

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Approximately 18 Years Remaining | 2% Annual Increases | Affluent Trade Area



8927 Highway 6, Missouri City, TX

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker/Designated Officer: Teddy Leonard, SRS National Net Lease Group, LP | TX License No. 631339

PROPERTY PHOTO



37,700
VEHICLES PER DAY

nrg

FORT BEND PKWY TOLL RD.

JAN SCHIFF
ELEMENTARY SCHOOL

16,428
VEHICLES PER DAY

SIENNA PKWY

TOTAL POINT
EMERGENCY CENTER

STATE HIGHWAY 6

39,900
VEHICLES PER DAY

Edward Jones
AT&T

SHIPLEY
DONUTS

H-E-B

Q
RESTAURANT

Allstate

UTHealth
Houston
UT Physicians

R
BY

Sienna at 6
VETERINARY HOSPITAL

MEMORIAL
HERMANN

next level
MEDICAL

LESLIE'S

WALGREENS

B
BRITE TOUCH
CLEANERS

SIENNA
VILLAGE

GEE EYE CARE
OCULAR SURGICAL, CONTACT
AND RESTORATION CENTER

SportClips
(HAIRCUTS)

Jersey
Mikes
SUBS

Beltone

WHATABURGER

Sienna Smiles
DENTAL & ORAL CARE CENTER

Eye Level
Learning Center

MATTRESS FIRM

KUMON

TODAY'S VISION

W
F GANG
BAKERY & GROOMING

ALONSO
FAMILY DENT

BR
dogskin
tobacco

Main
Squeeze



OFFERING

Pricing	\$7,620,000
Net Operating Income	\$552,428
Cap Rate	7.25%

PROPERTY SPECIFICATIONS

Property Address	8927 Highway 6 Missouri City, TX 77459
Rentable Area	6,651 SF
Land Area	0.92 Acres
Year Built	2014
Tenant	Total Point ER
Guaranty	Total Point ER, Parent Company Elysian Capital + Two PG's
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20-Year Lease
Increases	2% Annually
Options	4 (5-Year)
Rent Commencement	12/15/2021
Lease Expiration	12/31/2041

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES			Options	
		Lease Start	Lease End	Begin	Increase	Monthly		Annually
Total Point ER	6,651	Dec. 2021	Dec. 2041	Current	-	\$46,036	\$552,428	4 (5-Year)
(Guaranty - See Page 5)				Jan. 1, 2025	2%	\$46,956	\$563,477	2% Annual Rental Increase During Option Periods

2% Annual Increases for Remainder of Initial Term

The Guarantor shall be released from the lease on the date which is later:

- a) The 10th anniversary of the Effective date of the lease. Private Equity and Personal Guarantee is leased on the 10th year. The Total Point brand entity remains. Speak to agent.
- b) The last day of the third consecutive month in which Tenant's Rent Coverage Ratio is more or equal to 4.0X

Approximately 18 Years Remaining on Lease | Options To Extend | Annual Rental Increases

- The tenant, Total Point ER, recently signed a 20-year lease with 4 (5-year) option periods to extend, demonstrating their commitment to the site
- The lease features 2% annual increases throughout the initial term and option periods, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Tax-Free State

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a tax-free state

Total Point ER | Rapidly Expanding Company

- Texas based medical company that consists of urgent cares, imaging centers, emergency rooms and one main hospital in Grand Prairie
- Rapidly expanding across Texas and Arizona with 15 facilities open, 21 under construction, and plans to hit 50 locations within the next two years
- The business is owned by Elysian Capital, a private equity firm with \$700M under management

Dense Retail Corridor | National/Credit Tenant Presence | Across From H-E-B Anchored Center | 190-Unit Apartment Complex

- The Total Point ER is located in a dense retail corridor with nearby national/credit tenants including Walmart Supercenter, Aldi, Kroger, CVS, and more
- The subject property is located directly across from a H-E-B anchored center that serves over 2.4M visitors per year (per Placer.ai)
- The investment is close to Sync - Villas at Sienna Plantation, a 190-unit apartment complex, providing a direct residential base

Strategically Located Along Highway 6 (39,900 VPD) | Excellent Visibility & Access

- The asset is strategically located along Highway 6, a major retail and commuter thoroughfare, with an average of 39,900 vehicles passing by daily
- Benefits from being near the major signalized intersection of Sienna Parkway and Highway 6 (combined 56,328 VPD)
- The asset has excellent visibility and access via significant street frontage, good points of ingress/egress, and a large monument sign

Strong Demographics In 5-mile Trade Area | Six-Figure Income

- More than 188,000 residents and 25,000 employees support the trade area
- Affluent average household income of \$135,509

LOCATION



Missouri City, Texas
Fort Bend & Harris County
Houston-The Woodlands-Sugar Land MSA

ACCESS



State Highway 6: 1 Access Point

TRAFFIC COUNTS



State Highway 6: 39,900 VPD
Sienna Parkway/State Highway 6: 32,400 VPD
Sienna Parkway: 16,428 VPD

IMPROVEMENTS



There is approximately 6,651 of existing building area

PARKING



There are approximately 26 parking spaces on the owned parcel.
The parking ratio is approximately 3.90 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0077-00-000-0481-907
Acres: 0.92
Square Feet: 39,996

CONSTRUCTION



Year Built: 2014

ZONING



Commercial - LC-3



TOTAL POINT ER

totalpointer.com

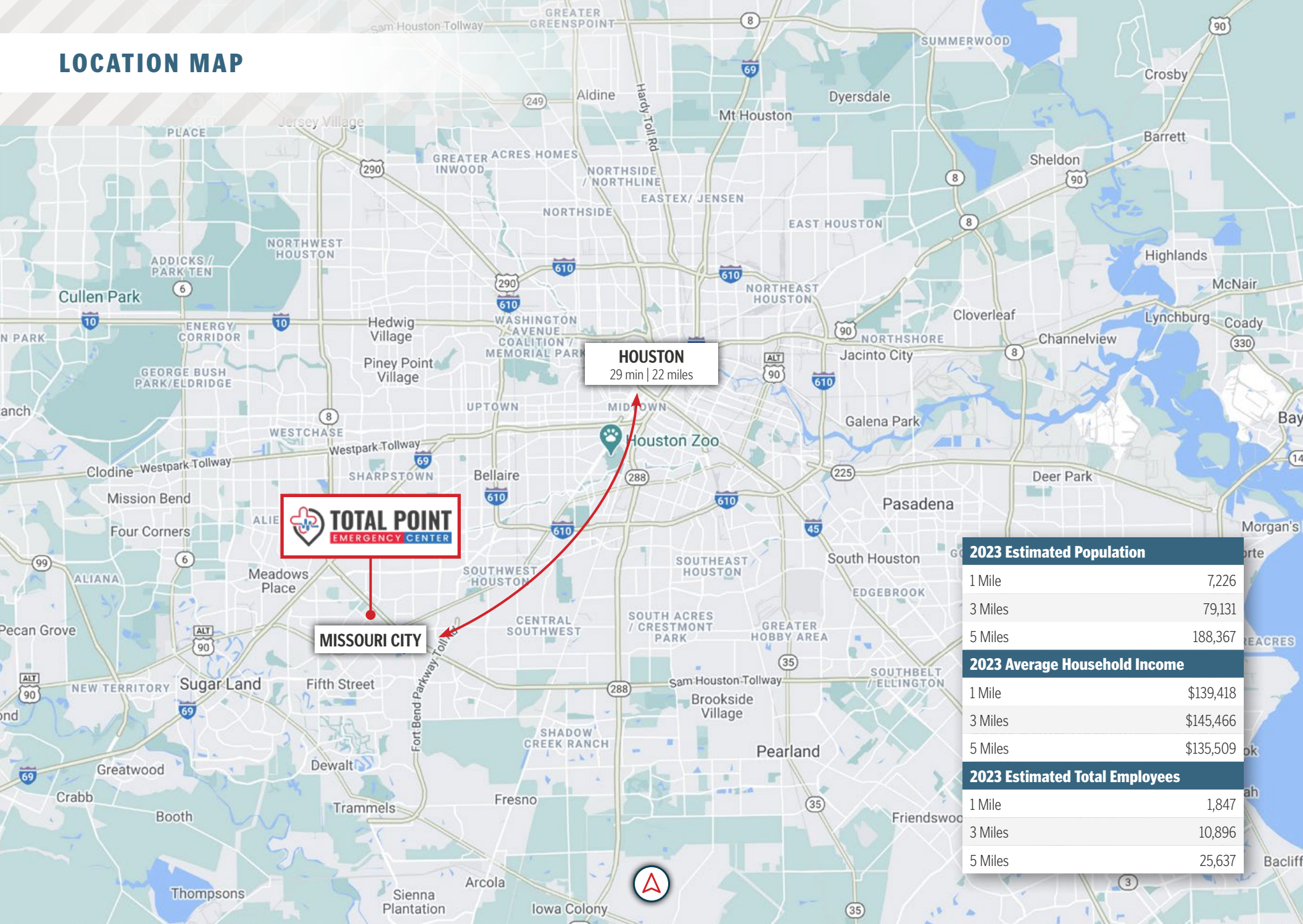
Company Type: Private

Locations: 15

Total Point Emergency Center is a community focused healthcare provider where they put patients health and safety as the top priority. Whether it's patients own medical emergency or their family, they serve patients as an integral part of their community and make sure that they give their best in making everyone feel better. Total Point Urgent Care clinics throughout Texas are here to provide the immediate medical care patients need at a fraction of the cost they encounter at the emergency room.

Source: totalpointer.com/about

LOCATION MAP



HOUSTON
29 min | 22 miles

MISSOURI CITY

2023 Estimated Population	
1 Mile	7,226
3 Miles	79,131
5 Miles	188,367
2023 Average Household Income	
1 Mile	\$139,418
3 Miles	\$145,466
5 Miles	\$135,509
2023 Estimated Total Employees	
1 Mile	1,847
3 Miles	10,896
5 Miles	25,637



39,900
VEHICLES PER DAY

37,700
VEHICLES PER DAY

16,428
VEHICLES PER DAY

TOTAL POINT
EMERGENCY CENTER

FORT BEND TOWN CENTER II
CINEMARK
five BEL'W
MOD PIZZA
Burlington
ROSS
DRESS FOR LESS
ULTA

HIGHTOWER HIGH SCHOOL

SIENNA VILLAGE
H-E-B
LESLIE'S
Allstate
WHATABURGER
Jockey Mikes

Academy
SPORTS+OUTDOORS
LA FITNESS
Davita
Jack in the box
T

Kroger
petco
enterprise
AutoZone
Firestone
POPEYES
LOUISIANA KITCHEN
SUBWAY
Dutch Bros
BURGER KING

Walmart
Supercenter
O'Reilly AUTO PARTS
verizon
Great Clips
TACO BELL
McDonald's

at&t
Edward Jones
ups

popshelf

CVS pharmacy

SHERWIN-WILLIAMS

HFCU Houston Federal Credit Union

beanhere coffee

MATTRESS FIRM
KUMON
BR Bookline Toggling

ALDI

CIRCLE K







MISSOURI CITY, TEXAS

Missouri City, Texas, in Fort Bend County, is 14 miles SW of Houston, Texas. Missouri City is part of the Houston-Sugar Land-Baytown metropolitan area. It includes the master-planned upscale community known as Lake Olympia. Missouri City is conveniently located near primary freeways and rail lines. It serves as a bedroom community for Houston. The municipality has a smaller amount of apartment complexes and condominiums than other cities of comparable size. Retail and service are primary industries. The City of Missouri City had a population of 80,925 as of July 1, 2023.

Missouri City's economy is largely based on the oil and gas industry, as well as manufacturing and retail. The city is home to several major oil and gas companies, including Chevron, Shell, and ExxonMobil. The city is also home to several manufacturing companies, including Dow Chemical and BASF. The city's retail sector is also thriving, with several major shopping centers and malls located in the city. The city is also home to several major employers, including the University of Houston, Houston Community College, and the Houston Independent School District.

Missouri City is primarily a suburb. Residents enjoy the attractions and activities of Houston. Some of the notable attractions in the county include Fort Bend County Fair and Livestock Show is a ten-day event which includes a parade, rides, music and country dancing. It's one of the largest county fairs in the state. Fort Bend County Museum features exhibits of the history of the county and showcases the John M. and Dottie L. Moore Home which is a Reconstruction era mansion. Fort Bend Theater offers family entertainment. George Ranch Historical Park provides an insight into the lifestyle during the early days of the region and includes the notable Victorian Davis House. The Great Southwest Equestrian Center offers horse shows and events and includes a beautiful Southern mansion. Rosenberg Railroad Museum provides information about the history of the railroad in the region and includes artifacts and equipment.

Missouri City is served by the Houston Community College System. The University of Houston System at Cinco Ranch, University of Houston System at Sugar Land and the Wharton County Junior College are nearby. The city is served by the nearby Sugar Land Regional Airport and the George Bush Intercontinental Airport.

AREA DEMOGRAPHICS

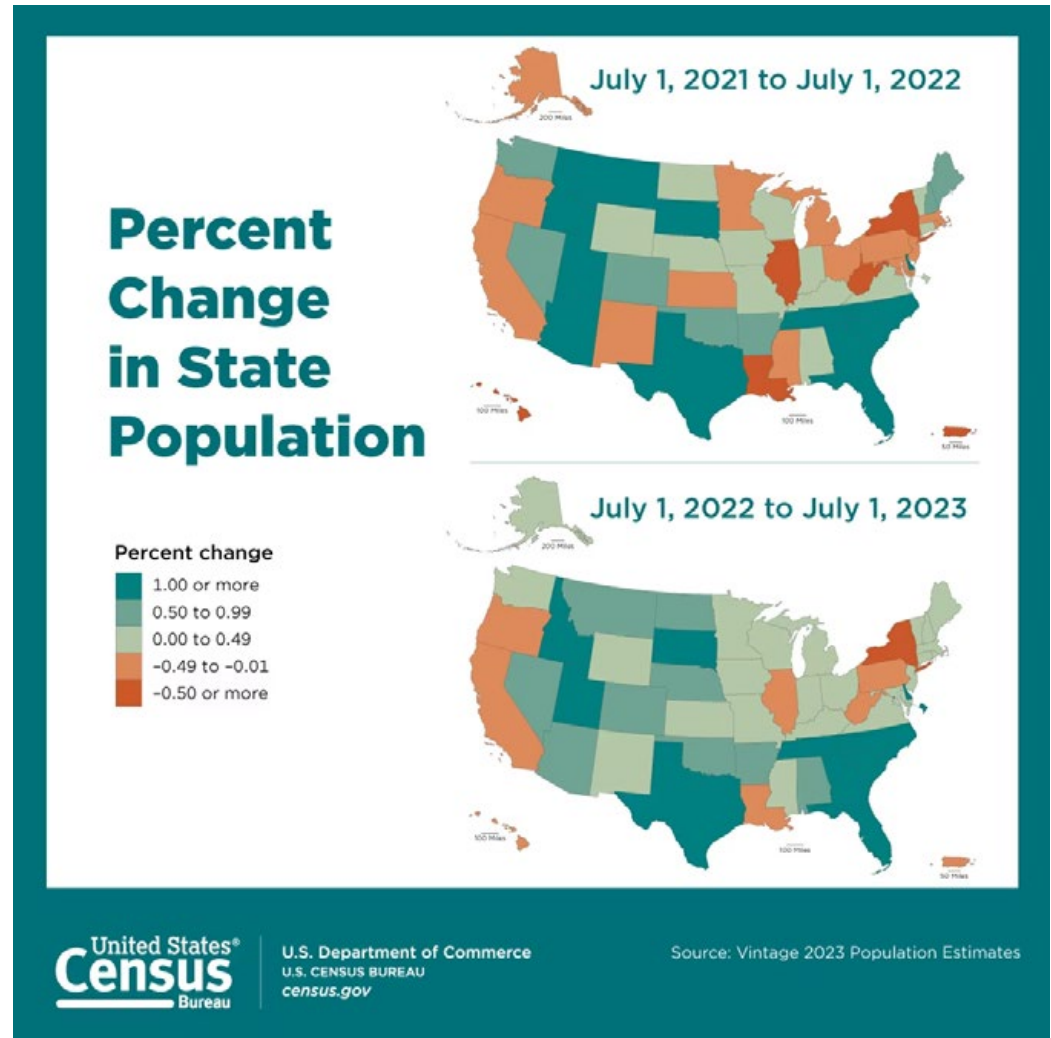
	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	7,226	79,131	188,367
2028 Projected Population	7,874	86,129	200,921
2010 Census Population	3,313	45,137	129,422
Projected Annual Growth 2023 to 2028	1.73%	1.71%	1.30%
Historical Annual Growth 2010 to 2020	6.01%	4.57%	2.88%
Households & Growth			
2023 Estimated Households	2,830	25,863	60,769
2028 Projected Households	3,134	28,415	65,376
2010 Census Households	1,137	14,842	41,414
Projected Annual Growth 2023 to 2028	2.06%	1.90%	1.47%
Historical Annual Growth 2010 to 2020	7.49%	4.48%	2.94%
Race & Ethnicity			
2023 Estimated White	25.25%	26.27%	25.47%
2023 Estimated Black or African American	30.68%	33.03%	34.16%
2023 Estimated Asian or Pacific Islander	31.07%	27.19%	22.70%
2023 Estimated American Indian or Native Alaskan	0.35%	0.37%	0.55%
2023 Estimated Other Races	3.67%	4.68%	7.95%
2023 Estimated Hispanic	11.87%	13.58%	19.33%
Income			
2023 Estimated Average Household Income	\$139,418	\$145,466	\$135,509
2023 Estimated Median Household Income	\$102,787	\$106,308	\$97,929
2023 Estimated Per Capita Income	\$50,305	\$47,622	\$43,763
Businesses & Employees			
2023 Estimated Total Businesses	230	1,473	3,372
2023 Estimated Total Employees	1,847	10,896	25,637



PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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