

FOR SALE



WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

FOR INFORMATION:
JOHN NGUYEN
281-923-0099
JOHN@JHUNTERPROPERTIES.COM

PROPERTY OVERVIEW

- West Belt Center is an irreplaceable asset located just off West Sam Houston Parkway South and Elmsworth Drive.
- Strong retail submarket between two Grocery Anchors and numerous national credit tenants including AT&T, Food Town, HEB, T-Mobile, Walmart, and more.
- Excellent ingress and egress to West Sam Houston Tollway, great visibility from Beltway 8, and close proximity to Southwest Freeway.
- Surrounded by dense residential, apartments, offices and schools.
- One of the most diverse areas in Houston; rich in cuisine and shopping with strong Asian, Latin, and African influences.
- The Property is within 30 minutes of The Galleria, Downtown Houston, Bush Intercontinental Airport (IAH), and Hobby International Airport (HOU) via Beltway 8 and Interstate 69.



Shopping Center

| | |
|----------------------|--------------|
| Lot Size | 2.31 Acres |
| Year Built | 2006 |
| Building Size | 19,240 SF |
| Re-roof | 2020 |
| Renovated | 2022 |
| NOI | \$414,400.96 |
| Cap Rate | 6.25% |
| Price | \$6,630,415 |

Adjacent Land Available

| | |
|-----------------|--------------|
| Lot Size | 0.5259 Acres |
| Price | \$888,000 |

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

SITE PLAN

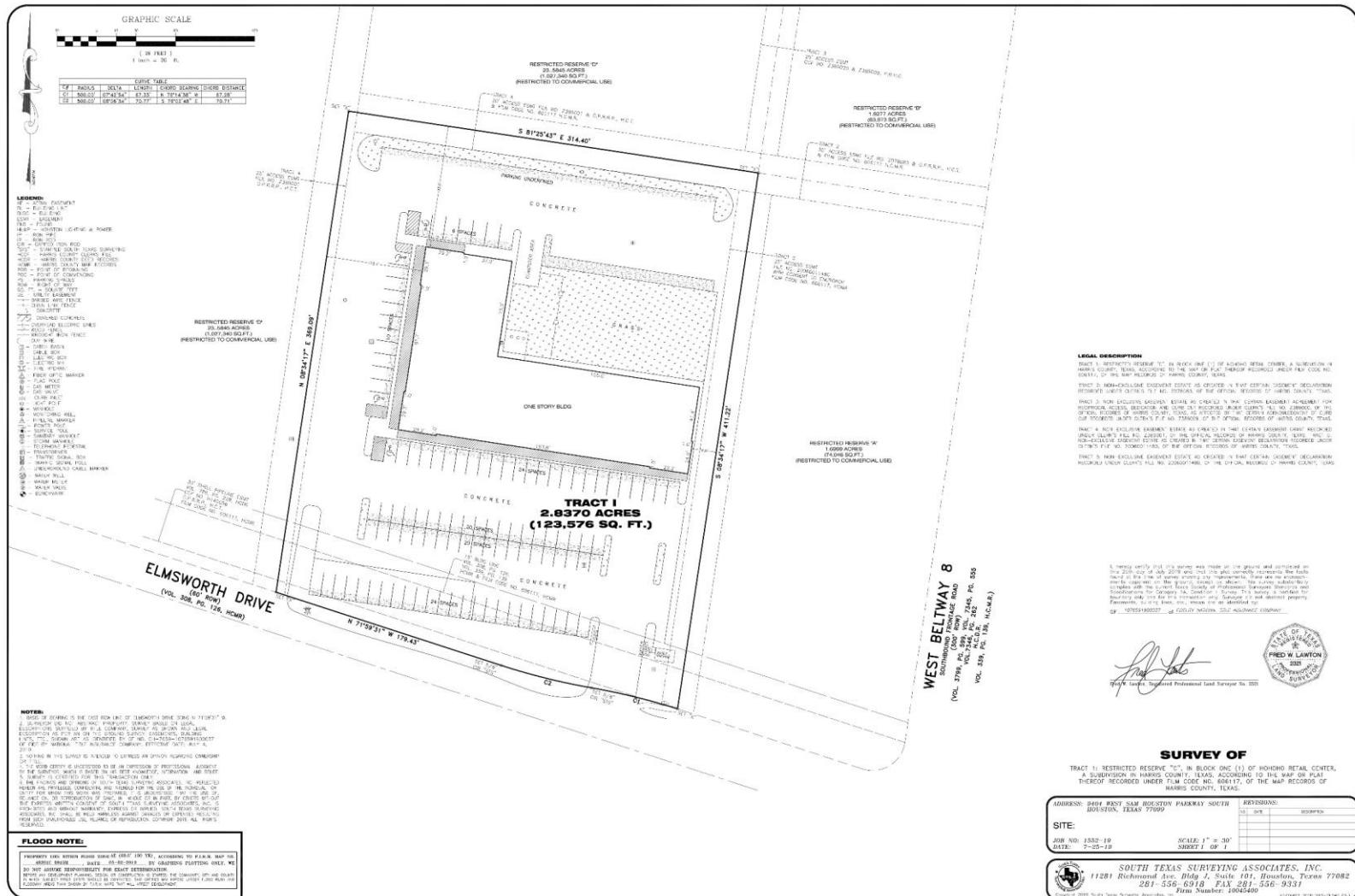


The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

JH
JHunter
PROPERTIES

SHOPPING CENTER SURVEY



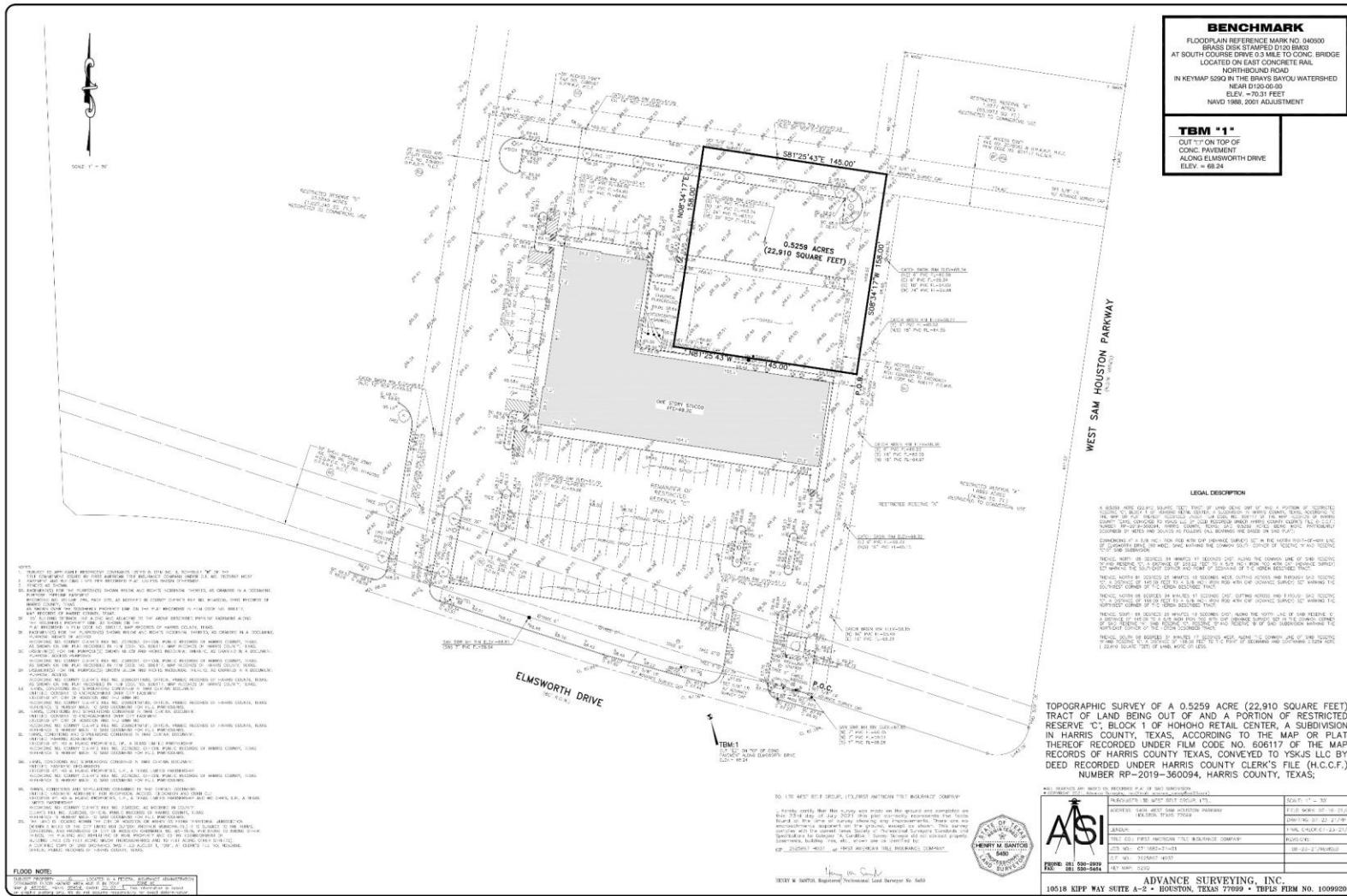
S88 Rev. 1/2000

WEST BELT CENTER

9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099



LAND SURVEY



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER

9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099



RENT ROLL

| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | PRICE PER SF/YR |
|------------------------------|-------------|------------------|-------------|------------|---------------------|----------|-----------------|
| Tri Coast Dentist | Suite A | 1,872 SF | 05/01/2025 | 4/30/2030 | \$38,930.16 | 9.73% | \$20.80 |
| David's Barber Shop | Suite B | 1,560 SF | 07/01/2024 | 06/30/2029 | \$31,200.00 | 8.11% | \$20.00 |
| Master Lease | Suite C | 1,300 SF | | | \$37,700.00 | 6.76% | \$29.00 |
| Total by Verizon | Suite D | 1,300 SF | 8/1/2024 | 07/31/2029 | \$36,400.00 | 6.76% | \$28.00 |
| Green Cloud Collective | Suite E | 1,268 SF | 04/04/2024 | 3/31/2029 | \$34,236.00 | 6.59% | \$27.00 |
| Southwest Express Washateria | Suite F | 2,860 SF | 09/01/2015 | 03/31/2031 | \$41,470.00 | 14.86% | \$14.50 |
| Marbella Lounge | Suite G | 3,900 SF | 06/04/2024 | 5/31/2029 | \$105,300.00 | 20.27% | \$27.00 |
| Marbella Lounge | Suite J | 896 SF | 06/04/2024 | 5/31/2029 | \$16,128.00 | 4.66% | \$18.00 |
| Boost Mobile | Suite I | 884 SF | 02/01/2022 | 01/31/2027 | \$23,134.80 | 4.59% | \$26.17 |
| Happy Hugs Daycare | Suite K | 3,400 SF | 03/01/2024 | 02/28/2029 | \$38,790.00 | 17.67% | \$11.41 |
| Donation Box | Pad Site | 0 | 03/01/2022 | M-T-M | \$1,800.00 | 0 | |
| Water Mill | Pad Site | 0 | 10/22/2007 | 05/31/2028 | \$9,312.00 | 0 | |
| Total/Averages | | 19,240 SF | | | \$414,400.96 | | |

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice.

The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

PHOTOS

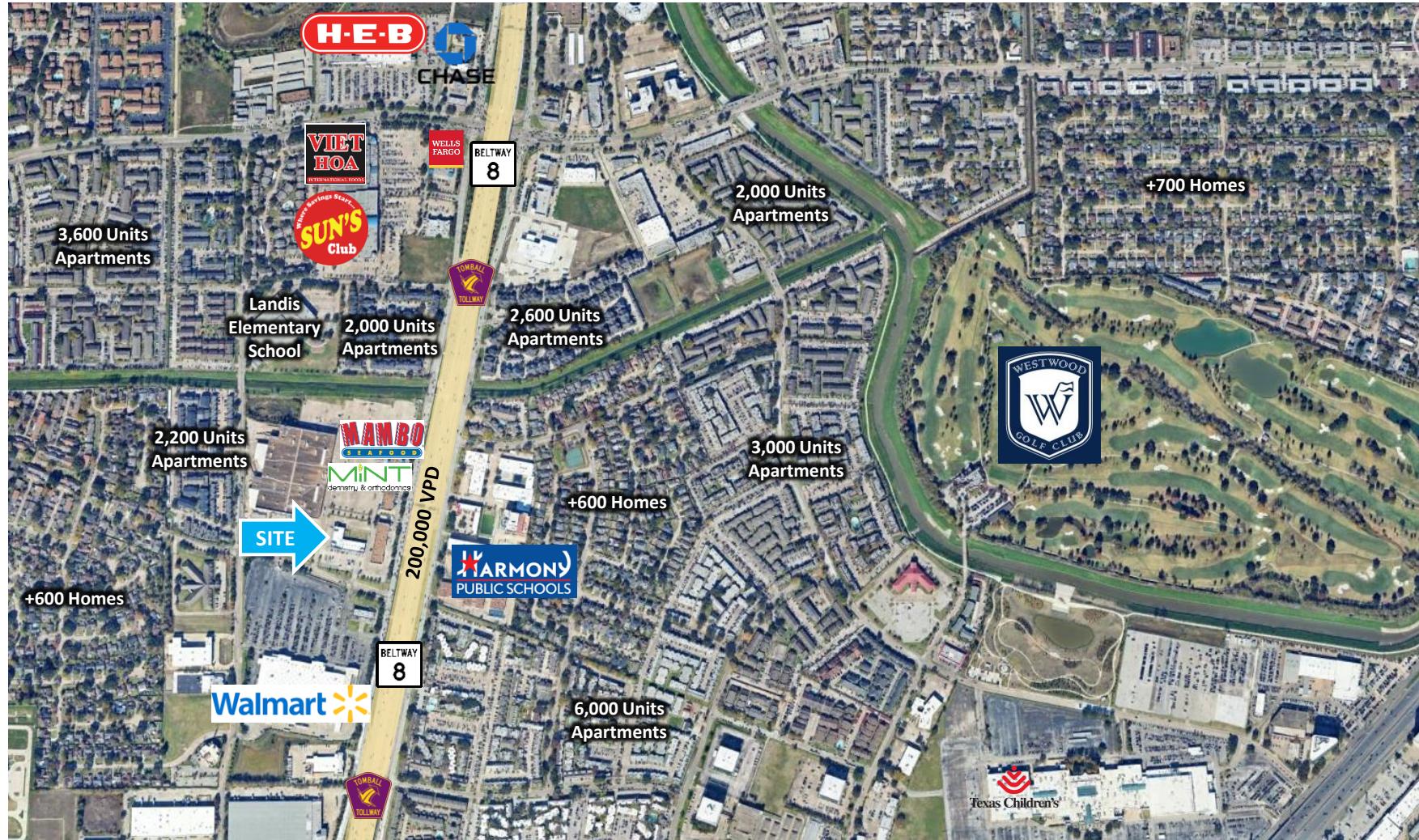


The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099


JHunter
PROPERTIES

AERIAL



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice.

The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

JHunter
PROPERTIES

AERIAL



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

JHunter
PROPERTIES

DEMOGRAPHICS



POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 39.7K | 209K | 546K |



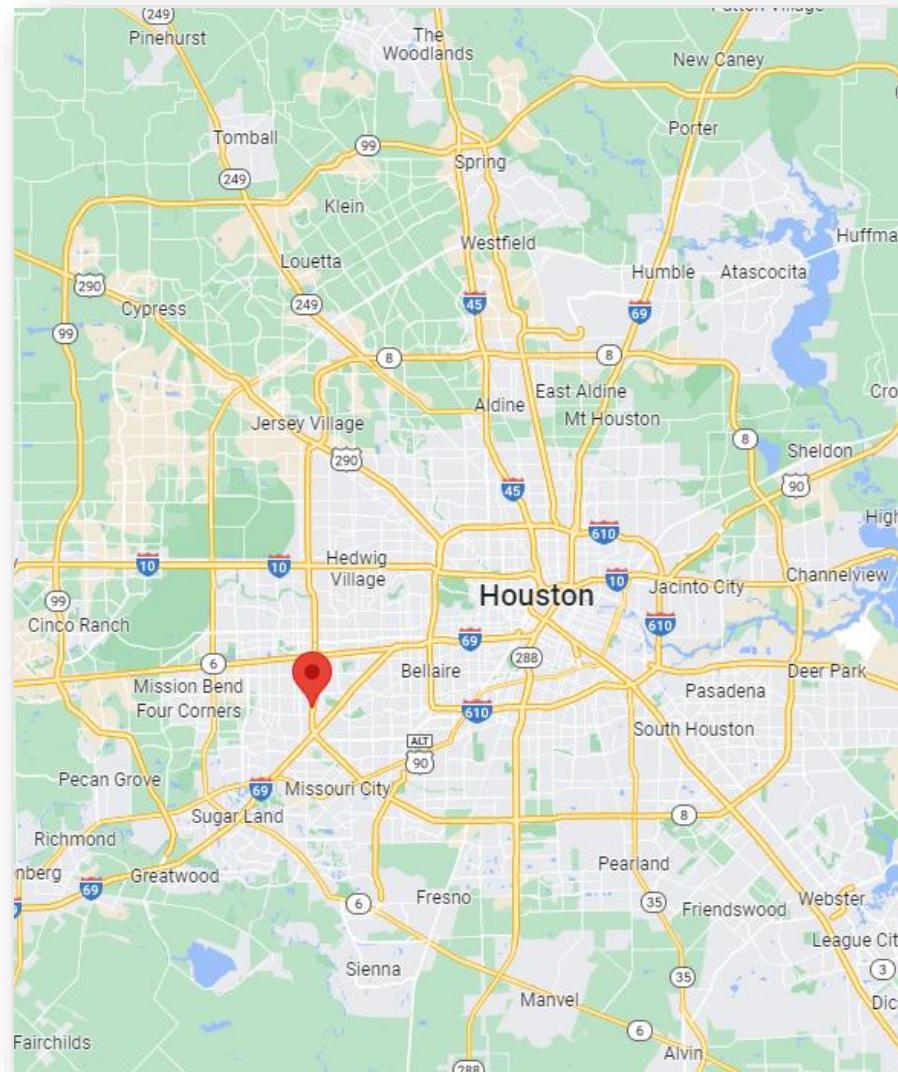
HOUSEHOLD INCOME

| 1 Mile | 3 Miles | 5 Miles |
|---------|---------|---------|
| \$34.5K | \$42.3K | \$48.6K |



MEDIAN AGE

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 29 | 32 | 33 |



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

WEST BELT CENTER
9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099



JHunter
PROPERTIES



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.

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 counteroffer 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

J. Hunter Properties

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

John B. Nguyen

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/ Associate's Name

0511634

License No.

john@jhunterproperties.com

Email

281-923-0099

Phone

0511634

License No.

john@jhunterproperties.com

Email

281-923-0099

Phone

License No.

Email

Phone

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0