

FLOOR & DECOR

EXPANDING CORPORATE TENANT
TAX FREE STATE

18840 US-59
HUMBLE, TX 77338
HOUSTON MSA



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

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Marcus & Millichap
NNN DEAL GROUP

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INVESTMENT SUMMARY

18840 US-59, HUMBLE, TX 77338

PRICE: \$13,960,640

CAP: 6.25%

NOI: \$872,540

OVERVIEW

PRICE	\$13,960,640
GROSS LEASABLE AREA (GLA)	79,684 SF
LOT SIZE	5.49 Acres
BASE RENT	\$872,540
YEAR BUILT	2019

LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	10/31/2019
LEASE EXPIRATION	10/31/2034
RENEWAL OPTIONS	4x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	Roof & Structure

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
Current	\$872,540
11-15	\$960,192
OPTION 1	\$1,055,813
OPTION 2	\$1,151,434
OPTION 3	\$1,247,055
OPTION 4	\$1,334,707

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INVESTMENT HIGHLIGHTS



PASSIVE NNN LEASE

Minimal landlord responsibilities limited to roof & structure, all other expenses are reimbursed by tenant



NATIONALLY RECOGNIZED TENANT

Floor & Decor is a leading specialty retailer with over 250 warehouse-format stores and design studios across 38 states



TEXAS TAX BENEFITS

Located in Texas a state with no personal or corporate income tax which enhances overall investor yield and long-term return potential



STRATEGIC LOCATION

Positioned among large destination retailers with excellent visibility and access to major highways and strong regional retail demand



RESILIENT MARKET FUNDAMENTALS

Humble is a thriving Houston suburb and benefits from a growing population, robust employment, and a diverse economy, supporting steady retail performance and tenant stability





Dearbrook Mall

★macy's
GameStop
TACO BELL
DICK'S SPORTS & OUTDOORS
Foot Locker
Wendy's
Dillard's
FOREVER 21
T-Mobile

T-Mobile

COSTCO WHOLESALE

Starbucks KOHL'S SALLY BEAUTY

DISCOUNT TIRE
Party City
ULTA BEAUTY
chili's
PETSMART
OLD NAVY
THE HOME DEPOT
SHOE CARNIVAL
rue21
ASHLEY
JOANN
Marshalls
Office DEPOT
BEST BUY
Red Lobster

CALIBER COLLISION

WALGREENS
POPEYES LOUISIANA KITCHEN
McDonald's

CVS pharmacy
ALDI

Walmart Supercenter

Kroger

DOLLAR TREE
ROSS DRESS FOR LESS
LESLIE'S
Total Wine & MORE
HALF PRICE BOOKS
OUTBACK STEAKHOUSE

sam's club

HOBBY LOBBY

CAVENDER'S

MOD

FARM TO MARKET 1960 BYPASS RD W - 49,473 VPD

George Bush Intercontinental Airport

Wendy's

Starbucks

Academy SPORTS+OUTDOORS
Burlington
The UPS Store
Cheddar's SCRATCH KITCHEN

amazon

petco
DSW
at&t
GameStop
IHOP
TEXAS MATTRESS MAKERS
five BELOW
Michael's
Chick-fil-A
DXL BIG & TALL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
DOLLAR GENERAL
T-Mobile
AutoZone
planet fitness
CITITRENDS

swissport

DHL

INDUSTRIAL AREA
Cargo & Shipping
Logistics

TEJAS TOYOTA

HUMBLE HYUNDAI

Robbins
Trusted Since 1928

GMC
BUICK

EASTEX FWY - 156,740 VPD

ROOMS TO GO

FLOOR DECOR &

NORTHERN TOOL + EQUIPMENT
ALSO FOR SALE
ASK AGENT FOR
DETAILS!

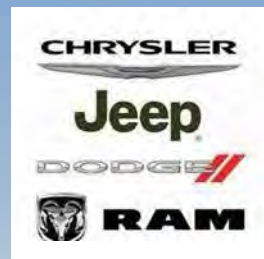
LIVING SPACES
Outlet

Houston
20 miles



EASTEX FWY - 156,740 VPD





EASTEX FWY - 156,740 VPD

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ROOMS TO GO

SUPERIOR
POOL PRODUCTS LLC



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**FLOOR
DECOR** &



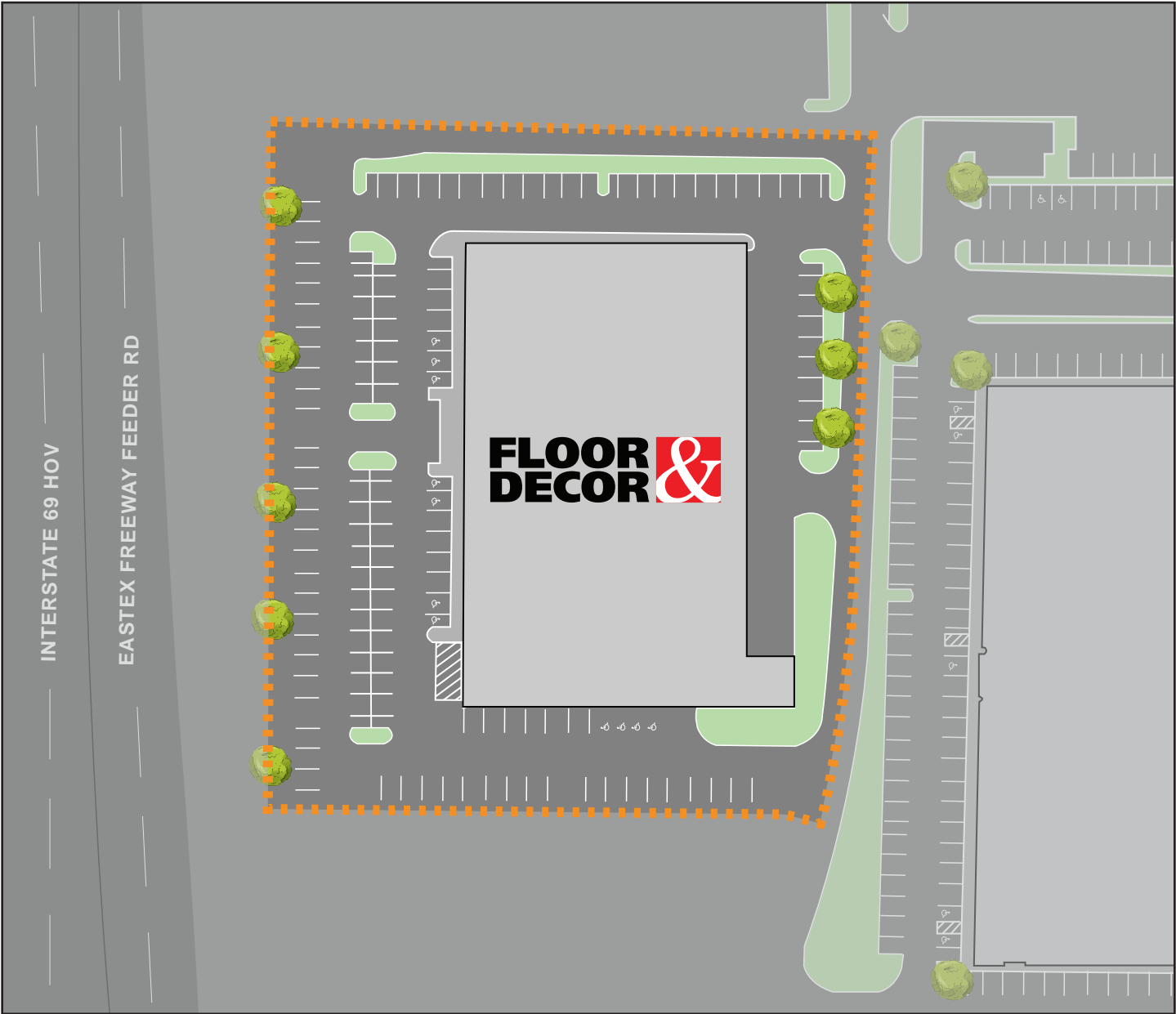
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LIVING SPACES
Outlet

EASTEX FWY - 156,740 VPD

SITE PLAN



TENANT SUMMARY



Floor & Decor Holdings, Inc. is a publicly traded, multi-channel specialty retailer of hard-surface flooring and accessories headquartered in Smyrna, Georgia. Founded in 2000 by George Vincent West, the company has expanded rapidly and now operates more than 250 warehouse-format stores and several design studios across 38 states. Floor & Decor has built its business around scale, deep assortments, and a strong focus on professional contractors, offering a wide in-stock selection of tile, wood, vinyl, laminate, natural stone, installation materials, and decorative products.

Along with the company's large national retail footprint and strong e-commerce platform, Floor & Decor, rated BB by S&P and Ba3 by Moody's, has delivered consistent financial growth, reaching over \$4 billion in annual sales while continuing to invest in new store openings and supply chain expansion. The company is targeting long-term growth to more than 500 stores as it continues serving both professional and DIY customers.



Headquarters

SMYRNA, GA



Year Founded

2000



Publicly Traded

NYSE:FND



Credit Rating

S&P: BB
MOODY'S: BA3



Locations

251
(Warehouse-format Stores)

5

Design Studios



Employees

13,000+



2022 Revenue

\$4.5 BIL

LOCATION OVERVIEW

HUMBLE, TX

Humble, Texas, is located about 20 miles north of downtown Houston in northeast Harris County. Once known as an oil boomtown, it has grown into a community with strong connections to regional commerce and transportation. The local economy is supported by retail, construction, and manufacturing, with Deerbrook Mall serving as a major commercial anchor. Health care, education, hospitality, and the nearby George Bush Intercontinental Airport, add further stability.

HOUSTON MSA

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



Humble Oil & Refining Co – Vintage Advertisement



George Bush International Airport



Deerbrook Mall, Humble, TX

METRO HIGHLIGHTS



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately 24 Fortune 500 companies are headquartered in the metro.



ECONOMY

Houston remains the center of U.S. energy production, and has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research.



PORT OF HOUSTON

The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.



DEMOGRAPHICS

The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing, retailers, and services.

DEMOGRAPHICS / HUMBLE, TX

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	5,824	50,001	161,158
2024 Estimate	5,703	48,193	152,549
Growth 2024 - 2029	2.13%	3.75%	5.64%
2010 Census	4,965	36,572	109,945
2020 Census	5,783	47,665	146,019
Growth 2010 - 2020	16.48%	30.33%	32.81%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	2,520	17,504	56,074
2024 Estimate	2,463	16,836	52,820
Growth 2024 - 2029	2.31%	3.96%	6.16%
2010 Census	2,038	12,300	36,727
2020 Census	2,388	15,922	48,352
Growth 2010 - 2020	17.13%	29.45%	31.65%

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.55%	2.37%	7.34%
\$150,000 - \$199,999	1.17%	4.82%	8.77%
\$100,000 - \$149,999	8.19%	19.80%	18.85%
\$75,000 - \$99,999	8.65%	15.89%	14.35%
\$50,000 - \$74,999	20.61%	19.98%	19.64%
\$35,000 - \$49,999	14.66%	12.34%	9.86%
\$25,000 - \$34,999	12.76%	8.35%	6.76%
\$15,000 - \$24,999	19.38%	9.23%	6.35%
\$10,000 - \$14,999	5.47%	2.08%	2.72%
Under \$9,999	7.56%	5.14%	5.35%
2024 Est. Average Household Income	\$52,111	\$77,649	\$94,518
2024 Est. Median Household Income	\$40,306	\$67,931	\$78,677
2024 Est. Per Capita Income	\$22,744	\$26,915	\$33,353

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	5,703	48,193	152,549
Under 4	7.1%	7.4%	7.6%
5 to 14 Years	13.1%	16.3%	16.3%
15 to 17 Years	3.1%	4.6%	4.5%
18 to 19 Years	2.5%	2.9%	2.7%
20 to 24 Years	8.9%	7.0%	7.0%
25 to 29 Years	9.6%	7.6%	7.4%
30 to 34 Years	9.2%	8.1%	8.2%
35 to 39 Years	6.7%	7.4%	7.9%
40 to 49 Years	11.2%	12.8%	13.7%
50 to 59 Years	10.7%	10.9%	10.7%
60 to 64 Years	4.9%	4.6%	4.3%
65 to 69 Years	4.1%	3.8%	3.5%
70 to 74 Years	3.2%	3.0%	2.7%
Age 75+	5.8%	3.7%	3.5%
2024 Median Age	34.0	33.0	33.0

2024 Population 25 + by Education Level	3,727	29,819	94,441
Elementary (0-8)	5.08%	5.04%	3.89%
Some High School (9-11)	10.58%	6.93%	5.97%
High School Graduate (12)	31.79%	30.35%	27.30%
Some College (13-15)	29.96%	31.07%	25.37%
Associates Degree Only	4.10%	6.55%	7.96%
Bachelors Degree Only	10.40%	13.28%	17.50%
Graduate Degree	2.74%	3.89%	9.27%

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Information About Brokerage Services

2-10-2025

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

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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