



# OFFERING MEMORANDUM

**LIVING EARTH**

1700 E Highway 90A, Richmond, TX 77406

**MLB** COMMERCIAL  
REAL ESTATE

# TENANT SUMMARY

In 1985, Living Earth® opened its first store in Houston. The mission has always been the same: to produce high-quality, affordable garden and landscape products for landscape architects, municipalities, contractors, schools, home gardeners and more. Living Earth® is a leading recycler of brush, leaves and grass clippings and manufacturer of organic mulch, soil, compost and other landscaping materials in Texas and Tennessee.

Living Earth® specializes in recovering and returning organic material back to the environment for beneficial reuse. We provide communities and businesses with healthy, environmentally-safe options to keep yard trimmings, woody materials, and other organic discards out of landfills, recycling and re-purposing those materials instead. Together with our customers, we are reducing the volume of green and vegetative material sent to local landfills by over one million tons each year, making a positive impact on greenhouse gas reduction and water conservation.



<b># OF LOCATIONS</b>	28
<b>FOUNDED</b>	1985
<b>HEADQUARTERS</b>	Houston, TX
<b>WEBSITE</b>	<a href="http://www.livingearthtechnology.com">www.livingearthtechnology.com</a>



# INVESTMENT HIGHLIGHTS

<b>ADDRESS</b>	1700 E Highway 90A, Richmond, TX 77406
<b>YEAR ESTABLISHED</b>	2007
<b>PRICE</b>	\$3,000,000
<b>PRICE PER LAND SF</b>	Gross (18.051 Acres): \$3.82 per Sq. Ft. Net (+/-10.0 Acres): \$6.89 per Sq. Ft.
<b>CAP RATE</b>	6.00%
<b>NOI</b>	\$180,000
<b>SIZE</b>	18.051 Acres (Approx. 10 Usable Acres)
<b>LEASE TYPE</b>	Ground Lease (NNN)
<b>LEASE TERM</b>	8 Years
<b>LEASE EXTENSION COMMENCEMENT</b>	January 2026
<b>LEASE EXTENSION EXPIRATION</b>	December 2033
<b>RENT INCREASES</b>	3.0% Every Year

## Steadily Increasing Population

The immediate area has consistently seen population growth and is expected to grow 4.0% annually through 2030.

## Excellent Demographics

Within a 5 mile radius there is a population of 178,422 residents and an average household income of \$139,868.

## Long Term Tenants

Living Earth has been a tenant in this location for 18 years.

## Property Size

The subject property is located on over 18 acres of land with over 830' of frontage along W Highway 90A.



# AERIAL MAP

1700 E Highway 90A, Richmond, TX 77406



# SUBJECT AERIAL

1700 E Highway 90A, Richmond, TX 77406

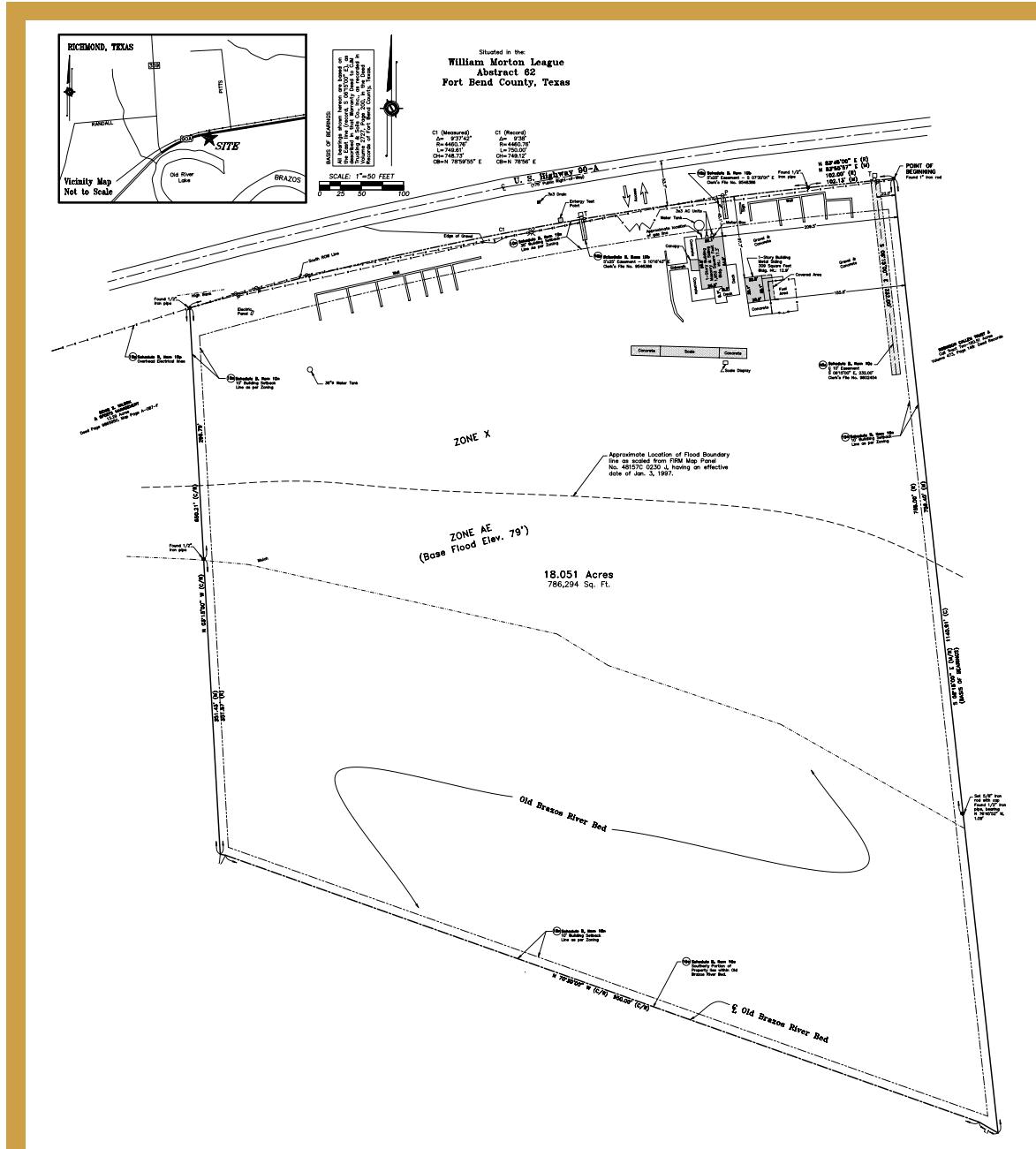


Demographics 2025	1 Mile	3 Miles	5 Miles
Total Households	1,253	18,280	59,194
Total Population	3,563	51,258	178,422
Average HH Income	\$125,616	\$126,704	\$139,868

Demographics 2030 (Projected)	1 Mile	3 Miles	5 Miles
Total Households	1,359	20,375	67,427
Total Population	3,825	56,866	200,044
Average HH Income	\$134,860	\$136,742	\$151,751

# SURVEY

1700 E Highway 90A, Richmond, TX 77406



# THE TEAM



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