

# NEIGHBORHOOD RETAIL CENTER

Investment Opportunity

**GREATWOOD**  
COUNTRY SHOPS

100% Occupied | Adjacent to Mobil and Kwik Car Out Parcel | Long-Standing Tenancies



1270 Crabb River Road | Sugar Land, Texas

**HOUSTON MSA**

ACTUAL SITE

**SRS** | CAPITAL MARKETS

**EXCLUSIVELY MARKETED BY**

**GREATWOOD**  
COUNTRY SHOPS

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**PAK MAIL**

**LUXURIOUS  
NAILS**

**Snow  
Flake** DONUTS

**SUBWAY**

**SRS**

CAPITAL  
MARKETS

**MULTI TENANT INVESTMENTS**

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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### INVESTMENT SUMMARY

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Recapture  
Pricing Summary  
Brand Profile

## PROPERTY PHOTO





SRS National Multi Tenant investments is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an 100% occupied. 14,220 SF neighborhood retail center, Greatwood Country Shops, located in Sugar Land, Texas. The centers tenant line-up features a variety of local apparel, service and restaurant tenants as well as a Subway and F45 training, both of which have been at the center for more than 7 years. All leases in-place are NNN which includes management fees to be reimbursed by the tenant, limiting most expense leakage for an investor.

Greatwood Country Shops is located near the signalized, hard corner intersection of Crabb River Rd (future Grand Pkwy) and Sansbury Blvd with a combined (29,800 VPD). Crabb River Rd also offers direct access to Interstate 69 (124,000 VPD). The center is adjacent to a Mobil and Kwik Kar Out-parcel and across from a McDonalds Drive Thru further enhancing vehicle draw to the location. The asset is also across from its 7,217 SF sister property, Greatwood Country Shops II which is directly next to a freestanding CVS Pharmacy and Jack-in-the-Box drive-thru. In addition, Greatwood Country shops is also 0.5 miles from Riverpark Shopping Center, a 317,331 square foot shopping center anchored by HEB, Dave & Buster, Dollar Tree and LA Fitness which sees over 5.5 million annual shoppers. The property also benefits from its close proximity (<1mile) to Memorial Hermann Sugar Land Hospital (179 Beds) and a Hilton Home 2 Suites (100 rooms) further increasing local and regional consumer traffic to the site. The 5-mile trade area is supported by a population of over 141,000 with an affluent average household income of \$154,179.

## PROPERTY PHOTOS



## OFFERING SUMMARY

**GREATWOOD**  
COUNTRY SHOPS



## OFFERING

<b>Price</b>	\$5,150,000
<b>Net Operating Income</b>	\$337,304
<b>Cap Rate</b>	6.55%
<b>Occupancy</b>	100.0%
<b>Weighted Average Lease Term</b>	3.4 Years
<b>Lease Type</b>	See Reimbursement Summary

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	14,220 SF
<b>Land Area</b>	1.71 Acres
<b>Property Address</b>	1270 Crabb River Road Sugar Land, Texas 77469
<b>Year Built / Remodeled</b>	2000 / 2008
<b>Parcel Number</b>	0049-00-000-0657-901
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS

### 100% Occupied | Diverse Tenant Mix | Long-Term Tenancy

- Greatwood Country Shops is 100% leased to a strong mix of local service, restaurant, and retail tenants including Subway and F45 Training—both in occupancy for more than 7 years.
- Fair Market options remaining on Omni Dental and Halo Hair Studio
- More than 3.0 years of weighted average term remaining.

### NNN Leases | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and includes their portion of management fees.
- Expense leakage is minimized with NNN lease structures.

### Prime Sugar Land Location | High-Traffic Intersection | Strong Surrounding Retail

- Situated near the signalized, hard-corner intersection of Crabb River Rd and Sansbury Blvd (29,800 VPD) with direct access to Interstate 69 (124,000 VPD).
- Surrounded by strong national and local retailers including McDonald's, CVS Pharmacy, Jack in the Box, and Mobil.
- Across from sister property Greatwood Country Shops II and less than 0.5 miles from Riverpark Shopping Center (317,331 SF) anchored by H-E-B, Dave & Buster's, Dollar Tree, and LA Fitness.

### Proximity to Major Demand Drivers | Regional Traffic Generators | Affluent and Growing Trade Area

- Located within 1 mile of Memorial Hermann Sugar Land Hospital (179 beds) and Hilton Home2 Suites (100 rooms), both driving consistent daily traffic.
- Over 141,000 residents within a 5-mile radius with an average household income of \$154,179.



### LOCATION



Sugar Land, Texas  
Fort Bend County  
Houston MSA

### ACCESS



Sansbury Boulevard: 1 Access Point  
Crabb River Rd: 1 Access Point

### TRAFFIC COUNTS



Crabb River Road: 20,500 VPD  
Sansbury Boulevard: 9,300 VPD  
U.S. Highway 59/Interstate 69: 124,000 VPD

### IMPROVEMENTS



There is approximately 14,220  
of existing building area

### PARKING



There are approximately 81 parking spaces  
on the owned parcel.  
The parking ratio is approximately 5.70 stalls  
per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 0049-00-000-0657-901  
Acres: 1.71  
Square Feet: 74,488 SF

### CONSTRUCTION



Year Built: 2000  
Year Renovated: 2008

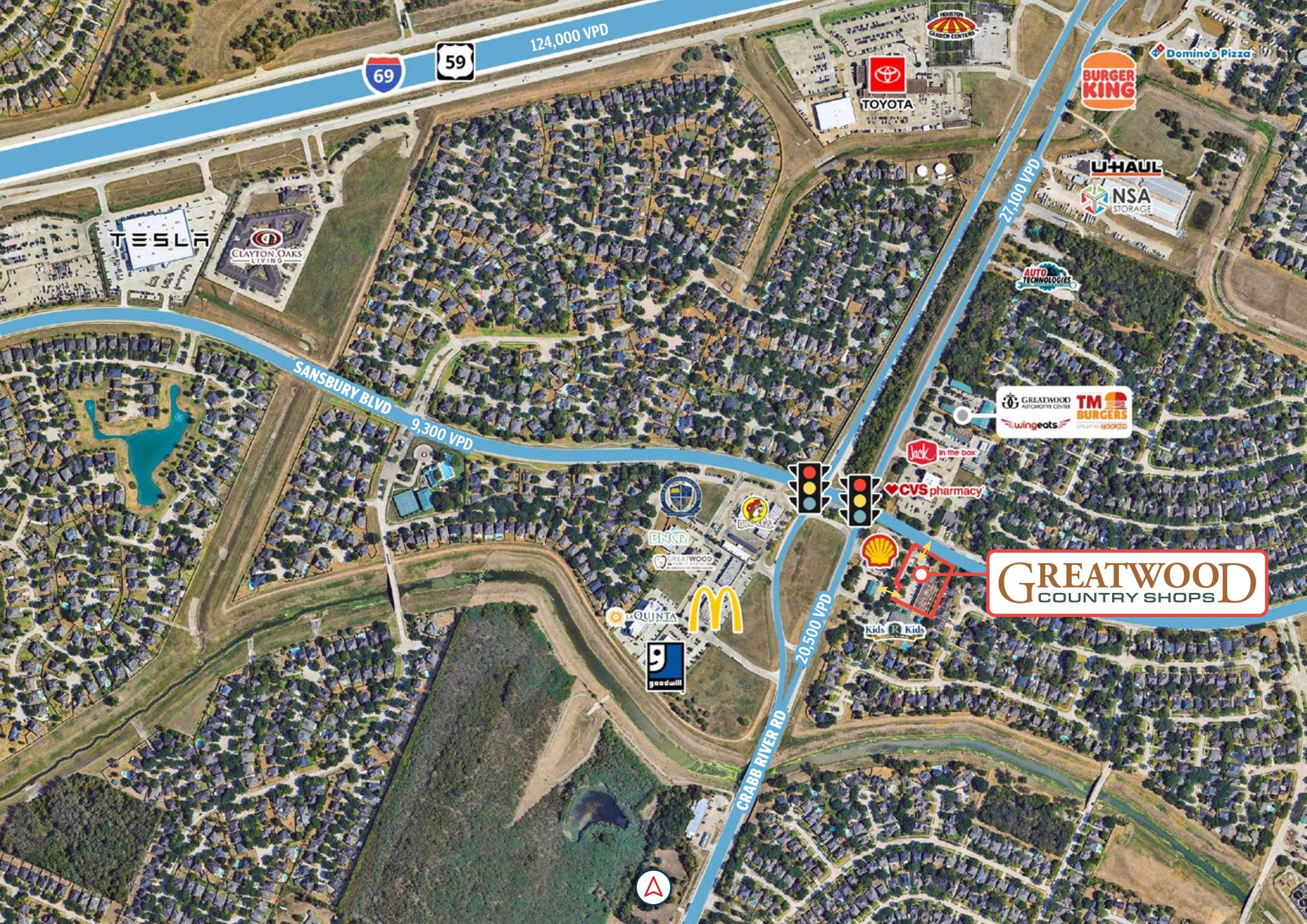
### ZONING



B-1 Neighborhood Business











Suite	Tenant	SQ FT
200	Cristobal Mexican	3,000
300	Subway	1,430
400	Snowflake Donuts	1,200
500	Luxurious Nails	1,000
600	Pak Mall	1,200
700	Omni Dental	1,690
800	Bra Boutique	1,000
900	Halo Hair Studio	1,200
1000	F45 Training	2,500

9,300  
VEHICLES PER DAY

SANSBURY BLVD.

MONUMENT  
SIGN

**GREATWOOD**  
COUNTRY SHOPS

CRABB RIVER RD.

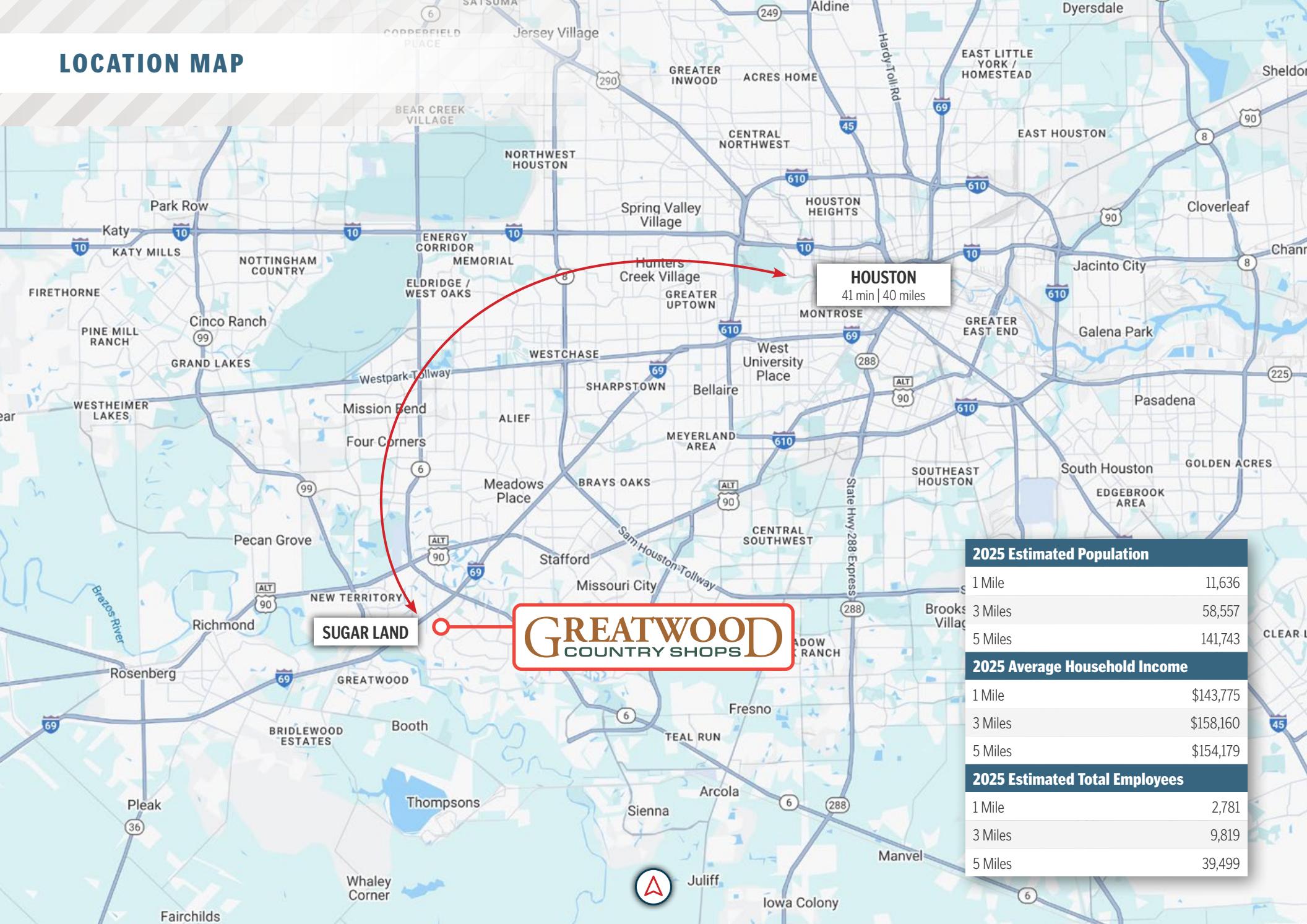
20,500  
VEHICLES PER DAY



GREEN KNOLL DR.

1000  
900  
800  
700  
600  
500  
400  
300  
200

## LOCATION MAP





## SUGAR LAND, TEXAS

Sugar Land, Texas, in Fort Bend county, is 19 miles SW of Houston, Texas. Sugar Land is situated along the Gulf Coast and is part of the Greater Houston area. The Brazos River and Oyster Creek flow through the city. The City of Sugar Land had a population of 109,216 as of July 1, 2025.

Sugar Land's economy is diverse and well-developed, with strong sectors in energy, healthcare, finance, technology, and retail. It serves as a regional employment hub, home to corporate offices for companies like Fluor Corporation, CVR Energy, and Nalco Champion. The city also benefits from proximity to Houston's energy corridor while fostering local business growth. Major commercial centers like Sugar Land Town Square and First Colony Mall drive retail and hospitality activity, contributing to a robust local economy. It's the center of economic activity for the county and home to the headquarters of Imperial Sugar and Western Airways as well as a prominent manufacturing center for Nalco Chemical Company. Numerous energy, semiconductor, technical services, electronics, communications, engineering and software companies are located in the municipality.

Nearby attraction is Sugar Land Town Square is a primary entertainment destination and features restaurants, cafes and is popular for shopping, Oyster Creek Park, First Colony Mall, Teenstock showcases popular music performers, Sugar Land Ice & Sports Center, The Lakeview Auditorium, situated at Lakeview Elementary school is regarded as the oldest public building in the area. The impressive structure is a Recorded Texas Historic Landmark. Residents enjoy year-round golfing and saltwater and freshwater fishing. The Starlight Campgrounds, featuring the Brazos Bend and the George Ranch is a popular place to visit on weekends. The Anthills/Terry Hershey Park offers some of the best trails in the state.

Sugar Land is home to the University of Houston at Sugar Land and the Wharton County Junior College. The nearest major airport is William P. Hobby Airport.



## HOUSTON, TEXAS

Houston is the most populous city in the U.S. state of Texas and the Southern United States. It is the fourth-most populous city in the United States with a population of 2.3 million at the 2020 census, while the Greater Houston metropolitan area at 7.8 million residents is the fifth-most populous metropolitan area in the nation and second-most populous in Texas. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris County. Covering a total area of 640.4 square miles, Houston is the ninth largest city in the country and the largest whose municipal government is not consolidated with a county, parish, or borough. Although primarily located within Harris County, portions of the city extend into Fort Bend and Montgomery counties.

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Renewable energy sources—wind and solar—are also growing economic bases in the city, and the City Government purchases 90% of its annual 1 TWh power mostly from wind, and some from solar. Since the 2020s Houston has become a growing hub for technology startup firms and is the fastest growing sector of the city's economy. Major technology and software companies within Greater Houston include Crown Castle, KBR, FlightAware, Cybersoft, Houston Wire & Cable, and HostGator. Aylo, Go Daddy, and ByteDance have offices in the Houston area.

The Houston–The Woodlands–Sugar Land metro area's gross domestic product (GDP) in 2022 was \$633 billion, making it the seventh-largest of any metropolitan area in the United States and larger than Iran's, Colombia's, or the United Arab Emirates' GDP. Only 27 countries other than the United States have a gross domestic product exceeding Houston's regional gross area product (GAP).[218] In 2010, mining (which consists almost entirely of exploration and production of oil and gas in Houston) accounted for 26.3% of Houston's GAP up sharply in response to high energy prices and a decreased worldwide surplus of oil production capacity, followed by engineering services, health services, and manufacturing.



# HOUSTON TEXAS

A City of No Limits



## Home to 2,324,082

ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

AVERAGE  
HOUSEHOLD  
INCOME  
**\$84,179**



MEDIAN  
HOUSTON  
AGE  
**33**



NEW JOBS  
SINCE  
2020  
**300,000+**



MEDIAN  
HOUSE  
VALUE  
**\$171,800**



RETAIL  
VACANCY  
RATE  
**8.8%**



CITY OF BEND  
RETAIL  
INVENTORY:  
**\$305.5M SF**



ANNUAL  
RENTAL RATE  
GROWTH  
**5.6%**



HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,  
**EACH UNIQUE IN ITS OWN WAY.**



NORTHWEST OF DOWNTOWN  
HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S  
**HOUSTON HEIGHTS**



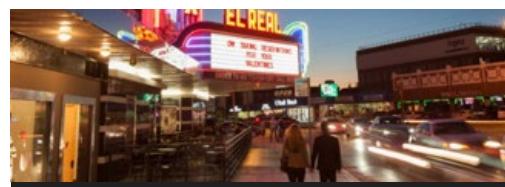
THE CENTRAL BUSINESS HUB FOR  
THE NATION'S FOURTH LARGEST CITY  
**DOWNTOWN**



EXCLUSIVE AND PREMIER SHOPPING DISTRICT.  
OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS  
**GALLERIA/UPTOWN**



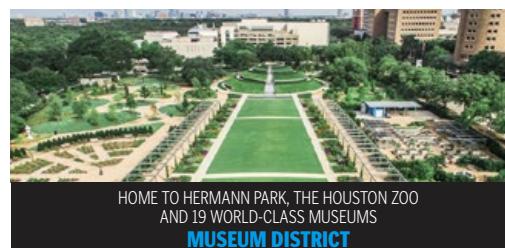
NEAR THE CONVENTION CENTER AND PNC STADIUM  
KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES  
**GADO/EAST END**



CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC  
MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN  
**MONTROSE**



ADJACENT TO WILLIAM P. HOBBY AIRPORT,  
ONE OF THE CITY'S TWO PASSENGER AIRPORTS  
**THIRD WARD**



HOME TO HERMANN PARK, THE HOUSTON ZOO  
AND 19 WORLD-CLASS MUSEUMS  
**MUSEUM DISTRICT**

# Houston

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	11,636	58,557	141,743
2030 Projected Population	12,566	63,981	156,324
2010 Census Population	10,702	43,225	97,791
Projected Annual Growth 2025 to 2030	1.55%	1.79%	1.98%
Historical Annual Growth 2010 to 2020	0.49%	2.45%	2.67%
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,070	19,616	47,750
2030 Projected Households	4,451	21,771	53,213
2010 Census Households	3,586	13,727	30,416
Projected Annual Growth 2025 to 2030	1.81%	2.11%	2.19%
Historical Annual Growth 2010 to 2020	0.77%	2.73%	3.11%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	47.01%	41.15%	36.54%
2025 Estimated Black or African American	20.52%	18.17%	16.48%
2025 Estimated Asian or Pacific Islander	15.07%	25.73%	30.15%
2025 Estimated American Indian or Native Alaskan	0.67%	0.47%	0.43%
2025 Estimated Other Races	8.20%	5.62%	7.21%
2025 Estimated Hispanic	25.48%	18.82%	20.82%
<b>Income</b>			
2025 Estimated Average Household Income	\$143,775	\$158,160	\$154,179
2025 Estimated Median Household Income	\$121,775	\$129,638	\$121,711
2025 Estimated Per Capita Income	\$49,419	\$53,487	\$52,177
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	322	1,129	4,071
2025 Estimated Total Employees	2,781	9,819	39,499



Suite #	Tenant Name	Size SF	Pro Rata			Pro Rata			Rental Increases						Lease Start Date	Lease End Date	Options Remaining
			Rent (\$/SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rent (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
200	Cristobal Mexican	3,000	21%	\$4,375	\$1.46	\$52,500	\$17.50	16%	Jun-26	5.7%	\$4,625	\$1.54	\$55,500	\$18.50	Aug-17	Dec-27	None
300	Subway	1,430	10%	\$2,500	\$1.75	\$30,000	\$20.98	9%	May-26	9.6%	\$2,741	\$1.92	\$32,890	\$23.00	Oct-00	Apr-32	1 (5-Year)
									May-28	2.2%	\$2,800	\$1.96	\$33,605	\$23.50	(renewed 2025)		Opt 1: FMV
									May-30	2.1%	\$2,860	\$2.00	\$34,320	\$24.00			
400	Snowflake Donuts	1,200	8%	\$3,000	\$2.50	\$36,000	\$30.00	11%	-	-	-	-	-	-	Mar-01	Apr-26	None
															(renewed 2021)		
500	Luxurious Nails <sup>(1)</sup>	1,000	7%	\$2,083	\$2.08	\$25,000	\$25.00	7%	May-26	0.0%	\$2,083	\$2.08	\$25,000	\$25.00	Dec-00	Apr-31	None
600	Pak Mall	1,200	8%	\$2,212	\$1.84	\$26,544	\$22.12	8%	Jun-26	2.0%	\$2,256	\$1.88	\$27,072	\$22.56	May-16	May-29	None
									Jun-27	2.0%	\$2,301	\$1.92	\$27,612	\$23.01	(renewed 2024)		
									Jun-28	2.0%	\$2,347	\$1.96	\$28,164	\$23.47			
700	Omni Dental	1,690	12%	\$3,821	\$2.26	\$45,850	\$27.13	14%	Jun-26	2.5%	\$3,917	\$2.32	\$46,999	\$27.81	Feb-01	May-31	2 (5-Year)
									Jun-27	2.5%	\$4,015	\$2.38	\$48,182	\$28.51	(renewed 2021)		Opt 1: FMV
									Jun-28	2.5%	\$4,115	\$2.44	\$49,382	\$29.22			Opt 2: FMV
									Jun-29	2.5%	\$4,218	\$2.50	\$50,616	\$29.95			
									Jun-30	2.5%	\$4,324	\$2.56	\$51,883	\$30.70			

# RENT ROLL

# GREATWOOD

COUNTRY SHOPS

Suite #	Tenant Name	Size SF	Pro Rata			Pro Rata			Rental Increases						Lease Start Date	Lease End Date	Options Remaining	
			Rent (\$/SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rent (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
800	Bra Boutique	1,000	7%	\$1,917	\$1.92	\$23,000	\$23.00	7%	Nov-27	8.7%	\$2,083	\$2.08	\$25,000	\$25.00	Aug-24	Feb-30	None	
900	Halo Hair Studio	1,200	8%	\$2,784	\$2.32	\$33,410	\$27.84	10%	Dec-26	2.5%	\$2,854	\$2.38	\$34,245	\$28.54	Jul-18	Nov-28	1 (5-Year)	
									Dec-27	2.5%	\$2,925	\$2.44	\$35,101	\$29.25		(renewed 2023)	Opt 1: FMV	
1000	F45 Training	2,500	18%	\$5,417	\$2.17	\$65,000	\$26.00	19%	-	-	-	-	-	-	Dec-17	Jan-28	None	
																(renewed 2023)		
Total Occupied		14,220	100%	\$28,109	\$1.98	\$337,304	\$23.72	100%										
Total Vacant		0	0%	\$0		\$0		0%										
Total / Wtd. Avg:		14,220	100%	\$28,109	\$1.98	\$337,304	\$23.72	100%										
															Weighted Term Remaining (Years)		3.4	

## Notes

1) Tenant Pays 6.0% percentage rent over breakeven sales of \$260,000

# REIMBURSEMENT SUMMARY



Suite #	Tenant Name	Size SF	Pro Rata		Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement		Notes
			(\$F)	Taxes						PSF	Annual	
200	Cristobal Mexican	3,000	21%	Net	Net	Net	Net	N/A	\$10.46	\$31,380		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
300	Subway	1,430	10%	Net	Net	Net	Net	N/A	\$10.46	\$14,958		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
400	Snowflake Donuts	1,200	8%	Net	Net	Net	Net	N/A	\$10.46	\$12,552		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
500	Luxurious Nails	1,000	7%	Net	Net	Net	Net	N/A	\$10.46	\$10,460		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
600	Pak Mall	1,200	8%	Net	Net	Net	Net	N/A	\$10.46	\$12,552		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
700	Omni Dental	1,690	12%	Net	Net	Net	Net	N/A	\$10.46	\$17,678		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
800	Bra Boutique	1,000	7%	Net	Net	Net	Net	N/A	\$10.46	\$10,460		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
900	Halo Hair Studio	1,200	8%	Net	Net	Net	Net	15%	\$10.46	\$12,552		Tenant pays PRS of CAM plus a 15.0% administrative fee, Real Estate Taxes, and Insurance including Management Fees.
1000	F45 Training	2,500	18%	Net	Net	Net	Net	N/A	\$10.46	\$26,150		Tenant pays PRS of CAM, Real Estate Taxes, and Insurance including Management Fees.
Total Occupied		14,220	100%			Total Occupied		\$10.46	\$148,743	100%		
Total Vacant		0	0%			Total Vacant		\$0.00	\$0	0%		
Total / Wtd. Avg:		14,220	100%			Total Reimbursement		\$10.46	\$148,743	100%		
						Total Operating Expenses		\$10.46	\$148,743	100%		

<b>Operating Cash Flow</b>		<b>In-Place</b>
Potential Rental Revenue		\$337,304
Potential Reimbursement Revenue		\$148,743
<b>Effective Gross Revenue</b>		<b>\$486,047</b>
Less Expenses		<b>(\$148,743)</b>
<b>Net Operating Income</b>		<b>\$337,304</b>

<b>Pricing Summary</b>	
Asking Price	\$5,150,000
PSF	\$362
Net Operating Income	\$337,304
In-Place Cap Rate	6.55%

<b>Operating Expenses</b>	<b>In-Place</b>	<b>PSF/Yr</b>
Taxes	\$65,558	\$4.61
Insurance	\$27,000	\$1.90
CAM	\$37,385	\$2.63
Management	\$18,800	\$1.32
<b>Total</b>	<b>\$148,743</b>	<b>\$10.46</b>

<b>Notes</b>	
1.	Reimbursement details are per the client rent roll and leases provided
2.	Management fees are taken per the 2024 P&L, but are indicated to be approximately 3.9%

## FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



### F45 TRAINING

[f45training.com](http://f45training.com)

**Company Type:** Private

**Locations:** 2,000+



F45 Training ("F45" or the "Company") is a leading boutique fitness franchise platform operating the F45 Training, FS8, and VAURA brands. F45 Training, crowned the "Best Circuit Workout" by Men's Health (2024) and the "#1 Gym Chain in the U.S." by Men's Journal (2023), offers functional workouts, consisting of strength and cardio HIIT training, that utilizes proprietary technology, including a proven fitness platform that leverages a rich content database of thousands of unique functional movements that offer members new workout experiences each day. FS8 is a progressive new fitness concept that remixes the best elements of Pilates, tone, and yoga into a 3-in-1 low-impact, high-energy workout. VAURA is a sensory athletic reformer Pilates experience designed to energize every cell of your body.

Source: [businesswire.com](http://businesswire.com)



### SUBWAY

[subway.com](http://subway.com)

**Company Type:** Private

**Locations:** 37,000+



As the global sandwich leader, Subway serves freshly made sandwiches at a great value to millions of guests around the world in nearly 37,000 restaurants every day. Subway restaurants are owned and operated by a network of thousands of dedicated Subway franchisees who are passionate about consistently delivering a high-quality, convenient guest experience and contributing positively to their local communities.

Source: [newsroom.subway.com](http://newsroom.subway.com)



### PAK MAIL

[pakmail.com](http://pakmail.com)

**Company Type:** Subsidiary

**Locations:** 350+

**Parent:** Annex Brands, Inc.

Pak Mail is a network of independently owned and operated franchises that provide comprehensive packing, shipping, and business support services for both residential and commercial customers. Pak Mail is the one stop shop for all customers packing, pick up and delivery, fulfillment and shipping needs. They can handle it all! With their shipping network they can get anything, anywhere - safely and efficiently. By taking advantage of their extensive contacts they are also able to offer the best price in the market with many other options such as full declared value coverage, and the best customer service in the small move industry. Pak Mail is a part of Annex Brands; Annex Brands acquired the Pak Mail® shipping brand in 2016.

Source: [pakmail.com](http://pakmail.com), [linkedin.com](http://linkedin.com)



### HALO HAIR STUDIO

[halohairgreatwood.com](http://halohairgreatwood.com)

**Company Type:** Private

**Locations:** 1



Halo Hair Studio is a unique neighborhood hair salon in Sugar Land, Texas, offering expert cuts, color, and care for all ages. From bold colors to flawless blowouts, their team of experienced stylists is here to make every client's hair goals a reality. There are a group of passionate stylists who care deeply about their craft, their clients, and their community. They stay up to date on the latest trends, take time to understand clients' hair goals, and work together to make sure every guest feels seen, cared for, and confident when they walk out the door.

Source: [halohairgreatwood.com](http://halohairgreatwood.com)



### OMNI DENTAL

[omni-dental.com](http://omni-dental.com)

**Company Type:** Private  
**Locations:** 1



Located in Richmond, Texas, Omni Dental stands as a testament to excellence in comprehensive dental care. Their state-of-the-art facility, equipped with cutting-edge technology, caters to all patients preventative, restorative, and cosmetic dentistry needs. Experience the pinnacle of oral health care, as their team of dedicated professionals provides honest recommendations and transparent treatment plans, prioritizing patients comfort and long-term well-being.

Source: [omni-dental.com](http://omni-dental.com)



### CRISTOBAL MEXICAN GRILL

[ordercristobalmexicangrillandbar.com](http://ordercristobalmexicangrillandbar.com)

**Company Type:** Private  
**Locations:** 1



Cristobal Mexican Grill & Bar is a family-owned Mexican restaurant in Sugar Land, Texas, offering breakfast, brunch, dinner, and catering services. The casual, family-friendly restaurant features a wide selection of vegetarian dishes, small plates, margaritas, and cocktails, and is a popular spot for business lunches and groups.

Source: [ordercristobalmexicangrillandbar.com](http://ordercristobalmexicangrillandbar.com)



### BRA BOUTIQUE

[jshanellboutique.com](http://jshanellboutique.com)

**Company Type:** Private  
**Locations:** 1



J Shanell is a Bra Specialty Boutique with 13 years of experience in intimates with a focus on Fit, Comfort, & Fashion. They specialize in bra fittings and education with bra cup sizes ranging from A-O from some of the leading brands in the intimate apparel industry.

Source: [jshanellboutique.com](http://jshanellboutique.com)



CAPITAL  
MARKETS

**CRISTOBAL**  
MEXICAN GRILL & BAR

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE  
company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2024

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