

JUNIOR ANCHOR AVAILABLE

EL DORADO SHOPPING CENTER

576 EL DORADO BLVD

Webster, TX 77598

ALEX PROVOST

Managing Principal

(512)-216-5495

ap@trueequityg.com

18,215 SF Junior Anchor
Space Available



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Inquire for Pricing
LEASE TYPE:	NNN
AVAILABLE JR ANCHOR SF:	18,215 SF
BUILDING SIZE:	115,775 SF
COTENANCY:	Planet Fitness, Family Dollar, McDonalds, Subway, Little Caesars

PROPERTY DESCRIPTION

TrueEquity Group is pleased to exclusively offer the El Dorado Shopping Center. Fitness anchored w/ great visibility, traffic counts, and demographics. El Dorado Shopping Center is anchored by Planet Fitness, McDonald's, and Family Dollar. Other national tenants driving traffic to the center include Subway, Little Caesar's, Liberty Tax, and Honey Baked Ham. Strong co-tenancy, demographics, and traffic generators create demand at the center and historically strong occupancy rates. El Dorado Blvd is well located on the SW corner of State Hwy 3 and El Dorado in Clear Lake, a suburb of Houston, 1 mile east of I-45. Close to NASA/Johnson Space Center, Bayport Industrial Complex, and Baybrook Mall.

PROPERTY HIGHLIGHTS

- Anchored by AutoZone Hub, Planet Fitness and Family Dollar
- Co-Tenancy with several National and Regional Tenants
- Signalized Intersection with Excellent Demographics
- Traffic counts over 48,000 VPD on SH3 and El Dorado

SITE PLAN



PLACER.AI DATA (EL DORADO)



12-MONTH VISITORS STATS

El Dorado Shopping Center delivered 929,700 visits from July 1st, 2021 to June 30th, 2022 with over 146,000 unique visitors and an average visitor frequency of 6.36 / average

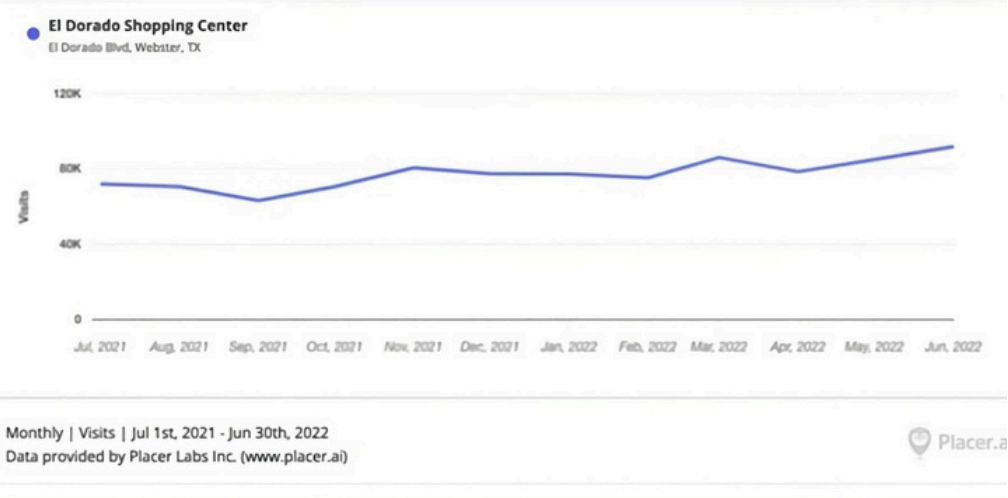
dwelt time of 51 minutes.

Our Planet Fitness location has over 425,000 visitors with a frequency of 11.83 and Food Town has over 310,000 visitors with a frequency of 3.87 over the past 12 months.

Metrics

El Dorado Shopping Center			
560 El Dorado Blvd, Webster, TX 7759			
Visits	929.7K	Visit Frequency	6.36
Visits / sq ft	7.16	Avg. Dwell Time	51 min
Visitors	146.3K		
Jul 1st, 2021 - Jun 30th, 2022			
Data provided by Placer Labs Inc. (www.placer.ai)			

Visits Trend



VISITOR TRENDS

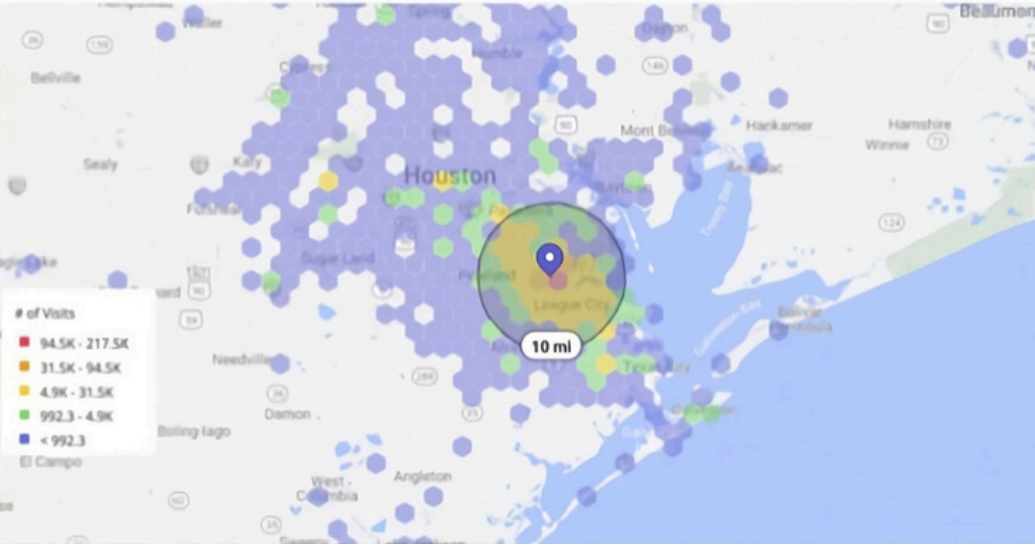
Visitor trends at the El Dorado Shopping Center are on the rise over the past 12-months with 75,620 visits in June of 2021 and a 21% increase to 91,800 visits in June of 2022. The shopping center traffic is up over 10% year-over-year.

PLACER.AI DATA (CONT.) (EL DORADO)

TRADE AREA

Trade Area shown using cell phone data detailing El Dorado Shopping Center visitor's home location with the core of visitors surpassing the 10-mile radius, which has a population of 629,126, and then stretches to the northernmost and southernmost areas of the Houston MSA.

El Dorado Shopping Center
560 El Dorado Blvd, Webster, TX 77598



Metrics

Metric Name	El Dorado Shopping Center El Dorado Blvd, Webster, TX	Bay Forest El Dorado Blvd, Houston, TX
Visits	494.5K	459.5K
Visits / sq ft	3.81	6.41
Visitors	103.6K	96.5K
Visit Frequency	4.78	4.83
Avg. Dwell Time	54 min	40 min

Jan 1st, 2022 - Jun 30th, 2022

EL DORADO SHOPPING CENTER VS. KROGER CENTER

El Dorado Shopping Center has delivered 494,500 visits over

the past 6 months, which is 7.6% more than the 459,500 visits that the Kroger anchored center on the corner of E I Dorado Blvd and Space Center Blvd. Both centers delivered approximately 4.8 visitor frequency for the same period but El Dorado Shopping Center was superior in Dwell Time delivering an average of 54 minutes compared to 40 minutes.

DEMOGRAPHICS



Population

	2 mile	5 mile	10 mile
2010 Population	42,829	163,079	629,126
2022 Population	41,899	174,391	698,324
2027 Population Projection	42,387	180,175	729,238
Annual Growth 2010-2022	-0.2%	0.6%	0.9%
Annual Growth 2022-2027	0.2%	0.7%	0.9%
Median Age	37.3	37.6	35.7
Bachelor's Degree or Higher	37%	41%	29%
U.S. Armed Forces	116	257	601

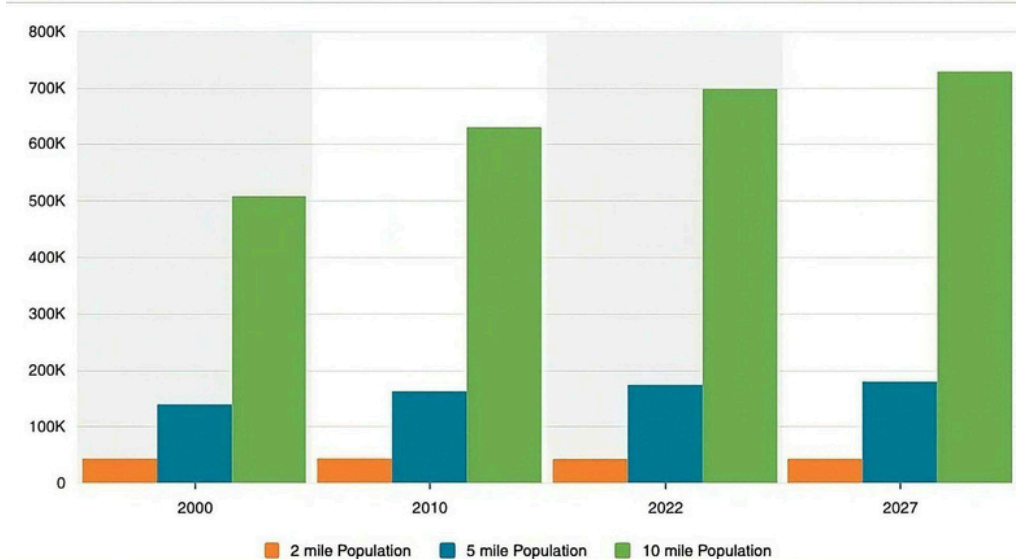
Households

	2 mile	5 mile	10 mile
2010 Households	18,073	63,389	220,369
2022 Households	17,439	67,549	244,990
2027 Household Projection	17,604	69,764	256,035
Annual Growth 2010-2022	0.3%	0.8%	1.0%
Annual Growth 2022-2027	0.2%	0.7%	0.9%
Owner Occupied Households	8,845	42,820	171,918
Renter Occupied Households	8,759	26,944	84,117
Avg Household Size	2.4	2.5	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$515.1M	\$2.3B	\$8.3B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$88,649	\$105,365	\$99,003
Median Household Income	\$66,783	\$78,208	\$75,871
< \$25,000	2,188	8,020	31,726
\$25,000 - 50,000	3,916	12,046	44,880
\$50,000 - 75,000	3,773	12,658	44,794
\$75,000 - 100,000	2,569	8,183	31,435
\$100,000 - 125,000	1,606	7,506	28,393
\$125,000 - 150,000	929	4,881	19,579
\$150,000 - 200,000	1,195	6,535	22,176
\$200,000+	1,263	7,719	22,008

Population



RETAILER MAP



REGIONAL MAP



TRUE EQUITY GROUP

