

Fairmont JUNCTION



116,898 SF | HISPANIC GROCERY ANCHORED | PASADENA, TX

Property Map

Humble

Atascocita

Channelview

Deer Park

Pasadena

West University Place

Pearland

Fairmont JUNCTION

Fairmont JUNCTION

Fairmont Preston

2

Fairmont —————
JUNCTION

Fairmont —————
JUNCTION

FAIRMONT PRESTON

2

Robust Demographics in Southeast Houston



DOWNTOWN HOUSTON

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	16,924	134,746	317,215
2020 Population	16,955	138,253	324,301
2025 Population	16,371	134,741	315,774
2025 Hispanic Population	13,113	101,190	225,778

2025 White Alone	29.1%	30.9%	31.6%
2025 Black Alone	8.8%	8.5%	9.1%
2025 American Indian	1.6%	1.4%	1.4%
2025 Asian Alone	1.1%	3.0%	4.4%
2025 Other Race	32.2%	29.9%	28.3%
2025 Two or More Races	27.1%	26.2%	25.2%
2025 Hispanic Heritage	80.1%	75.1%	71.5%

2010 Households	5,292	43,502	101,195
2020 Households	5,499	45,541	106,611
2025 Households	5,475	45,892	107,397
2030 Households	5,479	46,369	108,303

2025 Average Household Income	\$65,205	\$78,839	\$84,769
2030 Average Household Income	\$71,370	\$87,270	\$94,123

BUFFALO BAYOU

MI TIENDA

SOUTH HOUSTON HIGHSCHOOL

REFRESQUERIA HELMER CLEANERS



THE POINT APARTMENTS 517 units

Fairmont JUNCTION

PITSTOP EXPRESS

FAIRMONT PRESTON

Asset Positioning

**DEVELOPABLE
PAD SITE**

SHAVER ST (22,447 VPD)

FAIRMONT PKWY (18,406 VPD)

ALLEN-GENOA RD (11,567 VPD)

PAD SITE
35,197 SF

NAP

154
DOLLAR TREE

152

150

3915-148

148-A

144

140

138A

138B
Oak St. Health

3905
3909
3915
3917
3919

114
FAMILY DOLLAR

152
Sterling
Banquet

118
SUPERMERCADO
EL RANCHO

126
126C
130

**RANKS IN TOP 20% OF
GROCEER VISITS NATIONALLY
AND WITHIN TEXAS**

UNIT	TENANT	SF
114	Family Dollar Stores	11,410
116	Sterling Banquet	10,998
118	El Rancho	42,130
126	Available	4,331
126_C	Available	4,104
130	Available	3,000
138_A	Available	1,200
138_B	Oak St. Health	9,680
140	Available	1,200
144	Available	1,200
148_A	Available	1,800
148	HCA Bayshore, LP	2,400
150	Available	1,600
152	Lucent Denatal	4,000
154	Dollar Tree Stores	10,200
3905	Thai Jasmine	1,375
3909	Available	1,620
3915	Amco Auto Insurance	1,320
3917	Vision I Care Inc.	1,200
3919	Sra. Churros	1,330
LAND	Watermill Express LL	0
SFOVFLO	Static Vacant	800

Investment Highlights

HISPANIC GROCERY ANCHORED

42,130 SF El Rancho
Accounts For 36% of
Rental Revenue

DEMOGRAPHICS DRIVE VALUE

El Rancho Anchors
Fairmont Junction
In an 80.1% Hispanic
Neighborhood

ESTABLISHED SUB-ANCHORS WITHIN LOCAL COMMUNITY

Weighted Average Tenure
of 9.7 Years Across Sterling
Banquet, Family Dollar and
Dollar Tree

SIGNIFICANT GROWTH VIA 14.51% MARK-TO-MARKET OPPORTUNITY

49% increase in NOI from mark
to market & vacancy lease up
lifts the going in cap rate 3.45%

POTENTIAL FOR ADDITIONAL UPSIDE VIA PAD DEVELOPMENT

Opportunistic Site on The
Hard Corner of Fairmont
Pkwy & Shaver
(not modeled in CF projections)



Hispanic Grocery Anchor

EL RANCHO SUPERMERCADO

Fairmont Junction benefits from an exceptional Hispanic demographic concentration, with over 225,000 Hispanic residents comprising 71.5% of the population within a 5-mile radius, representing nearly 4x the national average. This community-centered retail destination is anchored by El Rancho, which draws 595,400 shoppers annually who rely on the store for authentic cultural foods and specialty products that serve their daily needs. El Rancho has strategically expanded its footprint to cater to this growing consumer base, generating an estimated annual revenue of approximately \$750 million through its specialized business model that includes in-house tortillerias, bakeries, and meat markets. El Rancho operates under Heritage Grocers Group, a leading operator of Hispanic-focused grocery chains across Texas and the Southwest, providing financial stability and proven expertise in serving Hispanic communities. The parent company's track record of successful store operations and deep understanding of cultural shopping preferences ensures reliable, long-term anchor tenancy while creating a high-traffic destination for complementary businesses.



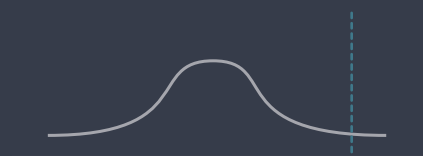
SF Occupied:	42,130
Industry:	Hispanic Grocery
Lease Expiration:	Jun-29
Options:	2, 5-Yr. Options through Hold Period

SUPERMERCADO
EL RANCHO

LOCAL: 15 MI

■ 63/351

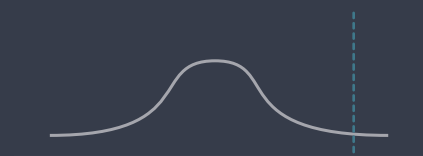
82%



TEXAS

■ 1,013/5,382

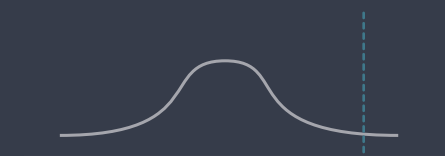
81%



NATIONWIDE

■ 13,191/68,040

80%



Established Sub-Anchors Tailored to Surrounding Demographics



AGUASCALIENTES FOODS

SF Occupied: 42,130
Industry: Hispanic Grocery
Lease Exp: Jun-29

El Rancho is a regional Mexican grocery chain with a strong focus on authentic products and community connection. The company's reliability is deeply tied to the demographic trends of Texas, where the Hispanic population now represents the state's largest ethnic group at over 40% and is a key driver of population growth. El Rancho has strategically expanded its footprint to cater to this growing consumer base, with an estimated annual revenue of approximately \$750 million. The company's business model, which includes a focus on fresh food departments like in-house tortillerias, bakeries, and meat markets, creates a high-traffic destination that fosters customer loyalty and provides a stable source of revenue.



FAMILY DOLLAR

SF Occupied: 11,410
Industry: Dollar Store Retail
Lease Exp: Jan-27

Family Dollar operates as a leading discount retail chain with 7,474 locations nationwide, serving underserved communities with essential goods at value prices. As part of Dollar Tree, Inc., which generates over \$21 billion in annual revenue, Family Dollar benefits from substantial financial backing and efficient supply chain operations that ensure consistent community presence. The store's focus on affordable household items, groceries, and personal care products aligns well with Fairmont Junction's economic demographics, complementing the shopping patterns of families seeking convenient access to everyday necessities.



STERLING BANQUET

SF Occupied: 10,998
Industry: Upscale Event Center
Lease Exp: Nov-30

Sterling Banquet Hall operates as a premier full-service event facility serving the Hispanic community surrounding Fairmont Junction. The venue hosts over 600 events annually, serving more than 100,000 guests with specialized focus on culturally significant celebrations including weddings, quinceañeras, and family milestone events. Sterling offers all-inclusive, customizable packages for gatherings ranging from 50 to 450 guests, providing essential services for Hispanic cultural traditions such as quinceañeras, Sweet 16 parties, and wedding ceremonies. Their positioning as an affordable yet elegant venue aligns perfectly with the area's family-oriented Hispanic demographic, making it a vital community destination for milestone celebrations central to Hispanic family traditions.



DOLLAR TREE

SF Occupied: 10,200
Industry: Dollar Store Retail
Lease Exp: May-26

Dollar Tree is a leading discount retailer with over 8,600 locations nationwide, featuring a distinctive fixed-price strategy that delivers consistent value to customers. With \$21.78 billion in annual revenue and 6.5% same-store sales growth, the company demonstrates strong financial performance and consumer loyalty. Dollar Tree's defensive retail model attracts budget-conscious shoppers during economic uncertainty, making it well-suited for Fairmont Junction's cost-aware families seeking affordable household essentials, party supplies, and seasonal items that complement their shopping at Fairmont Junction.

Additional Upside Via Pad Development

The 35,197 SF pad area is situated on the hard corner of Shaver St. (22,447 VPD) and Fairmont Pkwy. (18,406). Given the asset's strategic corner position and flat, undeveloped land, this property presents an exceptional opportunity for ground-up development, ideal for creative investors looking to build a single-tenant retail space. The site benefits from its location within a shopping center anchored by El Rancho, which attracts 53K+ monthly visitors for grocery shopping, creating built-in foot traffic for all retail tenants. With no existing improvements or tenant obligations, investors are presented with the opportunity to capitalize on consistent consumer traffic at this accessible corner location.

POTENTIAL PAD SITE ANNUAL RENT						
CAP RATE		\$80,000	\$90,000	\$100,000	\$110,000	\$120,000
	7.0%	\$1,142,857	\$1,285,714	\$1,428,571	\$1,571,429	\$1,714,286
	6.5%	\$1,230,769	\$1,384,615	\$1,538,462	\$1,692,308	\$1,846,154
	6.0%	\$1,333,333	\$1,500,000	\$1,666,667	\$1,833,333	\$2,000,000
	5.5%	\$1,454,545	\$1,636,364	\$1,818,182	\$2,000,000	\$2,181,818
	5.0%	\$1,600,000	\$1,800,000	\$2,000,000	\$2,200,000	\$2,400,000



Houston Overview

#3

In the Country for
Number of Jobs
Added in 2024

#2

Net Migration
by Metro

110,580 IN 2024

3,500,00

Person Workforce,
Nearing All-Time
High for Houston

79%

Higher Education
Grads Stay & Work
in the Area

THE 6TH HIGHEST
RETENTION RATE IN
THE U.S.

+36,300

New Jobs
Added in 2024

#2

In the Nation in
Office Re-Entry
Levels in the
Country After the
Pandemic

#2 MSA

For Projected
Population Growth

#1

Most Fortune 500
Headquarters
in Texas

50+

Corporate
Headquarters
Relocations to
Houston
Since 2017

HOME TO

23 Fortune 500
Companies & 44
Fortune 1000
Companies



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