

SINGLE TENANT ABSOLUTE NNN

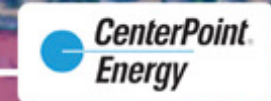
Investment Opportunity



MAJORITY INVESTOR - LEONARD GREEN & PARTNERS (\$85B IN ASSETS MANAGED)

Absolute NNN 13+ Year Corporate Lease | 1.75% Annual Increases | Highly Affluent Demographics

VILLAGES OF
CYPRESS LAKES
~\$192,939 AHHI



24,307 VPD
- INTERSECTION -



SYDNEY HARBOUR
~\$143,060 AHHI

LAKES OF ROSEHILL
~\$167,223 AHHI

17932 Huffmeister Rd | Cypress, TX

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Broker of Record: Edward Heap, SRS Real Estate Partners, LLC | TX License No. 626392-B



OFFERING SUMMARY

OFFERING

Price	\$3,067,800
Annual Rent	\$162,594*
Cap Rate	5.30%
Tenant	Sun Auto Tire & Service Inc
Lease Type	Absolute NNN
Lease Term	13.5 years remaining with 4 (5-year) options
Rent Increases	1.75% annually in primary term; 10% each option period

*Based on rent increase occurring March 2027

PROPERTY SPECIFICATIONS

Rentable Area	~7,380 SF
Land Area	~0.90 AC
Property Address	17932 Huffmeister Road Cypress, Texas 77429
Year Built	2004
Parcel Number	1255780010001
Ownership	Fee Simple



LEASE TERM				RENTAL RATES					
Tenant	Square Feet	Lease Start	Lease End	Monthly	PSF	Annually	PSF	Recovery Type	Options
Sun Auto Tire & Service	7,380	Feb 2020	Feb 2040	\$13,549	\$1.84	\$162,594	\$22.03	Absolute NNN	4 (5-Year)
								1.75% annual increases in primary term; 10% each option	

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com

Newly Renovated Corporate Sun Auto NNN Offering | 13+ Years Remaining | Annual Rental Increases | Fee Simple Ownership | Growing Houston Texas Submarket

- Opportunity to acquire a corporate Sun Auto Tire & Service in Cypress, Texas (Houston MSA)
- 13.5 years remaining on an Absolute NNN Lease with 4 (5-Year) options to extend demonstrating the commitment to the site
- 1.75% annual rent increases during the primary term and 10% increases each option period provide a hedge against inflation
- Cypress is a submarket of Greater Houston, the 5th most populous metropolitan statistical area in the US, with a population exceeding 7.9 million

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for and maintains all aspects of the premises
- Ideal, management-free investment for an out-of-state, passive investor with no landlord responsibilities



Strategic Location | Robust Traffic | Strong Retail Synergy

- Situated on Huffmeister Road, a major east-west corridor with 13,044 VPD
- Surrounded by several highly-affluent housing communities (Sydney Harbour, Cypress Point Lake Estates, Cypress Farms, Villages of Cypress Lakes)
- Proximity to numerous major national retailers providing a consistent customer base
- 2 miles north of Cypress Woods High School with 3,391 students enrolled
- 3 miles north of Houston Methodist Cypress Hospital, a full-scale acute-care hospital opened in March 2025 with 105 patient beds and a planned expansion of up to 276 total beds

Affluent, Direct Consumer Base | Dense Population & Household Incomes | Income Tax Free State

- The 5-mile trade area is supported by more than 171,500 residents and 35,000 employees, providing a direct consumer base from which to draw
- Affluent trade area with an average household income over \$193,000 within 5-miles, projected to increase to over \$219,000 by 2031
- Texas is an income tax free state



PROPERTY OVERVIEW

LOCATION



Cypress, Texas
Harris County
Houston MSA

ACCESS



Huffmeister Rd: 2 Access Points

TRAFFIC COUNTS



Huffmeister Rd: 13,044 VPD
Cypress Rosehill Rd: 11,263 VPD

IMPROVEMENTS



~ 7,380 SF of existing building area

PARKING



~ 45 parking spaces on the owned parcel. The parking ratio is 6.1 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 1255780010001
Acreage: ~0.9

CONSTRUCTION



Year Built: 2004

ZONING



Commercial



MEMORIAL HERMANN
CYPRESS HOSPITAL

127,100 VPD

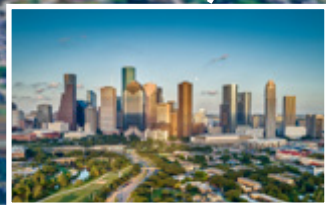
VILLAGES OF
CYPRESS LAKES
~\$192,939 AHHI

SHERWIN-WILLIAMS
FRESENIUS KIDNEY CARE
WAFFLE HOUSE
LAQUINTA BY WYNDHAM
tru
SmartStop Self Storage

Fairfield Marketplace
Kroger
FRESENIUS KIDNEY CARE
Pet Supermarket
CHASE

Fairfield Town Center
KOHLS
Marshall's
CINEMARK
Burlington
five BELOW
Academy SPORTS+OUTDOORS
OLD NAVY
Orangetheory FITNESS
Kirkland's
TORRID
H-E-B
ROSS DRESS FOR LESS
BAM! BOOKS A MILLION
ULTA

Houston Premium Outlets
lululemon
POLO RALPH LAUREN
COACH
Brooks Brothers
Columbia
adidas
NIKE



DOWNTOWN HOUSTON
~35- MIN DRIVE TIME-

CYPRESS ROSE HILL RD

27,100 VPD

SYDNEY HARBOUR
~\$143,060 AHHI

24,307 VPD
- INTERSECTION -

HUFFMEISTER RD 13,000 VPD

CenterPoint Energy



SunAuto
Tire & Service

LAKES OF ROSEHILL
~\$167,223 AHHI



MEMORIAL HERMANN CYPRESS HOSPITAL

COSTCO
WHOLESALE

290



LAQUINTA
BY WYNDHAM



127,100 VPD

W

6

SHERWIN-WILLIAMS
FRESENIUS KIDNEY CARE
Waffle House
BUG-EGG'S

VILLAGES OF CYPRESS LAKES
~\$148,000 AHHI~

Fairfield Marketplace
Kroger
FRESENIUS KIDNEY CARE
Pet Supermarket
CHASE

Fairfield Town Center
Kohl's
Academy
H-E-B
Marshalls
OLD NAVY
ROSS
CINEMARK
OrangeTheory
BAM!
Burlington
Kirkland's
five BELOW
TORRID
ULTA

CYPRESS ROSE HILL RD

27,100 VPD

SYDNEY HARBOUR
~\$143,060 AHHI

GYM-CYPRESS

HUFFMEISTER RD
13,000 VPD

LONE STAR
VETERINARY HOSPITAL

Cypress Rosehill
Family Dentistry



24,307 VPD
- INTERSECTION -



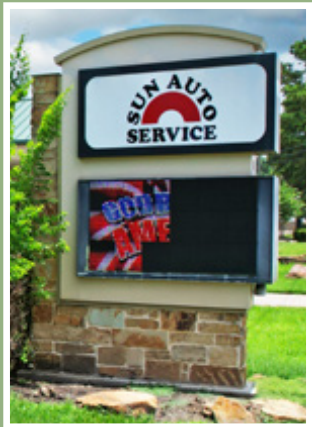
SunAuto
Tire & Service

CenterPoint
Energy

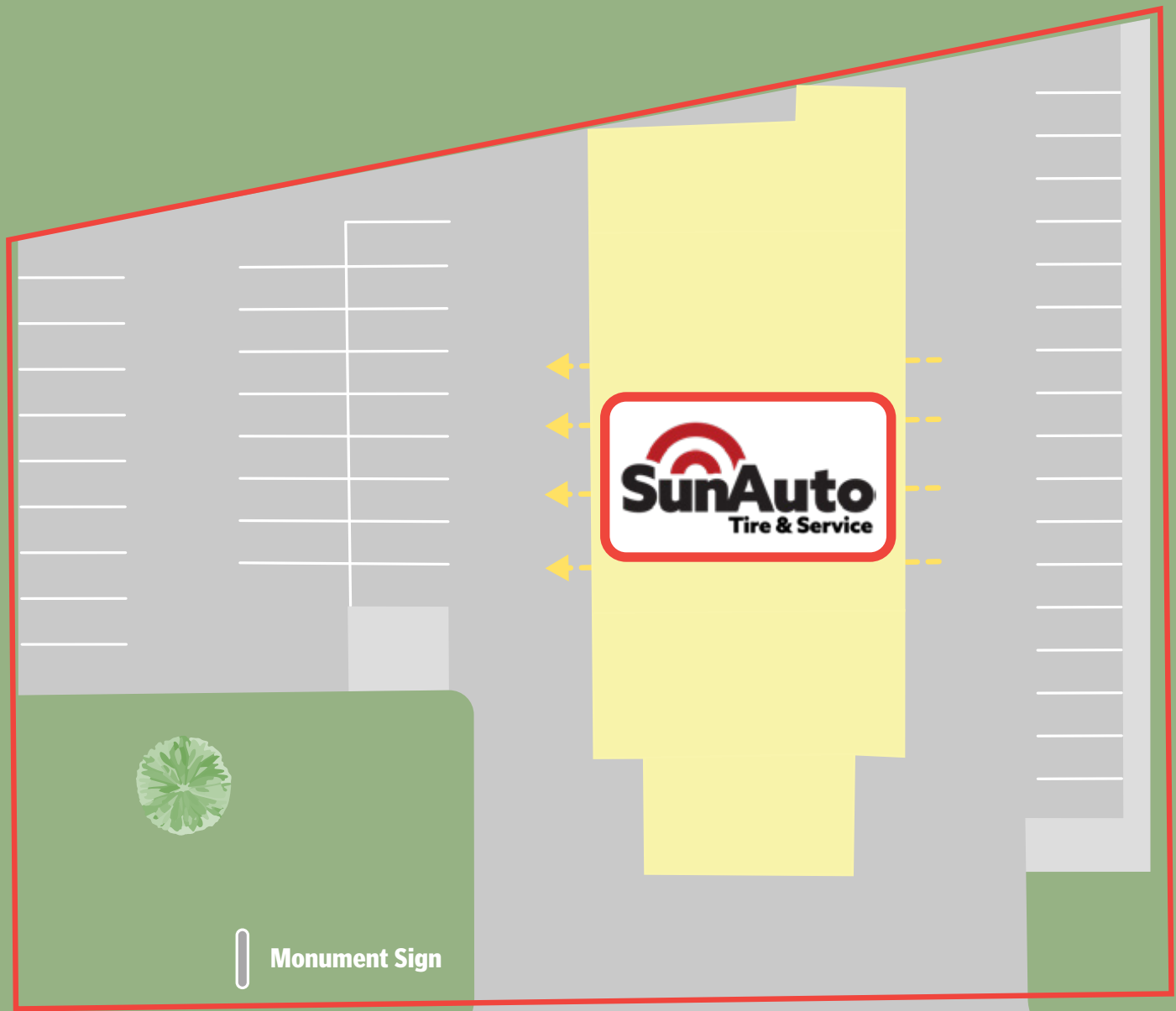
arc
electric • lighting

LAKES OF ROSEHILL
~\$167,223 AHHI





MONUMENT SIGN



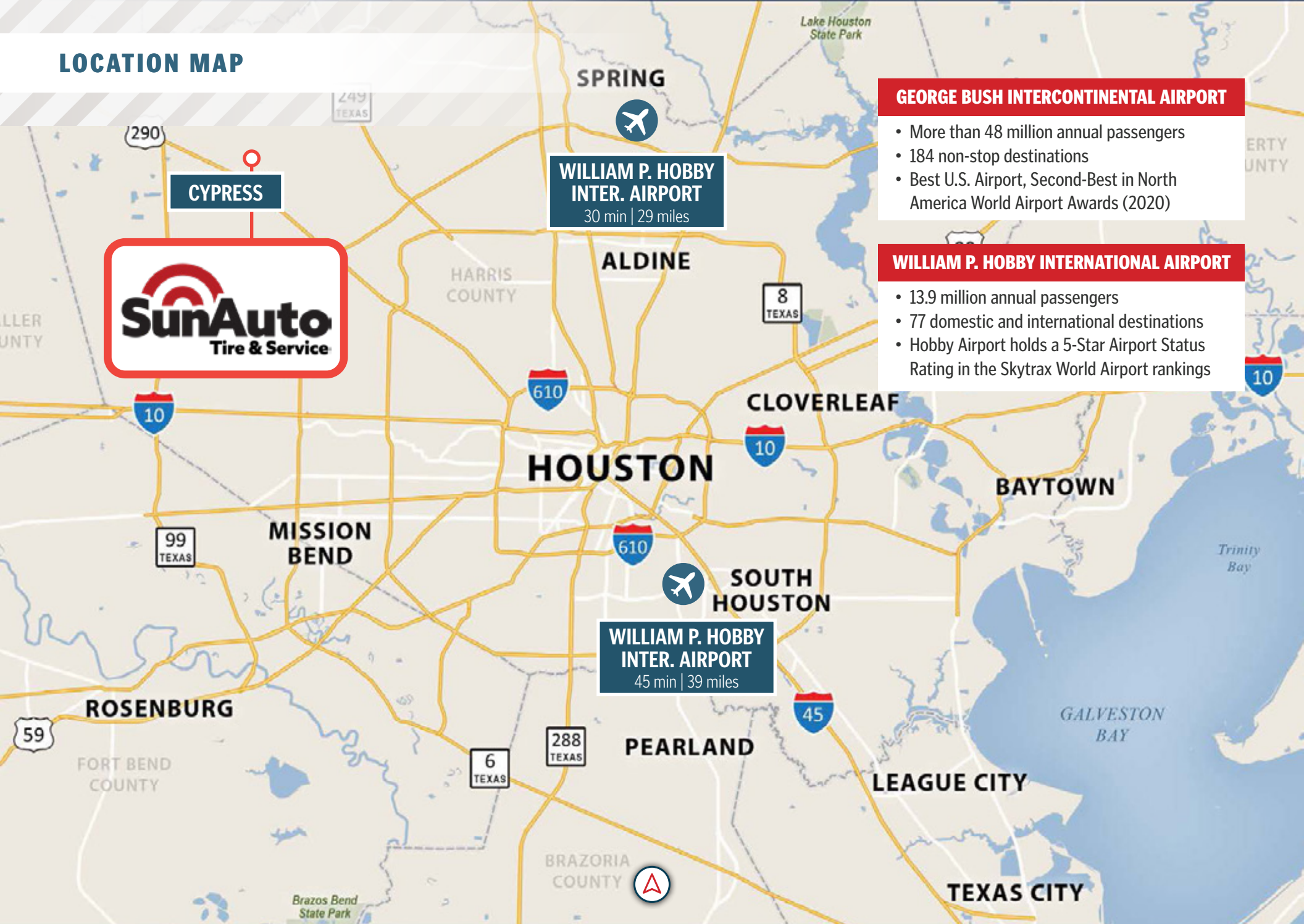
Monument Sign

HUFFMEISTER ROAD

13,044 VPD



LOCATION MAP

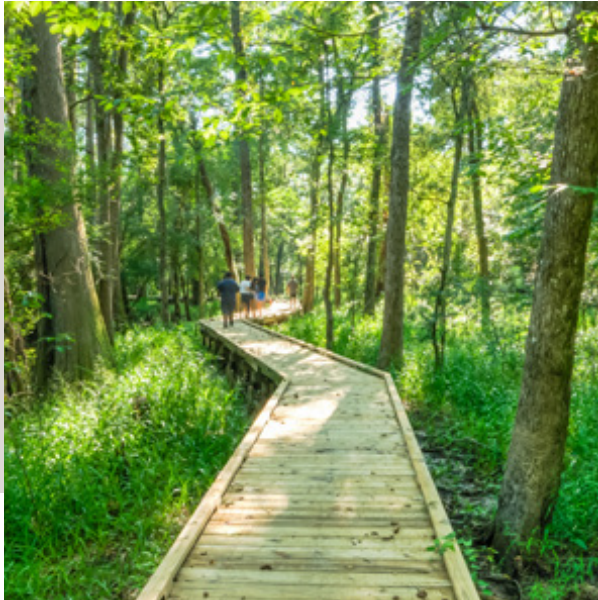


GEORGE BUSH INTERCONTINENTAL AIRPORT

- More than 48 million annual passengers
- 184 non-stop destinations
- Best U.S. Airport, Second-Best in North America World Airport Awards (2020)

WILLIAM P. HOBBY INTERNATIONAL AIRPORT

- 13.9 million annual passengers
- 77 domestic and international destinations
- Hobby Airport holds a 5-Star Airport Status Rating in the Skytrax World Airport rankings



CYPRESS, TEXAS

Cypress is a rapidly growing suburban community located in Harris County, northwest of Houston. Known for its master-planned neighborhoods, top-rated schools, and family-friendly environment, Cypress offers a suburban lifestyle with convenient access to the Houston metropolitan area. The area has experienced significant residential and commercial growth, making it one of the most desirable suburbs in the region. As of 2026 population of city exceeds 7.9 million.

Cypress' economy is supported by retail, healthcare, education, energy-related services, construction, and professional services, with many residents commuting to Houston for employment in sectors such as energy, corporate offices, healthcare systems, and technology. Commercial development is concentrated along major corridors such as U.S. Highway 290 and FM 1960, where shopping centers, business parks, and restaurants continue to expand. The area benefits from strong population growth and ongoing infrastructure development.

Cypress offers a wide range of recreational and lifestyle amenities. The community features numerous parks, golf courses, and nature preserves, including access to Little Cypress Creek and surrounding green spaces. Popular destinations include Houston Premium Outlets and Berry Center of Northwest Houston, which hosts sports events and concerts. Residents also enjoy proximity to lakes, trails, and outdoor recreation, along with easy access to Houston's entertainment, dining, and cultural attractions.

Cypress is served by the highly regarded Cypress-Fairbanks Independent School District (Cy-Fair ISD), one of the largest and top-performing school districts in Texas. The area includes numerous elementary, middle, and high schools known for strong academics and extracurricular programs. Higher education opportunities are available nearby through institutions such as Lone Star College–CyFair and universities throughout the Houston metropolitan area. The closest major airport to Cypress, Texas, is George Bush Intercontinental Airport.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	10,723	61,085	171,539
2031 Projected Population	10,812	63,129	180,723
2020 Census Population	10,854	57,905	153,025
Projected Annual Growth 2026 to 2031	0.17%	0.66%	1.05%
Historical Annual Growth 2010 to 2020	2.17%	3.02%	4.80%
Households & Growth			
2026 Estimated Households	3,530	20,416	55,986
2031 Projected Households	3,638	21,602	59,923
2020 Census Households	3,430	18,664	48,502
Projected Annual Growth 2026 to 2031	0.60%	1.14%	1.37%
Historical Annual Growth 2010 to 2020	2.47%	3.09%	4.60%
Income			
2026 Estimated Average Household Income	\$168,130	\$174,304	\$193,742
2026 Estimated Median Household Income	\$139,667	\$138,758	\$154,135
2026 Estimated Per Capita Income	\$55,123	\$58,116	\$63,470
Businesses & Employees			
2026 Estimated Total Businesses	190	1,899	4,159
2026 Estimated Total Employees	1,062	16,130	35,027



AREA DEMOGRAPHICS



HOME TO 2,402,134

ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

AVERAGE
HOUSEHOLD
INCOME
\$114,688



MEDIAN
HOUSTON
AGE
35.2



NUMBER
OF
HOUSEHOLDS
896,523



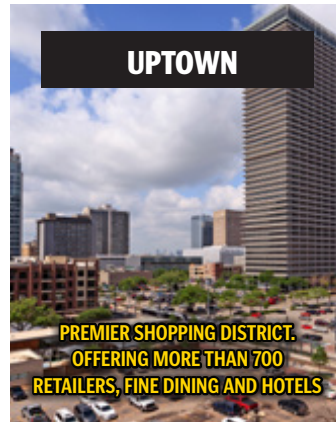
MEDIAN
HOUSE
VALUE
\$265,010



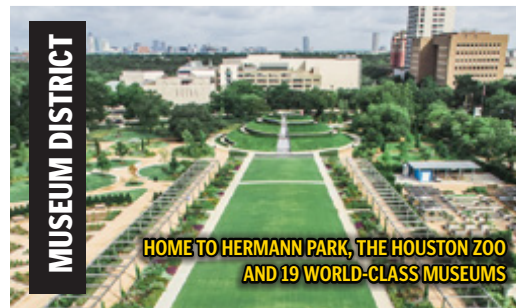
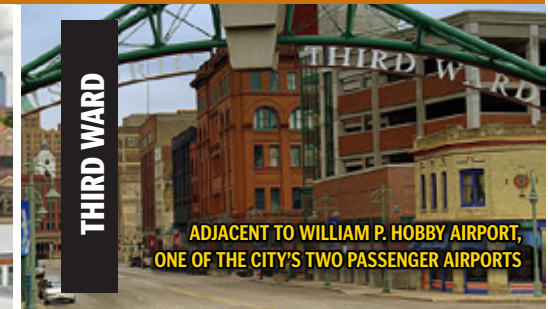
RETAIL
VACANCY RATE
5.76%



CITY RETAIL
CONSTRUCTION
3.9M SF



**7 SEVEN NEIGHBORHOODS,
EACH UNIQUE IN ITS OWN WAY**





SUN AUTO SERVICE

sunautoservice.com

Company Type: Private

Locations: 575+

Sun Auto Tire & Service is a leading automotive repair and tire service provider with a nationwide network of 575+ locations. Founded in 1928, the company offers comprehensive vehicle maintenance and repair services, including tires, oil changes, brake repairs, engine diagnostics, and preventive maintenance. Backed by certified technicians, digital vehicle inspections, and a nationwide warranty, Sun Auto is committed to delivering reliable, convenient, and customer-focused automotive care across the United States. Sun Auto was acquired by Leonard Green & Partners in September 2021, helping the brand to accelerate acquisitions and expand its footprint across the country.

LEONARD GREEN & PARTNERS, LP

leonardgreen.com

Company Type: Private

Locations: 575+

Leonard Green & Partners, L.P. is a leading private equity investment firm founded in 1989 and based in Los Angeles with over \$85 billion of assets under management. The firm partners with experienced management teams and often with founders to invest in market-leading companies. Since inception, LGP has invested in over 100 companies in the form of traditional buyouts, going-private transactions, recapitalizations, growth equity, and selective public equity and debt positions. LGP primarily focuses on companies providing services, including consumer, business, and healthcare services, as well as retail, distribution, and industrials.

Source: sunautoservice.com/about-us



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

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