

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Approximately 18 Years Remaining | 2% Annual Increases | Affluent Trade Area



3840 W. Davis Street | Conroe, Texas

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker/Designated Officer: Teddy Leonard, SRS National Net Lease Group, LP | TX License No. 631339

SITE OVERVIEW



PROPERTY PHOTOS





OFFERING

Pricing	\$7,161,000
Net Operating Income	\$519,153
Cap Rate	7.25%

PROPERTY SPECIFICATIONS

Property Address	3840 W. Davis Street Conroe, Texas 77304
Rentable Area	6,600 SF
Land Area	0.74 Acres
Year Built	2015
Tenant	Total Point ER
Guaranty	Total Point ER, Parent Company Elysian Capital + Two PG's
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20-Year Lease
Increases	2% Annually
Options	4 (5-Year)
Rent Commencement	12/15/2021
Lease Expiration	12/31/2041

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES			Options	
		Lease Start	Lease End	Begin	Increase	Monthly		Annually
Total Point ER	6,600	Dec. 2021	Dec. 2041	Current	-	\$43,263	\$519,153	4 (5-Year)
(Guaranty - See Page 5)				Jan. 1, 2025	2%	\$44,128	\$529,536	2% Annual Rental Increase During Option Periods

2% Annual Increases for Remainder of Initial Term

The Guarantor shall be released from the lease on the date which is later:

- a) The 10th anniversary of the Effective date of the lease. Private Equity and Personal Guarantee is leased on the 10th year. The Total Point brand entity remains. Speak to agent.
- b) The last day of the third consecutive month in which Tenant's Rent Coverage Ratio is more or equal to 4.0X

Approximately 18 Years Remaining on Lease | Options To Extend | Annual Rental Increases

- The tenant, Total Point ER, recently signed a 20-year lease with 4 (5-year) option periods to extend, demonstrating their commitment to the site
- The lease features 2% annual increases throughout the initial term and option periods, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Tax-Free State

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a tax-free state

Total Point ER | Rapidly Expanding Company

- Texas based medical company that consists of urgent cares, imaging centers, emergency rooms and one main hospital in Grand Prairie
- Rapidly expanding across Texas and Arizona with 15 facilities open, 21 under construction, and plans to hit 50 locations within the next two years
- The business is owned by Elysian Capital, a private equity firm with \$700M under management

Dense Retail Corridor | National/Credit Tenant Presence | Adjacent to 270-Unit Apartment Complex

- The Total Point ER is located in a dense retail corridor with nearby national/credit tenants including Walmart Supercenter, Kroger, Sam's Club, and Lowe's
- The subject property is located directly across from a H-E-B anchored center that serves over 1.2M visitors per year (per Placer.ai)
- The investment is adjacent to The Fountains of Conroe, a 270-unit apartment complex, providing a direct residential base

Strategically Located Along W Davis St (40,800 VPD) | Excellent Visibility & Access

- The asset is strategically located along W Davis St, a major retail and commuter thoroughfare, with an average of 40,800 vehicles passing by daily
- Benefits from being near the major signalized intersection of W Davis St and State Highway 336 (combined 74,800 VPD)
- The asset has excellent visibility and access via significant street frontage, multiple points of ingress/egress, and a large monument sign

Strong Demographics In 5-mile Trade Area | Six-Figure Income

- More than 100,000 residents and 48,000 employees support the trade area
- Affluent average household income of \$109,180



TOTAL POINT ER

totalpointer.com

Company Type: Private

Locations: 15

Total Point Emergency Center is a community focused healthcare provider where they put patients health and safety as the top priority. Whether it's patients own medical emergency or their family, they serve patients as an integral part of their community and make sure that they give their best in making everyone feel better. Total Point Urgent Care clinics throughout Texas are here to provide the immediate medical care patients need at a fraction of the cost they encounter at the emergency room.

Source: totalpointer.com/about

LOCATION



Conroe, Texas
Montgomery County
Houston-The Woodlands-Sugar Land MSA

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 5.55 stalls per 1,000 SF of leasable area.

ACCESS



W. Davis Street/State Highway 105: 1 Access Point
Fountains Lane: 1 Access Point

PARCEL



Parcel Number: 5158-00-00301
Acres: 0.74
Square Feet: 32,006

TRAFFIC COUNTS



W. Davis Street/State Highway 105: 40,800 VPD
Interstate 45: 166,800 VPD

CONSTRUCTION



Year Built: 2015

IMPROVEMENTS



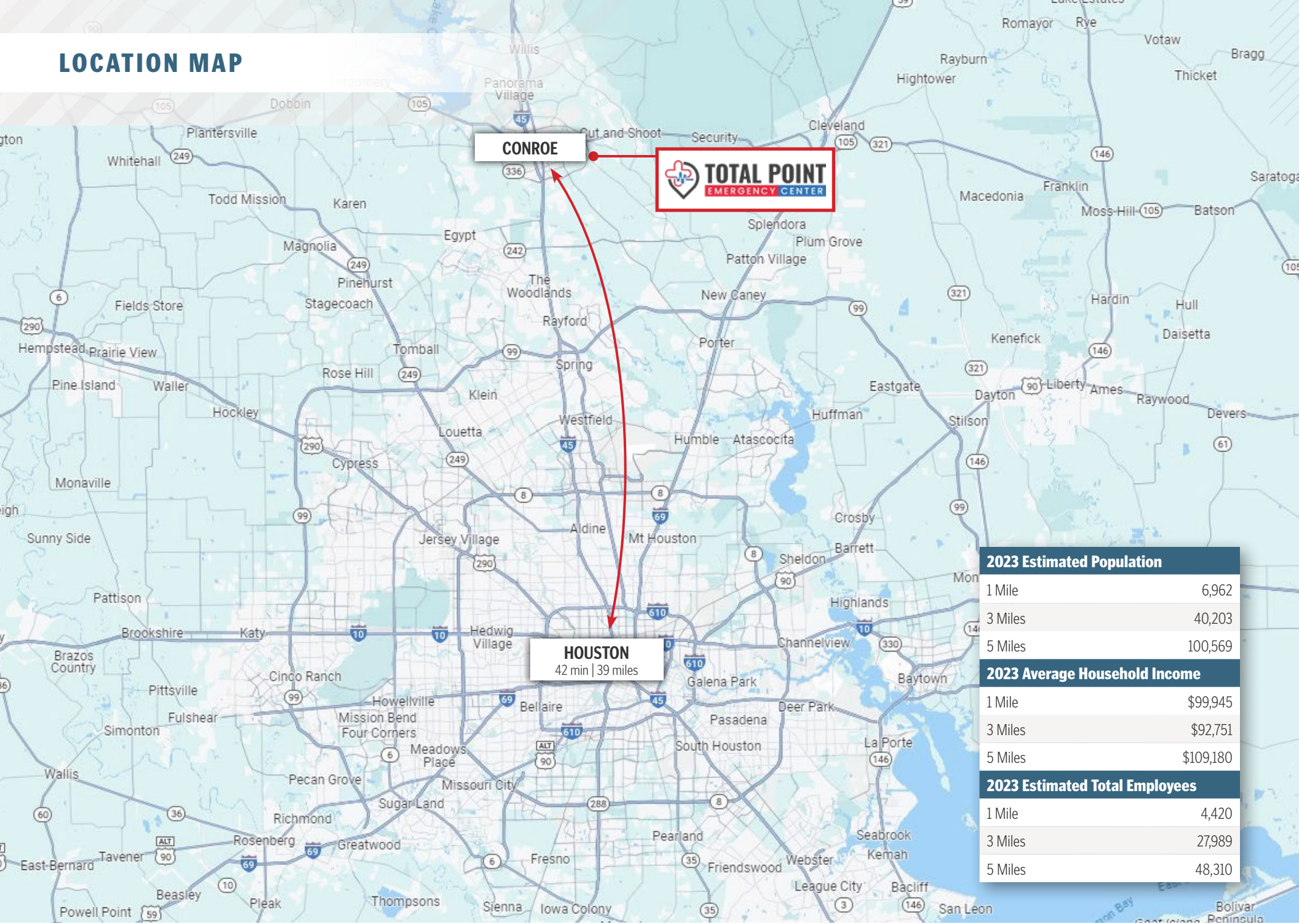
There is approximately 6,600 SF of existing building area

ZONING



General Commercial

LOCATION MAP



CONROE



HOUSTON
42 min | 39 miles

2023 Estimated Population	
1 Mile	6,962
3 Miles	40,203
5 Miles	100,569
2023 Average Household Income	
1 Mile	\$99,945
3 Miles	\$92,751
5 Miles	\$109,180
2023 Estimated Total Employees	
1 Mile	4,420
3 Miles	27,989
5 Miles	48,310



PINE HOLLOW SHOPPING CENTER
HOBBY LOBBY
Aaron's
 Easy. Beautiful. Affordable.
DOLLAR TREE
GameStop

Hampton Inn & Suites
 by HILTON

DISCOUNT TIRE
Denny's

Kroger
TEXAS

H-E-B
SUPERCUTS
 Little Caesars

Walmart
 Supercenter

sam's club

LOWE'S

HYUNDAI

Firestone
 COMPLETE AUTO CARE
H&R BLOCK
R&C
goodwill

TOWNE CENTER
verizon
ESLIES
 FITNESS PROJECT

166,800
 VEHICLES PER DAY

INTERSTATE 45
 CONROE HIGH SCHOOL

PNC

the 99 store
Academy
petco
HomePlus
Conn's
HomePlus
hallmark
 MONTGOMERY PLAZA

FIRST FINANCIAL BANK

REAVES ELEMENTARY SCHOOL

Chicken
 EXPRESS

ALDI

ups
EM
WALTON
FLOOD SAFE USA
MONARCA
AQUA-TECH POOL SERVICES
MAIL BOXES N' MORE
Beltone
ETX HEARING AIDS
 Helping You Hear Now

DOLLAR GENERAL

State Farm

34,000
 VEHICLES PER DAY

STATE HIGHWAY 336

ExxonMobil

40,800
 VEHICLES PER DAY

W. DAVIS ST./STATE HIGHWAY 105

Hertz

WESTSIDE CROSSING

TOTAL POINT
 EMERGENCY CENTER

AutoZone

AT&T





Family First
URGENT CARE
WE CARE FOR YOU AND YOURS

SUNOCO

PRESBYTERIAN DAY SCHOOL

34,000
VEHICLES PER DAY

CVS pharmacy

STATE HIGHWAY 336

McDonald's

H-E-B

Great Clips

40,800
VEHICLES PER DAY

SUBWAY

UPS

ATHNASIUM
The MATH Learning Center

ITALIAN RESTAURANT

HURTS

KITCHEN

Doctor Spauld III
Dentist, Spas & Nails



WESTSIDE CROSSING

AutoZone

W. DAVIS ST./STATE HIGHWAY 105

TOTAL POINT
EMERGENCY CENTER



AT&T

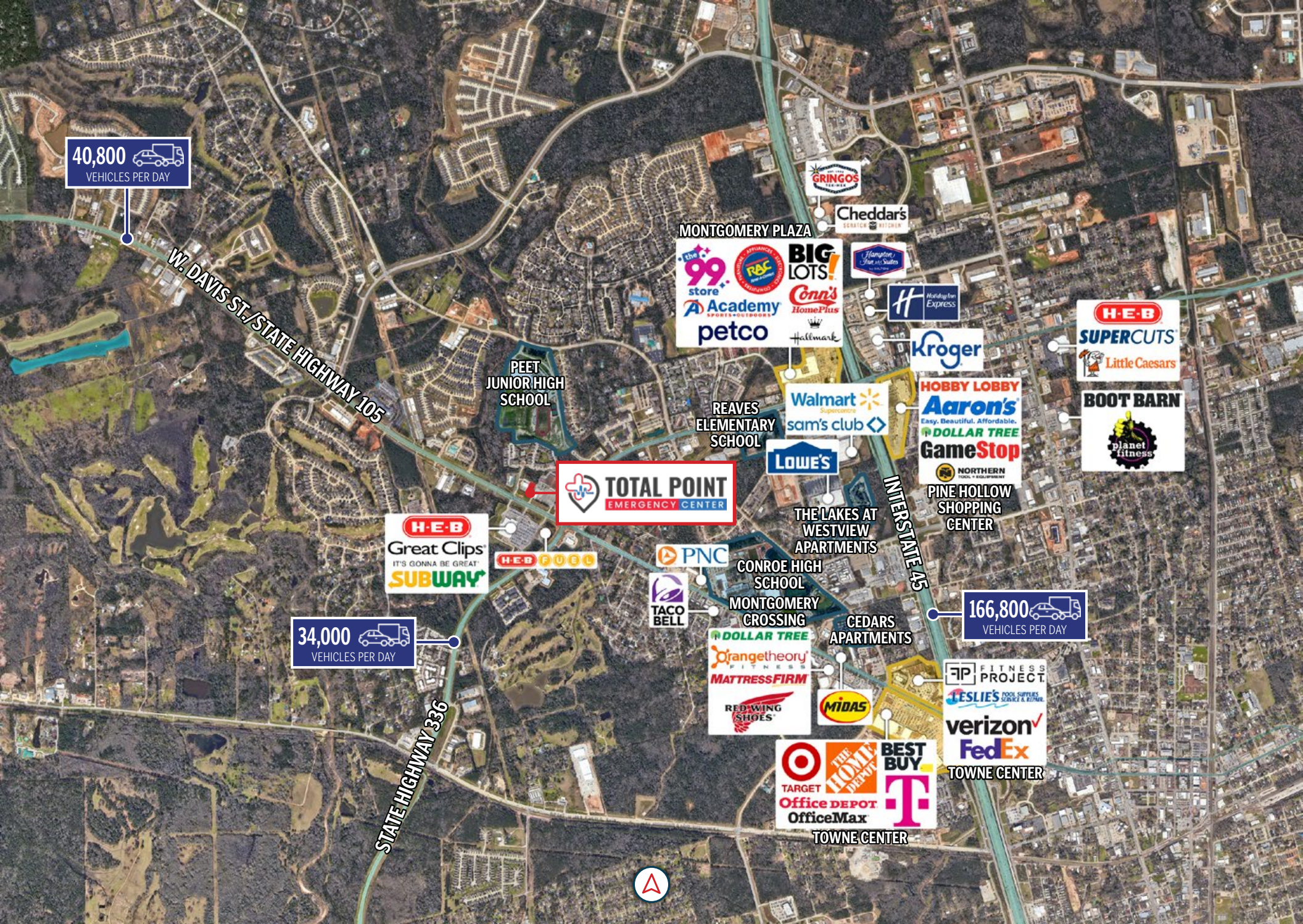
MINT dentistry
CONROE

MASSAGE HEIGHTS

Hertz

FOUNTAINS LN.





40,800
VEHICLES PER DAY

W. DAVIS ST./STATE HIGHWAY 105

34,000
VEHICLES PER DAY

STATE HIGHWAY 336

166,800
VEHICLES PER DAY

INTERSTATE 45

TOTAL POINT
EMERGENCY CENTER

PEET
JUNIOR HIGH
SCHOOL

REAVES
ELEMENTARY
SCHOOL

CONROE HIGH
SCHOOL

MONTGOMERY
CROSSING

CEDARS
APARTMENTS

THE LAKES AT
WESTVIEW
APARTMENTS

PINE HOLLOW
SHOPPING
CENTER

TARGET
Office DEPOT
OfficeMax

THE HOME
DEPOT

BEST BUY

TOWNE CENTER

FITNESS
PROJECT
LESLIE'S POOL SUPPLIES
MOVIE & ETC.

verizon
FedEx
TOWNE CENTER

Kroger

HOBBY LOBBY
Aaron's
DOLLAR TREE
GameStop

NORTHERN
TOOL & EQUIPMENT

H-E-B
SUPERCUTS
Little Caesars

BOOT BARN
planet fitness

MONTGOMERY PLAZA
the 99 store
Academy Sports + Outdoors
petco

BIG LOTS!
Conn's HomePlus
Hallmark

Cheddar's

Hampton's Fine Steaks

Hotel Express

GRINGOS



FOUNTAINS LN.

DELTA LIFE FITNESS

AT&T

TOTAL POINT EMERGENCY CENTER

Hertz

TIME CLEANERS

MINT dentistry COVROE

CLAYTON ARTHUR FISHER

AutoZone

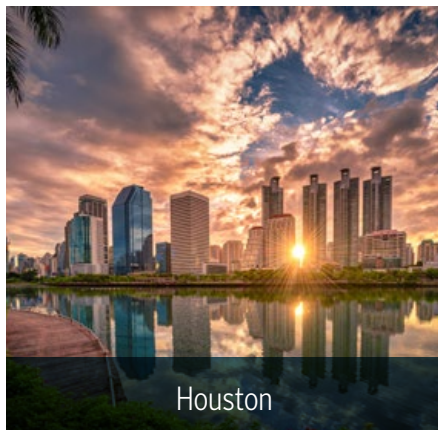
MONUMENT SIGN

40,800 VEHICLES PER DAY

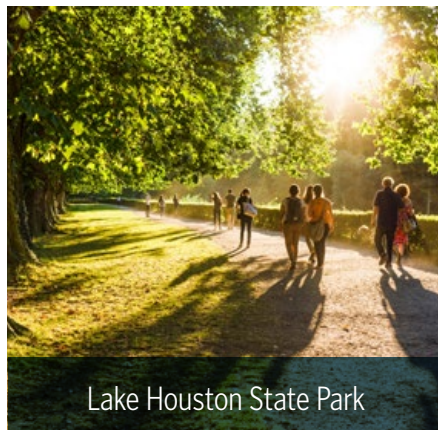
105 TEXAS W. DAVIS ST.



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	6,962	40,203	100,569
2028 Projected Population	7,679	43,069	112,280
2023 Median Age	39.3	35.6	36.8
Households & Growth			
2023 Estimated Households	3,089	15,466	36,210
2028 Projected Households	3,452	16,821	41,142
Income			
2023 Estimated Average Household Income	\$99,945	\$92,751	\$109,180
2023 Estimated Median Household Income	\$66,175	\$62,449	\$73,999
Businesses & Employees			
2023 Estimated Total Businesses	409	2,515	3,980
2023 Estimated Total Employees	4,420	27,989	48,310



Houston



Lake Houston State Park

CONROE, TEXAS

Conroe, Texas, in Montgomery county, is 10 miles N of The Woodlands, Texas and 38 miles N of Houston, Texas. In addition, Conroe is the County Seat of Montgomery County, whose two most populous areas are Conroe and, to the south, The Woodlands. The city is included in the Houston metropolitan area. The City of Conroe had a population of 101,315 as of July 1, 2023.

The strength of the regional and local economy, Conroe continues to experience growth in residential, commercial, and light industrial development. The largest industries in Conroe, TX are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Management of Companies & Enterprises, Mining, Quarrying, & Oil & Gas Extraction, and Agriculture, Forestry, Fishing & Hunting, & Mining. Top Employees in the city are Conroe Independent School District, Montgomery County, Conroe Regional Medical Center, City of Conroe, Community Pathology Associates, National Oilwell Varco - Downhole, Tony Gullo Motors, Lowe's, Medivators, Inc., Walmart.

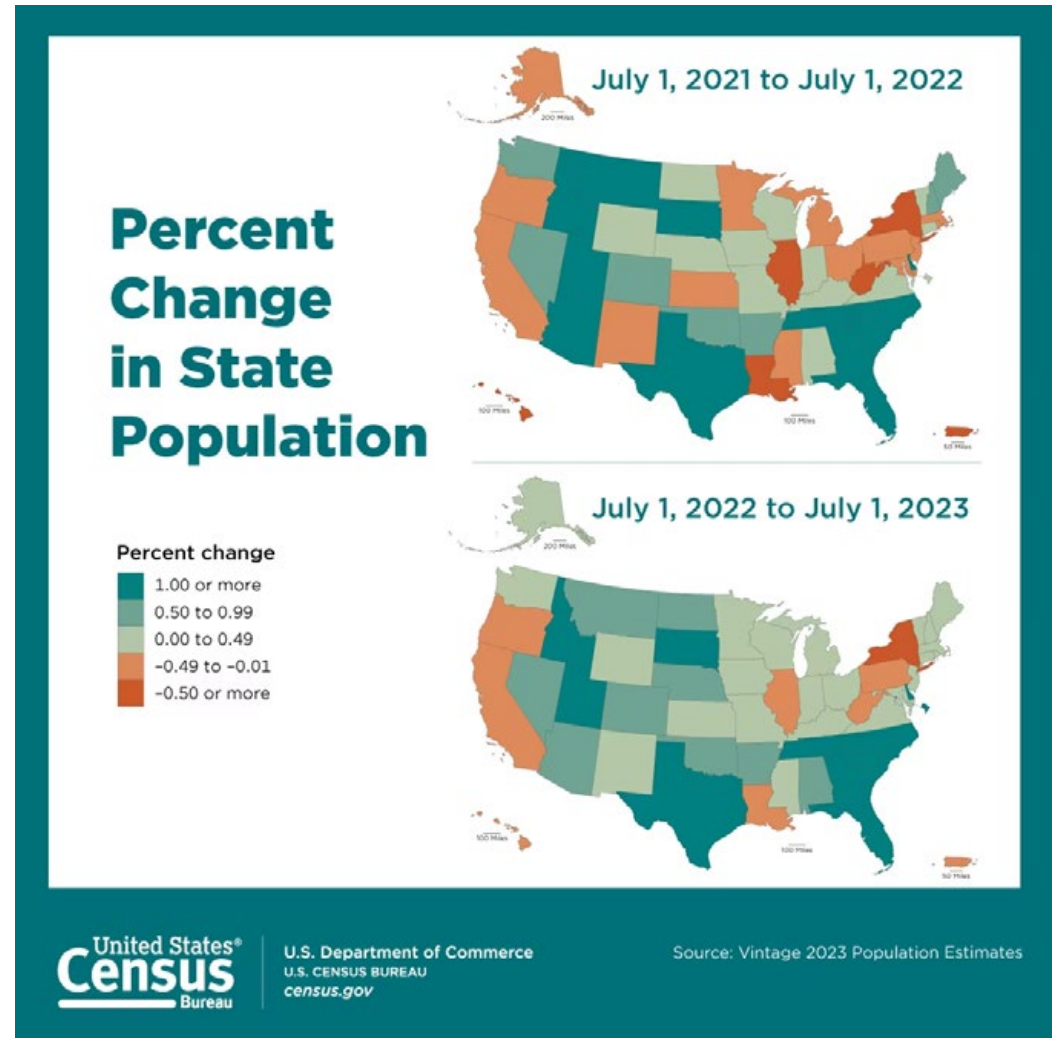
Conroe and nearby Attractions are Heritage Museum of Montgomery County, Sam Houston National Forest, Lake Conroe, Lone Star Hiking Trail, Mercer Arboretum and Botanical Gardens, Lake Houston State Park.

While staying in Conroe, one can visit the Cimarron Park, Wiggins Village Park, Candy Cane Park, Lewis Park, White Oak Point Park, Travis Field and Montgomery Park. The Artesian Lake and the Country Club Lake offer facilities for boating and fishing. You can also visit the Heritage Museum of Montgomery County, Tomball Museum Center and Sam Houston National Forest. In addition, the city hosts the Cajun Catfish Festival and Juneteenth Jazz Fest every year.

PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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