



Commercial Realty Company

For Sale or Lease



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5422 Highway 6 Missouri City, TX 77459



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Executive Summary

Commercial Realty Company is pleased to exclusively offer 5422 Highway 6, a 2023 retail asset positioned at the main entrance of the Riverstone master-planned community in Missouri City, Texas.

Located on 2.58 acres and shadow-anchored by LA Fitness, the property benefits from strong visibility and high traffic along Highway 6, surrounded by national retailers and dense residential neighborhoods from Riverstone, Sienna, Lake Olympia, and First Colony. The trade area features exceptional demographics, including a \$120K+ average household income and a 3-mile population exceeding 114,000.

The asset includes a drive-thru endcap and offers a compelling owner/user or investment opportunity, with Building B vacant for occupancy or lease-up to enhance value. Seller financing is available, and ownership is willing to consider creative structures, including selling individual spaces as commercial condos.

Its new construction, high-income rooftops, and prime positioning at a key community entrance create a rare opportunity to acquire modern retail real estate in one of Fort Bend County's most desirable submarkets.



- **New construction 2023**
- **Shadow Anchored La Fitness**
- **Building B 100% unoccupied. Owner/User opportunity**
- **Drive-thru end cap**
- **Average Income \$120,172**
- **3mi Population 114,144**
- **2.58 acres**
- **Located at the entrance of the prestigious Riverstone master planned community**

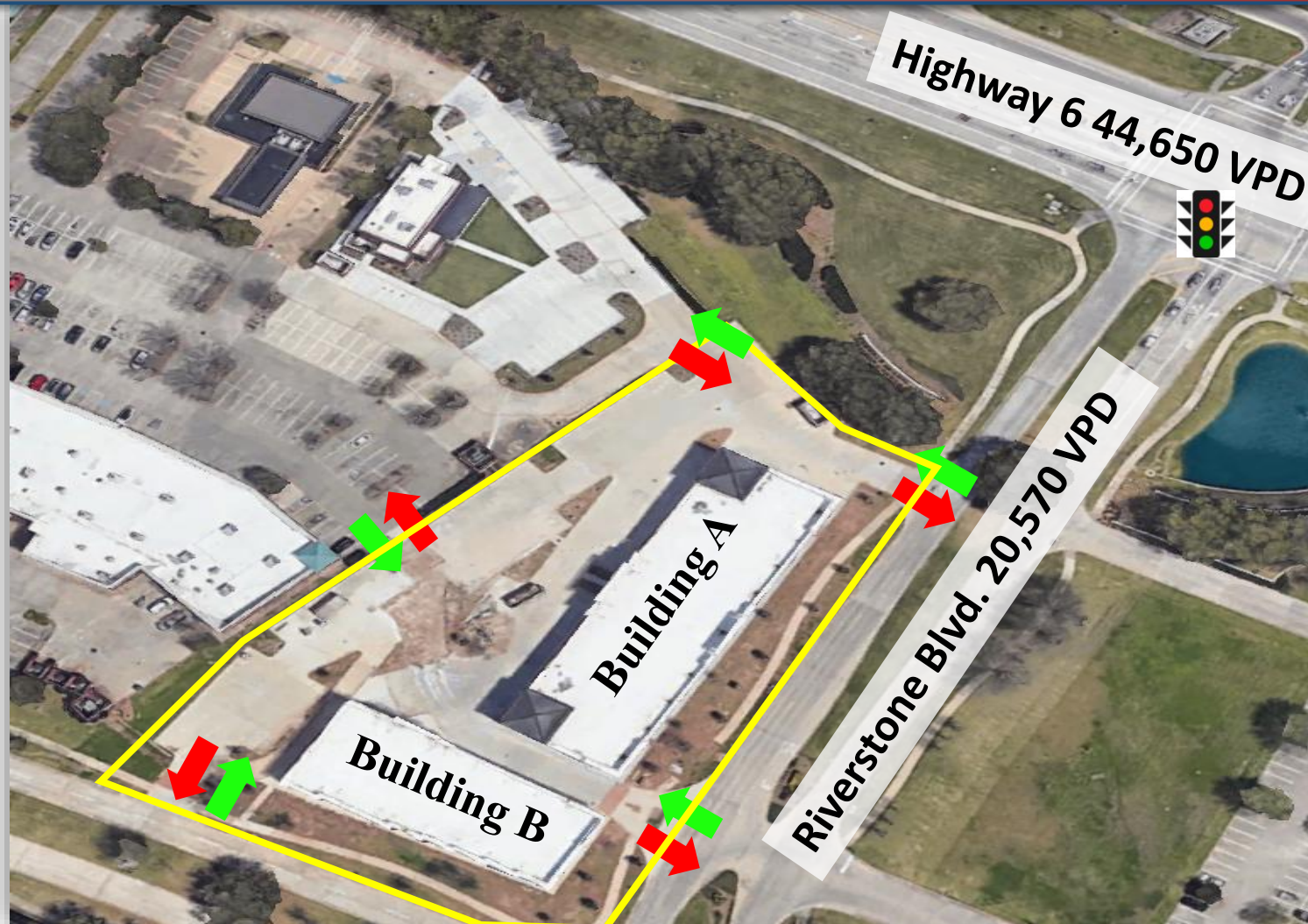




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Aerial







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Pricing & Financial Analysis

Rent Roll Building A	Lease Term	Base Rate	Square Footage
Sky Periodontics Building A	10 Years	\$28.05	2,077
Vacant			14,923
Building B			Square Footage
Vacant			9,730
Current NOI			\$58,260
Pro-forma NOI			\$612,953



Seller financing is available, and ownership is willing to consider creative structures, including selling individual spaces as commercial condos.

Asking \$7,900,000 for both buildings (\$295/SF) Pro-Forma CAP Rate 7.76%



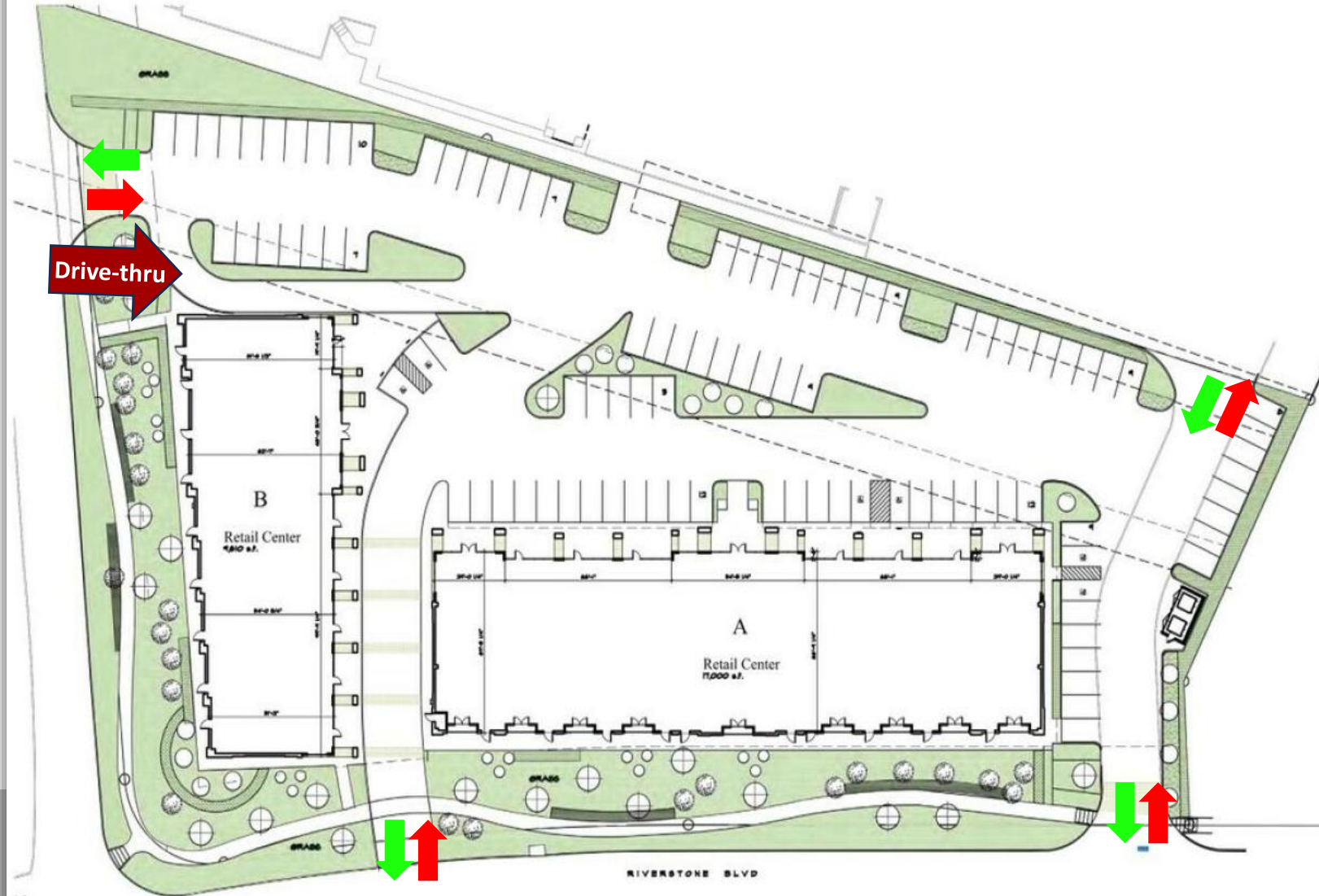
COMMERCIAL REALTY
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Leasing Rates

First year rent special as low as \$1 PSF/Mo.

- Building A +/-14,923 SF Asking \$25 PSF
- Building B 9,730 SF Asking \$20 PSF
- NNN \$8.50 PSF
- Shell condition
- Competitive TI offered
- Will subdivide
- ~4/1000 parking ratio





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Demographics

Population	2 Mile	5 Mile
2010 Population	38,411	155,267
2023 Population	48,561	212,975
2028 Population	51,672	228,148
Income	2 Mile	5 Mile
Average Household Income	\$142,225	\$129,538
Median Household Income	\$113,873	\$101,728



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CALL FOR MORE INFORMATION





NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Commercial Realty Company</u>	<u>295776</u>	<u>fredash@crcompany.com</u>	<u>(281)568-7805</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Fred Ash</u>	<u>295776</u>	<u>fredash@crcompany.com</u>	<u>(281)568-7805</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
<u>Wesley Clayborn</u>	<u>686301</u>	<u>wesley@crcompany.com</u>	<u>(713)299-6619</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov