

VERIZON

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



Actual Site



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**

Office DEPOT **CATO**
AT&T **SALLY BEAUTY**

US
146

 **ALDI**

Denny's 

Mister CAR WASH

 **AutoZone**

FUTURE DEVELOPMENT

FM RD 518 EAST

**SUBJECT
PROPERTY**

 **16,800 VPD**

SHOPPES OF KEMAH

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

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



Walmart

2M ANNUAL VISITORS



38,600 VPD



16,800 VPD

SUBJECT
PROPERTY

FM RD 518 EAST

SHOPPES OF KEMAH

HIBBETT petco
SPORTS

ROSS Dress for Less Marshalls ULTA BEAUTY



RESIDENTIAL
COMMUNITIES
114,707 RESIDENTS IN
PRIMARY TRADE AREA



BAYBROOK SQUARE

Marshalls
NORDSTROM
rack
DOLLAR TREE
Bath & Body Works
carter's
DSW

BAYBROOK GATEWAY

Ashley JARED
HOMESTORE
BARNES & NOBLE
tropical smoothie CAFE
Michaels

BAYBROOK VILLAGE

Target
Chuck & Cheese
OUTBACK STEAKHOUSE
Starbucks
ROSS DRESS FOR LESS
McDonald's
Burlington
PETSMART

H-E-B
Kohl's
Walmart
Sam's CLUB
THE HOME DEPOT

BAYBROOK MALL

Dillard's
JCPenney
macy's
CHAMPS SPORTS

LOWE'S
BEST BUY
Staples

COSTCO WHOLESALE

HOUSTON
30 MILES

Kroger

LIVANO KEMAH
APARTMENTS

FUTURE DEVELOPMENT

16,800 VPD

AutoZone

SHOPPES OF KEMAH

HIBBETT SPORTS
petco
ROSS DRESS FOR LESS
Marshalls
ULTA BEAUTY



**SUBJECT
PROPERTY**

NTB
TIRE & SERVICE CENTERS

FM RD 518 EAST

 **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



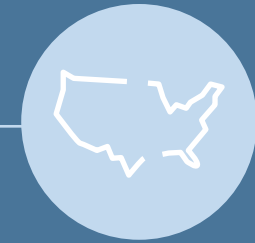
TENANT OVERVIEW

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



TOTAL LOCATIONS

6,236



HEADQUARTERS

NEW YORK CITY

NEW YORK



2023 ANNUAL REVENUE

\$133.97B

DEMOGRAPHICS KEMAH

POPULATION	1 MI	3 MI	5 MI
2025 Total	5,050	58,139	114,707
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
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	2,127	23,514	46,899
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$81,441	\$116,975	\$102,514
2025 Average Household Income	\$105,327	\$145,864	\$133,349

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

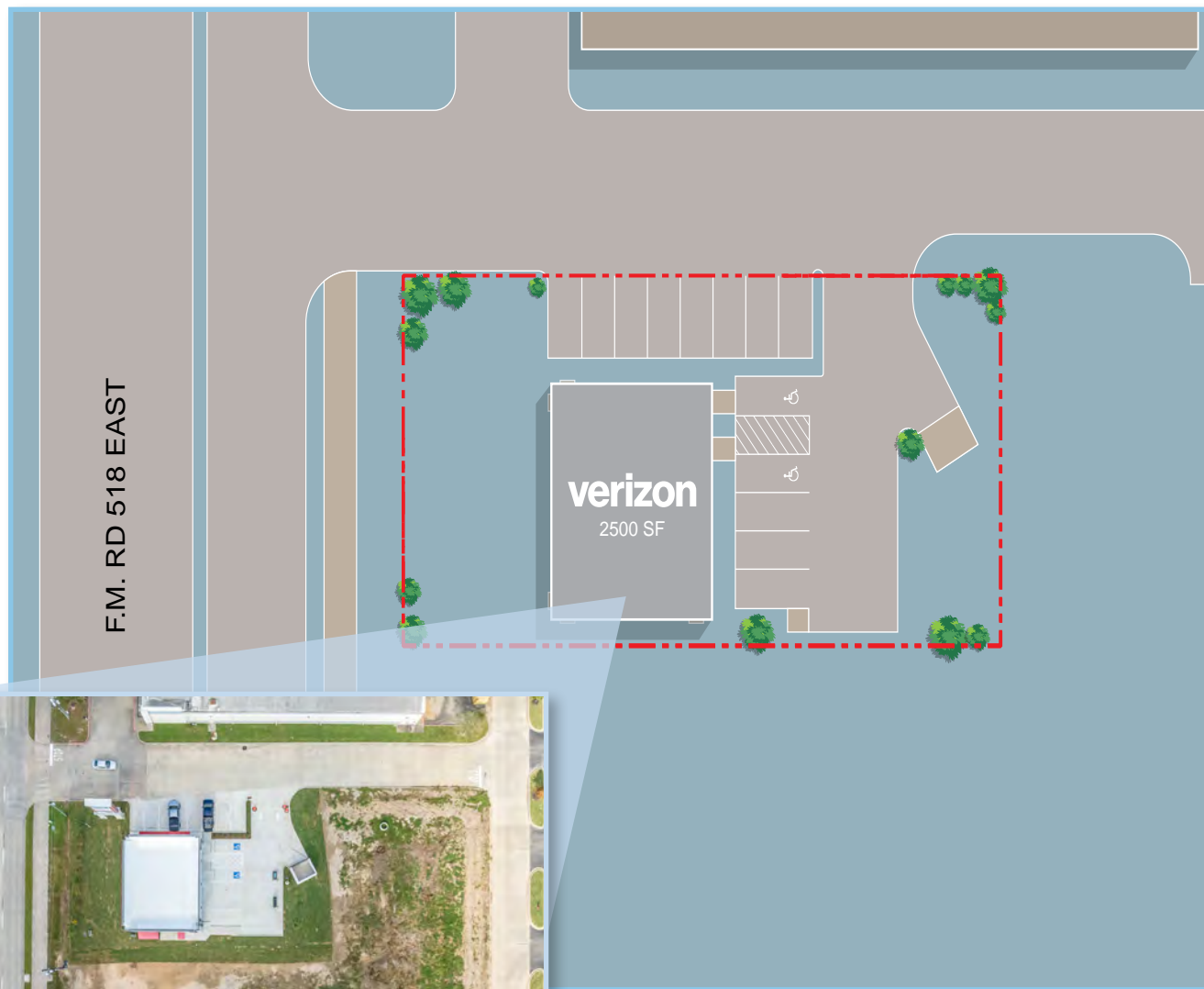
NEARBY TENANTS

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.

ATTRACTIONS



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

Accelerating success.
Broker of Record | Danny Rice | [TX] Lic. 811065

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