



OFFERING MEMORANDUM

Calloway's Nursery - Houston MSA

26710 FM 1093, Richmond, TX 77406

MLB COMMERCIAL
REAL ESTATE

TENANT SUMMARY



Founded in 1986, Calloway's Nursery was created by local nursery professionals who saw the need for a new Garden Center & Nursery experience. The founders wanted to provide not only the highest quality plants for their customers, but also unique offerings that hadn't been available before – all coupled with industry-leading customer service.

# OF LOCATIONS	28
FOUNDED	1986
HEADQUARTERS	Fort Worth, TX
WEBSITE	www.calloways.com



PROPERTY DETAILS

ADDRESS	26710 FM 1093, Richmond, TX 77406
VALUE	\$4,750,000
CAP RATE	6.3%
BUILDING AREA	800 SF
GREENHOUSE	9,211 SF
LAND AREA	2.74 AC
YEAR BUILT	2024

LEASE OVERVIEW

REMAINING LEASE TERM	18 Years
RENT COMMENCEMENT	8/1/2024
LEASE EXPIRATION	7/31/2044
BASE ANNUAL RENT	\$300,000
LEASE TYPE	Absolute NNN
SCHEDULED RENT INCREASES	5% Every 5 Years; 8/1/2029
OPTIONS & INCREASES	Three (3), 5-Year; 5%
INSURANCE	Paid by Tenant
PARKING LOT MAINTENANCE	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
HVAC	Paid by Tenant



2024 Calloway's Nursery With 18 Years Remaining on Primary Term



Absolute NNN Lease Requiring Zero Landlord Responsibilities



5% Scheduled Rent Increases Every 5 Years



Affluent Houston Community With 178,600+ Residents Within 5 Miles Having an Average Household Income of Over \$190K



Situated Right off the Westpark Tollway In The Crossing at Katy Fulshear Featuring Major Retailers Walmart, TJ Maxx, Chick-fil-A, and LA Fitness



Strategically Situated Near High Trafficked Intersection With Combined VPD of 43,000+

AERIAL MAP

26710 FM 1093, Richmond, TX 77406



SUBJECT AERIAL

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Demographics 2025

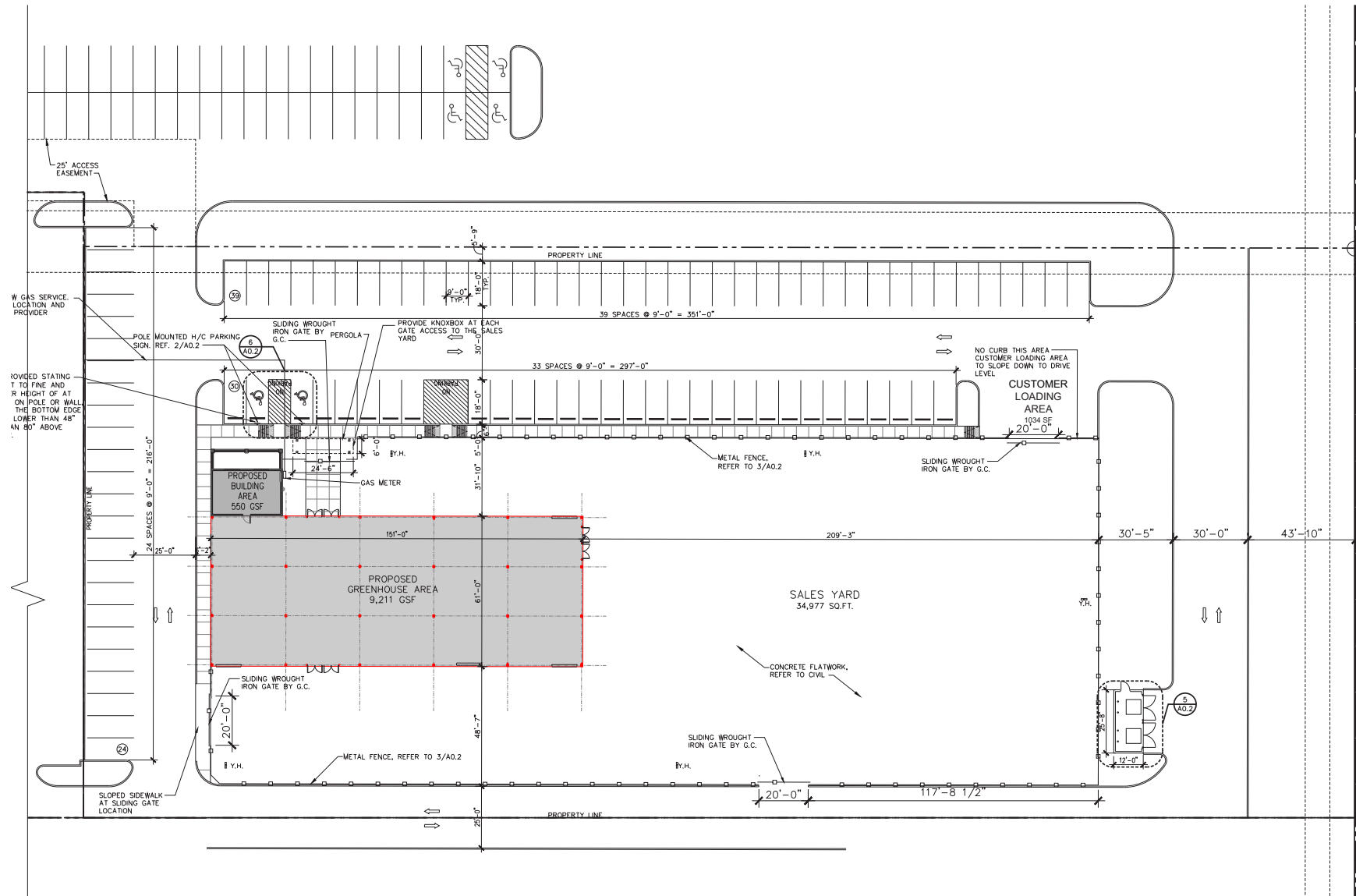
	1 Mile	3 Miles	5 Miles
Total Population	11,856	86,426	187,059
Total Households	3,382	25,308	57,568
Average HH Income	\$158,438	\$191,275	\$193,509

Demographics 2030 (Projected)

	1 Mile	3 Miles	5 Miles
Total Population	12,977	97,442	213,240
Total Households	3,736	28,871	66,451
Average HH Income	\$167,095	\$206,267	\$210,535

SITE PLAN

26710 FM 1093, Richmond, TX 77406



THE TEAM



Tommy LeBlanc

Partner

tleblanc@mlbcre.com

(713) 304-4521



John-Michael Kamel

Vice President

jmkamel@mlbcre.com

(713) 818-4007



Blake Steele

Senior Associate

bsteele@mlbcre.com

(832) 628-9788

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