Aura Beauty Studio | 350 | 1,400 | 7.13% | 01/01/26 | 12/31/30 | \$3,266.66 | \$39,199.92 | \$28.00 | |
| | | | Increase | 01/01/28 | 12/31/30 | \$3,500.00 | \$42,000.00 | \$30.00 | 7% |
| | | | Option 1 | 01/01/31 | 12/31/35 | | FMV | | |
| <i>(1 - 5 year Options)</i> | | | | | | | | | |
| Global Nail & Spa | 400 | 1,600 | 8.15% | 10/25/21 | 10/31/31 | \$3,466.67 | \$41,600.04 | \$26.00 | |
| | | | Increase | 11/01/26 | 10/31/28 | \$3,600.00 | \$43,200.00 | \$27.00 | 4% |
| | | | Increase | 11/01/28 | 10/31/31 | \$3,733.33 | \$44,799.96 | \$28.00 | 4% |
| | | | Option 1 | 11/01/31 | 10/31/36 | Market Rate | | | |
| | | | Option 2 | 11/01/36 | 10/31/41 | Market Rate | | | |
| <i>(2 - 5 year Options)</i> | | | | | | | | | |
| Trinity Dental | 500 | 2,040 | 10.39% | 02/04/22 | 01/31/32 | \$4,250.00 | \$51,000.00 | \$25.00 | |
| | | | Increase | 02/01/27 | 01/31/32 | \$4,675.00 | \$56,100.00 | \$27.50 | 9% |
| | | | Option 1 | 02/01/32 | 01/31/37 | \$5,142.50 | \$61,710.00 | \$30.25 | 9% |
| | | | Option 2 | 02/01/37 | 01/31/42 | \$5,655.90 | \$67,870.80 | \$33.27 | 9% |
| <i>(2 - 5 year Options)</i> | | | | | | | | | |

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| Tenant Summary | | | | Lease Terms | | Rent Summary | | | |
|-----------------------------|------------|--------------|-----------------|-----------------|-------------------|--------------------|---------------------|----------------|-----------|
| TENANT NAME | SUITE # | SQ. FT. | % OF GLA | TERM | | MONTHLY RENT | ANNUAL RENT | RENT/FT | INCREASES |
| Anytime Fitness | 600 | 5,000 | 25.47% | 01/01/21 | 01/31/31 | \$9,166.67 | \$110,000.04 | \$22.00 | |
| <i>2025 option exercise</i> | | | <i>Option 2</i> | <i>02/01/31</i> | <i>01/31/36</i> | <i>\$9,583.33</i> | <i>\$114,999.96</i> | <i>\$23.00</i> | <i>4%</i> |
| <i>(1 - 5 year Options)</i> | | | | | | | | | |
| J & A Donuts | 700 | 1,170 | 5.96% | 04/01/21 | 03/31/26 | \$2,632.00 | \$31,584.00 | \$26.99 | |
| | | | <i>Option 1</i> | <i>04/01/26</i> | <i>03/31/31</i> | <i>\$2,632.50</i> | <i>\$31,590.00</i> | <i>\$27.00</i> | <i>0%</i> |
| <i>(1 - 5 year Option)</i> | | | <i>Increase</i> | <i>04/01/27</i> | <i>03/31/29</i> | <i>\$2,730.00</i> | <i>\$32,760.00</i> | <i>\$28.00</i> | <i>4%</i> |
| | | | <i>Increase</i> | <i>04/01/29</i> | <i>03/31/30</i> | <i>\$2,827.50</i> | <i>\$33,930.00</i> | <i>\$29.00</i> | <i>3%</i> |
| | | | <i>Increase</i> | <i>04/01/30</i> | <i>03/31/31</i> | <i>\$2,925.00</i> | <i>\$35,100.00</i> | <i>\$30.00</i> | <i>3%</i> |
| Tropical Wave | 800 | 1,747 | 8.90% | 12/12/23 | 11/31/2028 | \$3,384.81 | \$40,617.72 | \$23.25 | |
| | | | <i>Increase</i> | <i>12/01/26</i> | <i>11/30/27</i> | <i>\$3,639.58</i> | <i>\$43,674.96</i> | <i>\$25.00</i> | <i>7%</i> |
| | | | <i>Increase</i> | <i>12/01/27</i> | <i>11/30/28</i> | <i>\$3,894.35</i> | <i>\$46,732.20</i> | <i>\$26.75</i> | <i>7%</i> |
| | | | <i>Option 1</i> | <i>12/01/28</i> | <i>11/30/33</i> | <i>Market Rate</i> | | | |
| <i>(1 - 5 year Option)</i> | | | | | | | | | |



| Tenant Summary | | | | Lease Terms | | Rent Summary | | | |
|-----------------------|---------|---------------|----------------|----------------------|----------|--------------------|---------------------|----------------|-----------|
| TENANT NAME | SUITE # | SQ. FT. | % OF GLA | TERM | | MONTHLY RENT | ANNUAL RENT | RENT/FT | INCREASES |
| Kick Hot Chicken | 1000 | 2,000 | 10.19% | 05/01/26 | 04/30/36 | \$5,000.00 | \$60,000.00 | \$30.00 | |
| | | | Increase | 05/01/31 | 04/30/36 | \$5,500.00 | \$66,000.00 | \$33.00 | 10% |
| (2 - 5 year Options) | | | Option 1 | 05/01/36 | 04/30/41 | \$6,050.00 | \$72,600.00 | \$36.30 | 10% |
| | | | Option 2 | 05/01/41 | 04/30/46 | \$6,655.00 | \$79,860.00 | \$39.93 | 10% |
| OCCUPIED | | 19,633 | 100.00% | TOTAL CURRENT | | \$42,005.64 | \$504,067.68 | \$25.67 | |
| VACANT | | 0 | 0.00% | | | | | | |
| CURRENT TOTALS | | 19,633 | 100.00% | | | | | | |

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TOP PERFORMING LOCATION

The Domino's Pizza occupying the end cap suite of the subject property ranks among the highest-producing stores in both Texas and the United States. With a convenient drive-thru and interior seating, this location is positioned for continued success.

\$2 MILLION

ESTIMATED SALES FROM OCTOBER 2024 THROUGH SEPTEMBER 2025

TOP 6% STORE

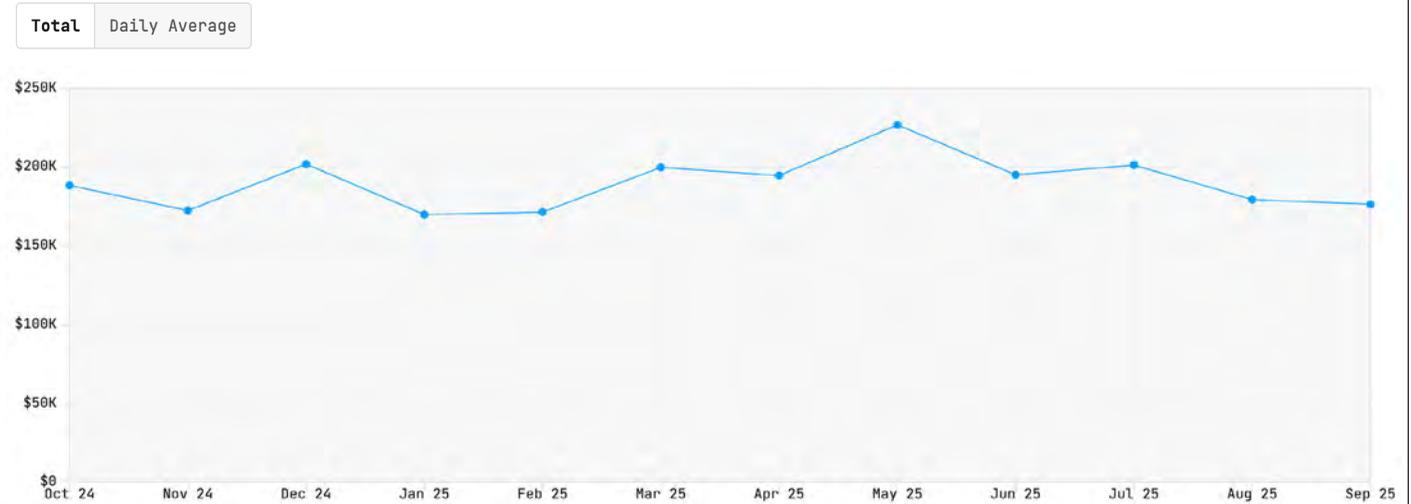
THIS LOCATION RANKS #441 OUT OF 6,706 LOCATIONS NATIONWIDE BASED ON ANNUAL SALES

\$6,233

AVERAGE DAILY SALES FROM OCTOBER 2024 THROUGH SEPTEMBER 2025

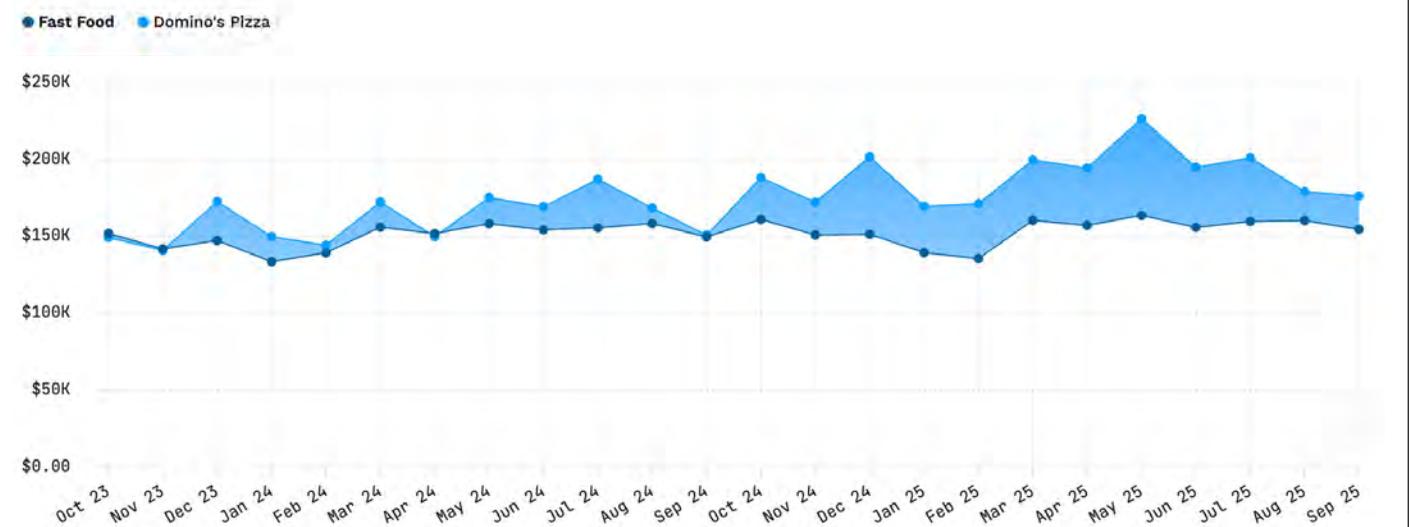
Sales Performance

(October 2024-September 2025 | Unit: Total)



Industry Average - Sales Nationwide

(October 2023-September 2025 | Unit: Total)





THE TENANT MIX

MINONITE RETAIL STRIP

The tenant mix at the center creates a **dynamic and well-rounded destination**, featuring diverse offerings alongside essential services. This cohesive blend caters to a variety of customer needs, **ensuring consistent foot traffic and a vibrant atmosphere**. This retail strip center offers a combination of **strong market fundamentals**, a strategic location, and a diverse tenant mix, making it an **exceptional opportunity for investors** seeking stable income and long-term growth potential.



ANYTIME FITNESS

Fitness Franchise

A global fitness franchise with over 5,200 locations in more than 50 countries, Anytime Fitness offers 24/7 gym access to its members, providing unmatched convenience for any schedule.

In early 2024, the parent company of Anytime Fitness, SelfEsteemBrands, completed a merger with Orangetheory Fitness, forming a new health and wellness company called Purpose Brands.

As part of Purpose Brands, Anytime Fitness continues to expand its global presence and enhance its member experience.



DOMINO'S PIZZA

Pizza Chain

As the world's largest pizza chain, Domino's operates over 20,000 stores in 90+ countries, delivering hot, customizable pizzas alongside a range of sides and desserts.

With a focus on innovation, Domino's offers convenient online ordering, a user-friendly app, and efficient delivery services.

In 2024, the company reported annual revenue of \$4.71 billion, cementing its status as a leader in the global quick-service restaurant industry.



KICK HOT CHICKEN

Restaurant

Kick Hot Chicken is a fast-casual restaurant concept specializing in fresh, fiery Nashville-style hot chicken made to order, with spicy, crispy chicken sandwiches and tenders that deliver bold flavor and heat. The brand emphasizes fresh preparation and layered spice, complemented by signature sides, stacked shakes, and a Dirty Soda Bar, appealing to fans of spicy Southern-inspired comfort food.



TRINITY DENTAL CENTERS

Dentist Office



TrinityDental Centers is a network of dental clinics headquartered in Houston, Texas, offering comprehensive dental services including preventive care, cosmetic dentistry, orthodontics, and oral surgery. With 16 locations across Texas, they provide accessible and affordable dental care to diverse communities.

A&J DONUTS

A&J DONUTS

Donut Shop

A locally owned bakery specializing in fresh, hand-crafted donuts made from high-quality ingredients. The menu features a wide variety of classic and creative flavors, making it a go-to spot for donut lovers of all ages.

DAK CLEANERS

DAK CLEANERS

Dry Cleaner

A trusted local business offering professional dry cleaning and laundry services for both individuals and businesses. With a focus on quality and convenience, they ensure your garments are clean and refreshed.

AURA BEAUTY STUDIO

AURA BEAUTY STUDIO

Beauty Salon

A full-service beauty salon offering a range of personalized hair, makeup, and skincare treatments. The studio specializes in contemporary styling, color services, and beauty enhancements tailored to each client's unique look. With a focus on professional service and client satisfaction, Aura Beauty Studio caters to both everyday beauty needs and special-occasion preparation in a welcoming environment.

MAPLE LEAF LIQUOR

MAPLE LEAF LIQUOR

Liquor Store

A store offering a wide selection of alcoholic beverages, including wine, beer, spirits, and mixers from around the world. This liquor store provides a variety of choices to meet all preferences.

TROPICAL WAVE

TROPICAL WAVE

Vape, CBD, & Wellness

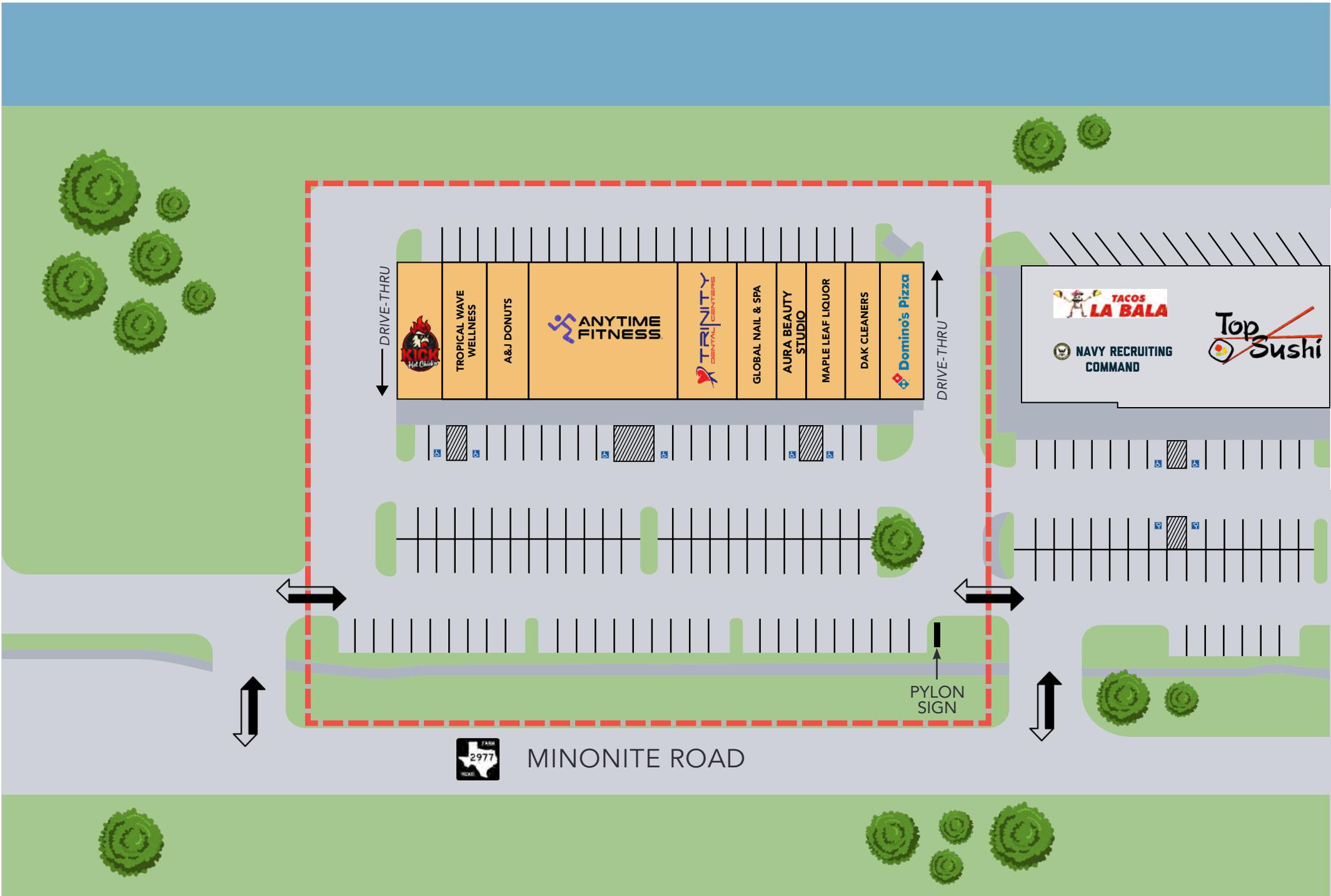
A specialized retail shop offering a wide selection of premium vape products, including e-cigarettes, vape pens, e-liquids, and accessories, as well as a variety of CBD wellness products.

GLOBAL NAIL & SPA

Nail Salon & Spa



A premier nail salon offering a range of services including manicures, pedicures, nail enhancements, and waxing. With over ten years of combined experience, the owner-operated salon prioritizes customer service, treating clients like family to ensure a luxurious spa experience.



PROPERTY DATA

19,638
Rentable SF

2.26
Acres

131
Parking Spaces

LEGEND


Property Boundary


Egress



“

Average household incomes exceed \$112,000/year within a 1, 3, 5, and 10 mile radius.



MODERN DESIGN & PRIME VISIBILITY

Constructed in 2019 with premium materials and meticulous attention to detail, this modern building exemplifies quality and functionality. Boasting exceptional visibility and seamless access from Minonite Road, it is strategically positioned to serve the surrounding master-planned communities.

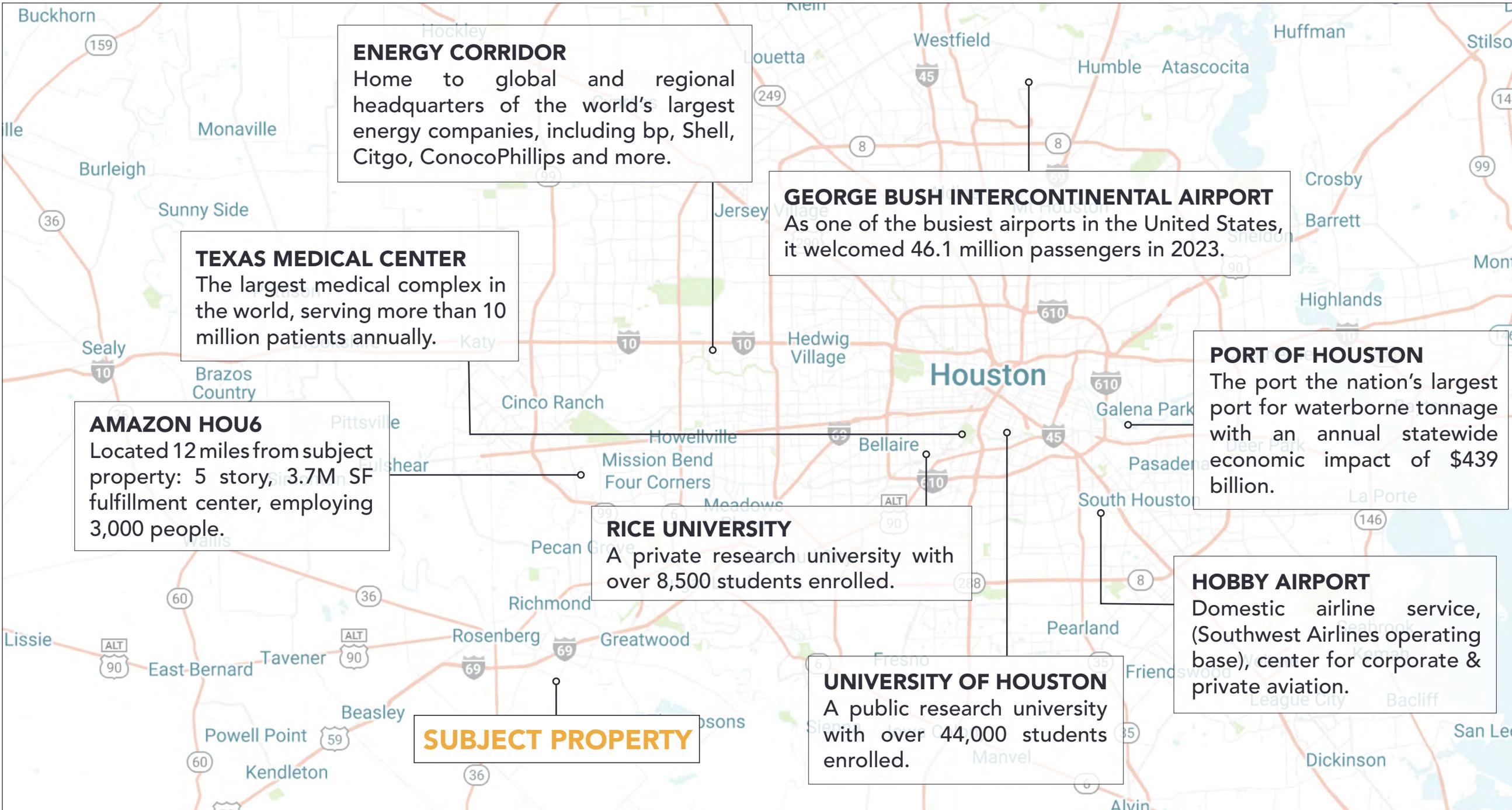


MINONITE II
FULLY LEASED TWO STRIP
RETAIL CENTERS









ENERGY CORRIDOR
Home to global and regional headquarters of the world's largest energy companies, including bp, Shell, Citgo, ConocoPhillips and more.

TEXAS MEDICAL CENTER
The largest medical complex in the world, serving more than 10 million patients annually.

AMAZON HOU6
Located 12 miles from subject property: 5 story, 3.7M SF fulfillment center, employing 3,000 people.

RICE UNIVERSITY
A private research university with over 8,500 students enrolled.

UNIVERSITY OF HOUSTON
A public research university with over 44,000 students enrolled.

GEORGE BUSH INTERCONTINENTAL AIRPORT
As one of the busiest airports in the United States, it welcomed 46.1 million passengers in 2023.

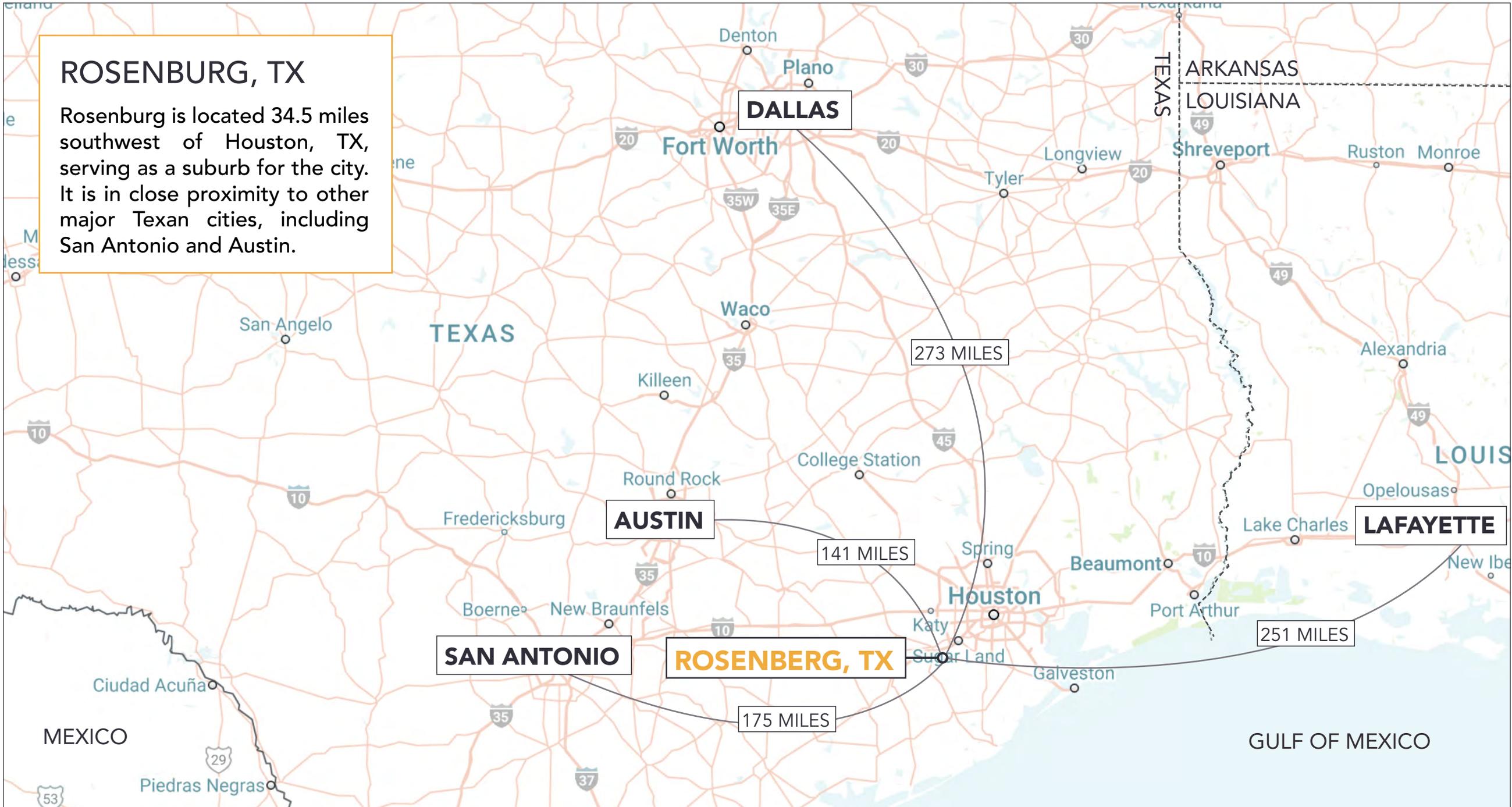
PORT OF HOUSTON
The port the nation's largest port for waterborne tonnage with an annual statewide economic impact of \$439 billion.

HOBBY AIRPORT
Domestic airline service, (Southwest Airlines operating base), center for corporate & private aviation.

SUBJECT PROPERTY



ROSENBURG, TX
Rosenburg is located 34.5 miles southwest of Houston, TX, serving as a suburb for the city. It is in close proximity to other major Texan cities, including San Antonio and Austin.





ROSENBERG, TX, IN FOCUS

A HIGH-INCOME HOUSTON SUBURB



A COMMUNITY RICH WITH HISTORY

Rosenberg is centrally located in Fort Bend County, making it a key geographic and logistic hub. Over the past decade, it has **seen remarkable growth** due to their business-friendly environment, strategic positioning, easy access to the Port of Freeport and the Port of Houston, and an outstanding quality of life.

Just **34.5 miles from downtown Houston**, the City spans approximately 108 square miles. About 50% of this land remains undeveloped, offering substantial room for growth and opportunities for further development.

Rosenberg provides everything to meet the needs of its residents, including easy access to a diverse and skilled workforce, expansive undeveloped land, and modern infrastructure in highways, rail, and utilities. Beyond a highly supportive business climate, the community **boasts an outstanding school district, unique leisure activities, family-friendly festivals and events, excellent local dining options, and a growing array of recreational activities that enhance a friendly, relaxed lifestyle.**

Rosenberg’s mayor, Kevin Raines, said the community has experienced explosive growth during his five years as mayor, and the **city is planning for even more growth** in the years ahead. [Read more here.](#)

DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi | 10 mi |
|--------------------------------------|-----------|-----------|-----------|-----------|
| Population | 8,052 | 53,419 | 116,608 | 291,232 |
| Average HH Income | \$112,098 | \$119,675 | \$112,665 | \$153,430 |
| Median HH Income | \$110,512 | \$101,767 | \$94,469 | \$122,726 |
| Historical Annual Growth (2010-2020) | 65.6% | 23.1% | 10.0% | 9.6% |



THE ENERGY CAPITAL OF THE WORLD

Greater Houston is **the fifth-most populous metropolitan statistical area in the United States** and has historically been among the fastest-growing metropolitan areas in the country. The city's **dynamic and rich culture, thriving economy, and growing population** make it an ideal market to live, work, and invest in.

Houston is **recognized worldwide for its economy**: particularly for oil and natural gas, and increasingly for biomedical research and aeronautics, being home to NASA's Manned Spacecraft Center. If Houston were a country, it would rank as the 25th largest economy in the world, exceeding Thailand and Ireland.

Metro Houston has the **third largest concentration of Fortune 500 companies in nation** and is home to more than 9,100 tech-related firms including more than 1,000 venture backed startups.

Anchored by the Port of Houston, the Houston MSA has **the highest trade export value of all metropolitan areas**, at over \$132 billion in 2023, accounting for 42% of the total exports of Texas.

Houston has four state universities and several private institutions of higher learning within the MSA: The University of Houston, The University of Houston–Clear Lake, University of Houston–Downtown, Texas Southern University, Rice University, Houston Christian University, and more.

Houston is **home to the Texas Medical Center—the largest medical center in the world**. Encompassing over 2 square miles of land, the Texas Medical Center employs over 106,000 people, hosts 10 million patient encounters annually, and has a gross domestic product of US\$25 billion.

7.7M

ESTIMATED HOUSTON MSA POPULATION

\$697B

HOUSTON MSA GDP FOR 2023

4TH

MOST POPULOUS CITY IN THE UNITED STATES

#1

LARGEST CITY IN TEXAS



CONTACT

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