

# VERIZON

NWQ OF HWY. 518 & EVERGREEN MEMORIAL PKWY.,  
KEMAH (HOUSTON MSA), TX



10-YEAR NNN LEASE WITH  
TENANT MAINTAINING  
PARCEL



RELOCATION STORE FROM  
NEARBY IN-LINE SPACE, LONG-  
STANDING OPERATING HISTORY



114,707 RESIDENTS IN PRIMARY  
TRADE AREA WITH \$145,864  
AVERAGE HOUSEHOLD INCOME



LAVACE STEWART ELEMENTARY  
713 STUDENTS



KEMAH BOARDWALK  
60-ACRE THEME PARK WITH  
4M+ ANNUAL VISITORS



38,600 VPD



SALLY BEAUTY



Mister CAR WASH®



Walmart

2M ANNUAL VISITORS

FUTURE DEVELOPMENT

16,800 VPD

SUBJECT  
PROPERTY



SHOPPES OF KEMAH

HIBBETT petco

ROSS Marshalls ULTA  
DRESS FOR LESS BEAUTY



RESIDENTIAL  
COMMUNITIES  
114,707 RESIDENTS IN  
PRIMARY TRADE AREA



**BAYBROOK SQUARE**

Marshalls NORDSTROM  
rack DOLLAR TREE Bath&BodyWorks  
carter's DSW

**BAYBROOK GATEWAY**

Ashley JARED tropical SMOOTHIE CAFE  
HOMESTORE BARNES&NOBLE Michaels

**BAYBROOK VILLAGE**

target CHUCK E. CHEESE OUTBACK STEAKHOUSE  
Burlington ROSS DRESS FOR LESS M  
PETSMART

H-E-B KOHL'S  
Walmart Sam's Club  
THE HOME DEPOT

**COSTCO**  
WHOLESALE

HOUSTON  
30 MILES

**BAYBROOK MALL**

Dillard's JCPenney  
macys CHAMPS SPORTS

LOWE'S BEST BUY  
Staples

Kroger

LIVANO KEMAH  
APARTMENTS

FUTURE DEVELOPMENT

16,800 VPD

**AutoZone**

**SHOPPES OF KEMAH**

**HIBBETT** petco  
SPORTS **ROSS** Marshalls **ULTA**  
DRESS FOR LESS BEAUTY

**SUBJECT  
PROPERTY**

**NTB**  
TIRE & SERVICE CENTERS

**RESIDENTIAL  
COMMUNITIES**  
114,707 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



PROPERTY DETAILS	
ADDRESS	NWQ of Hwy. 518 & Evergreen Memorial Pkwy., Kemah, TX 77565
TENANT	Cellular Sales of Texas, LLC
GUARANTOR	Cellular Sales of Knoxville, Inc.
BUILDING SIZE	2,500 SF
LOT SIZE	0.32 Acres
YEAR BUILT	2025
RENT COMMENCEMENT	Est. 11/1/2025
RENT EXPIRATION	Est. 10/31/2035
LEASE TERM	10 Years
OPTIONS	Four, 5-Year
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
NOI	\$143,100
INCREASES	10% in Options

**\$2,467,000**

PRICE

**5.80%**

CAP RATE

RENT SUMMARY		
TERM	MONTHLY	ANNUAL
YEAR 1 - 10	\$11,925	\$143,100
OPTION 1	\$13,118	\$157,416
OPTION 2	\$14,429	\$173,148
OPTION 3	\$15,872	\$190,464
OPTION 4	\$17,459	\$209,508

**verizon**



## SECURE STREAM OF INCOME

- **10-Year NNN Lease with Tenant Maintaining Parcel**  
*Landlord responsible for roof and structure*
- **Brand New 2025 Construction**  
*Latest prototype design*
- **Corporate Guaranty from Cellular Sales of Knoxville**  
*2nd largest Verizon Wireless authorized retailer with nearly 800 locations and over \$3.2 billion in revenue 2023*
- **Rare Relocation Store from In-Line Space 3.5 Miles Away**  
*Strong operating history at previous location with existing customer base*
- **Cellular Stores Earn Monthly Revenue from all Verizon Customers within Trade Area**  
*Primary goal for store is to service existing Verizon customers and sign up new customers*



## PROXIMITY

- **114,707 Residents in Primary Trade Area**  
*101,639 daytime population*
- **Affluent Trade Area with \$145,864 Average Household Income**  
*Population increased 30% since 2010*
- **Minutes to Kemah Boardwalk with Over 4M Annual Visitors**  
*A 60-acre carnival like theme park with 15 amusement rides, restaurants and shops*
- **Located at Entrance to Ross, Marshalls, Petco and Ulta Anchored Center**  
*Shadow anchored by Walmart Supercenter with 2M annual visitors*
- **National Tenants in Surrounding Area Include Target, Aldi, Home Depot, AutoZone**  
*30 miles to downtown Houston*

## ADDITIONAL PHOTOS



# TENANT OVERVIEW

## VERIZON

Verizon Communications Inc., a leading global provider of technology, communications, and entertainment solutions, has been at the forefront of innovation since its founding in 1983. Headquartered in New York City, Verizon operates one of the most reliable and extensive wireless networks in the United States, serving millions of customers across the nation. The company is renowned for its advanced 5G technology, enabling faster connectivity, smarter devices, and more immersive experiences. Alongside its wireless services, Verizon provides broadband, fiber-optic, and TV services through its Fios platform, catering to both residential and business customers. Committed to connecting people and businesses to the digital world, Verizon plays a pivotal role in powering the modern economy.

Verizon's mission extends beyond connectivity, with a strong focus on sustainability, corporate responsibility, and digital inclusion. Through initiatives like the Verizon Innovative Learning program, the company strives to bridge the digital divide by equipping underrepresented communities with the tools and skills needed to thrive in a digital-first world. Verizon also leads in environmental stewardship, targeting net-zero carbon emissions by 2035. By integrating cutting-edge technology with a commitment to social and environmental impact, Verizon continues to transform how people live, work, and engage with the world.

[WWW.VERIZON.COM](http://WWW.VERIZON.COM)



TOTAL LOCATIONS

**6,236**



HEADQUARTERS

**NEW YORK CITY**

NEW YORK



2023 ANNUAL REVENUE

**\$133.97B**

# DEMOGRAPHICS KEMAH

POPULATION	1 MI	3 MI	5 MI
<b>2025 Total</b>	<b>5,050</b>	<b>58,139</b>	<b>114,707</b>
2020 Total	3,078	55,162	110,257
2010 Total	2,312	43,746	88,791
Total Daytime Population	8,380	47,028	101,639
<hr/>			
HOUSEHOLDS	1 MI	3 MI	5 MI
<b>2025 Total Households</b>	<b>2,127</b>	<b>23,514</b>	<b>46,899</b>
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INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$81,441	\$116,975	\$102,514
<b>2025 Average Household Income</b>	<b>\$105,327</b>	<b>\$145,864</b>	<b>\$133,349</b>

## HIGHLIGHTS

**114,707** Total Population within 5 Miles

**\$145,864** Average Income within 3 Miles

**46,899** Total Households within 5 Miles



# SITE OVERVIEW

LOT SIZE

**0.32±**

ACRES

VPD

**16,800**

ALONG FM RD 518 EAST

PARKING

**13**

SPACES

NEARBY TENANTS

WALMART, ALDI, PETCO, HOME  
DEPOT, TRACTOR SUPPLY CO,  
TARGET AND MORE

DAYTIME POPULATION

**101,639**

TOTAL



# KEMAH OVERVIEW



## WELCOME TO THE GATEWAY TO THE BAY

Kemah, Texas, is a vibrant waterfront community situated along the western shore of Galveston Bay, approximately 30 miles southeast of Houston. Known as the “Gateway to the Bay,” Kemah offers a unique blend of coastal charm and urban accessibility. The city’s strategic location within the Clear Lake area positions it as a prime destination for both tourism and investment. With a population of approximately 1,952 residents, Kemah maintains a close-knit community atmosphere while benefiting from the economic opportunities provided by its proximity to Houston and the broader Galveston County region.

### ATTRACTI0NS



Kemah’s premier attraction, the Kemah Boardwalk, draws over 4 million visitors annually, offering a dynamic mix of entertainment, dining, and shopping experiences. The Boardwalk features a variety of attractions, including the Boardwalk Bullet roller coaster, the Iron Eagle Zip Line, and the Boardwalk Beast speedboat ride. Visitors can enjoy waterfront dining at a range of restaurants, from casual eateries to fine dining establishments. The Boardwalk also hosts live music, festivals, and seasonal events, creating a lively atmosphere that appeals to both tourists and locals alike.



### EDUCATION

Education in Kemah is provided by the Clear Creek Independent School District, which serves the city and surrounding areas. The district offers a range of educational opportunities, from early childhood education to high school, ensuring that residents have access to quality public education. Additionally, Kemah’s proximity to Houston allows residents to take advantage of higher education institutions and specialized training programs available in the metropolitan area. This access to education enhances the city’s appeal to families and individuals seeking long-term residency and investment opportunities.

### ECONOMY



Kemah’s economy is robust, driven by key sectors such as educational services, construction, and accommodation and food services. In 2023, the city employed approximately 1,040 individuals, with the highest-paying industries being public administration, manufacturing, and agriculture, forestry, fishing, and hunting. The median household income in Kemah was estimated at \$93,107 in 2023, surpassing the Texas state average of \$75,780. This economic strength is complemented by the city’s strategic location near Houston, providing residents and businesses with access to a broader metropolitan economy.

### TRANSPORTATION



Kemah benefits from a well-developed transportation network that includes State Highway 146, providing direct access to Houston and other key destinations in the region. The city’s location near major highways facilitates efficient commuting and connectivity. Additionally, Kemah’s proximity to Houston’s William P. Hobby Airport and George Bush Intercontinental Airport offers residents and businesses convenient access to domestic and international travel options. This comprehensive transportation infrastructure supports the city’s economic activities and enhances its attractiveness as a location for investment and development.

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**Colliers**  
Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008  
Broker of Record | Danny Rice | [TX] Lic. 811065

Accelerating success

**Thomas T. Ladt**  
+1 760 930 7931  
Thomas.Ladt@colliers.com  
CA License No. 01803956

**Jay Patel**  
+1 760 930 7927  
JPatel@colliers.com  
CA License No. 01512624

**Nico Lautmann**  
+1 650 575 6219  
Nico.Lautmann@colliers.com  
CA License No. 01915278