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MA HOLDINGS



720 W. SAM HOUSTON PKWY S. HOU, TX 77042
C-STORE FOR LEASE **\$6,765/MONTHLY BASE (1st 5 years) ABSOLUTE NNN**
\$33 Sq.Ft/Yr. *** LANDLORD SPECIAL**

PROPERTY HIGHLIGHTS **KEY FEATURES**

- Prime Grandfathered corner location on BW8 bringing extremely high foot/vehicle traffic.
- 1st Convenient store/Gas station south bound on Sam Houston Pkwy. after exiting I-10
- North of property: Retail and Multi-Family Residential Use *NEW APARTMENT COMPLEX*
- South: Office & Multi-Family Residential Use
- East: Tollway and Single-Family Subdivisions
- West: Commercial & Multi-Family Residential
- The C-store can be accessed by foot or vehicle by residents of apartment complexes that total 1,234 units situated just on either side of Holly Springs Drive alone, a dead end street.

- ***FREE BEGINNING MONTHS*****
- 2460 Sq.ft Building Approx. 8,100 Sq.ft Lot**
- Offering 5/10 year lease with 5/10 year renewal option
 - 190 ft. frontage total: 65 ft. frontage on Sam Houston Parkway + 125 ft. frontage on Holly Springs Drive
 - Opportunity for Drive-thru window/Expansion
 - UST remediation is in final stages and is expected to complete within less than a year. Upon completion, UST may be operable and/or replaced by tenant.
 - Space & Opportunity for 2MPD'S! Prior PHILLIPS 66
 - \$0 Initial Goodwill*
- *Prior tenant of 20 yrs. was last paying \$9000 monthly base rent along with a minimum of \$100K in goodwill upon each renewal, & agreed to renew at \$10k base rent, prior to closing after own tenant fault UST leak!!!*



*****Free Months may vary with offers and negotiations(Accepting Reasonable Offers) SERIOUS INQUIRIES ONLY**