



**FOR SALE**



# SHOPPES AT SAWDUST

Class A Retail Center | 100% Fully Stabilized

1021 SAWDUST RD | THE WOODLANDS, TX 77380



**PALO**  
COMMERCIAL PARTNERS  
**DURO**



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# INVESTMENT SUMMARY

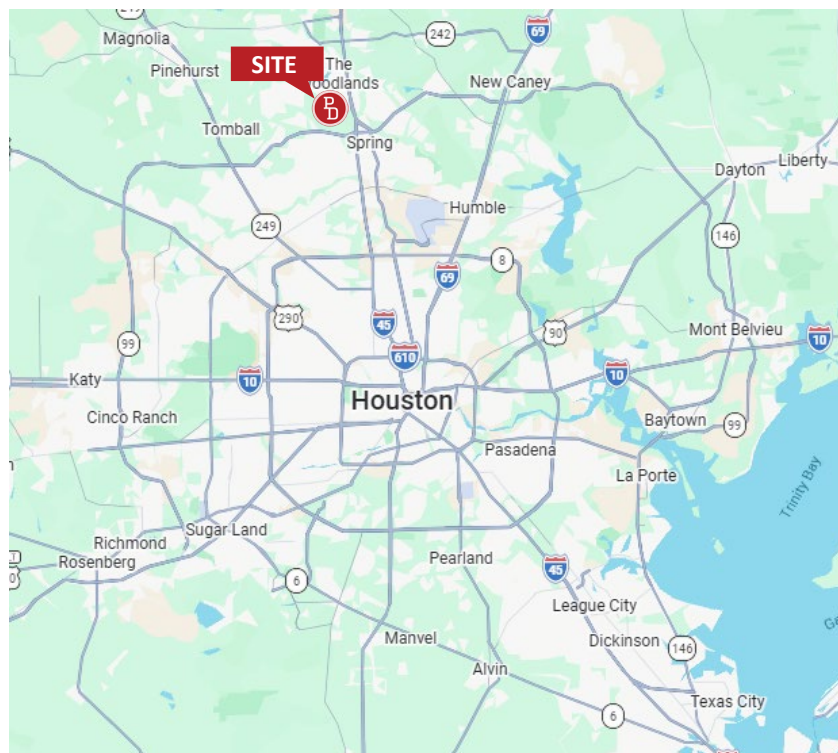
Palo Duro Commercial Partners is pleased to offer for sale, Shoppes at Sawdust, a class A retail development built in 2014. This is a 100% leased, multi-tenant retail center in Montgomery County, located at **1021 Sawdust Rd.** This opportunity offers consistent cashflow and a strong tenant mix including Little Ceasars, Jimmy John's, Five Point Credit Union and more.

## OFFERING SUMMARY

List Price	\$6,471,357
Building Size	13,497
Price/SF	\$479
Cap Rate	6.5%
NOI	\$420,638
Year Built	2014
County	Montgomery

## INVESTMENT HIGHLIGHTS

- › **Fully Stabilized Cash Flow** - The ±13,500 SF multi-tenant retail center is currently 100% leased, providing immediate in-place income.
- › **High Visibility and Accessibility** – Located just west of Interstate 45 with prominent frontage along Sawdust Road, the center offers excellent visibility and convenient access from a heavily trafficked commercial corridor.
- › **Premier Woodlands Location** – The Property is situated within The Woodlands, one of the most affluent and supply-constrained retail submarkets in the Houston MSA, benefiting from strong surrounding demographics and proximity to major employment centers.



	2024 POPULATION	2029 PROJ. POPULATION	'24-'29 POP. GROWTH	AVERAGE HH INCOME
<b>2 MILE</b>	33,057	40,074	21.23%	\$93,889
<b>3 MILE</b>	64,862	76,992	18.70%	\$109,604
<b>5 MILE</b>	199,707	229,045	14.69%	\$124,327

# RENT ROLL

TENANT	SUITE	SFT	PRO RATA SHARE	RENT COMMENCEMENT	LEASE EXPIRATION <sup>1</sup>	INITIAL LEASE TERM	RENT PSF <sup>2</sup>	NNN PSF	RENT MONTHLY	NNN MONTHLY	ANNUAL INCOME
Little Ceasar's Pizza <sup>3</sup>	100	1,625	12.04%	10/13/2014	1/31/2030	60 Months	\$31.46	\$6.75	\$4,260	\$914	\$62,091
Cloud 9 Dental <sup>4</sup>	110	2,500	18.52%	9/1/2014	2/28/2030	120 Months	\$32.67	\$6.00	\$6,806	\$1,250	\$96,675
Jimmy John's <sup>5</sup>	120	1,480	10.97%	9/1/2014	11/30/2029	120 Months	\$28.60	\$6.48	\$3,527	\$799	\$51,918
The Good Palm <sup>6</sup>	130	1,126	8.34%	11/15/2021	4/30/2027	60 Months	\$26.00	\$7.25	\$2,440	\$680	\$37,440
JK Nails & Spa <sup>7</sup>	140	2,766	20.49%	10/1/2014	1/31/2029	120 Months	\$29.13	\$7.25	\$6,715	\$1,671	\$100,630
FivePoint Credit Union <sup>8</sup>	150	4,000	29.64%	9/1/2014	12/31/2028	120 Months	\$33.91	\$6.96	\$11,305	\$2,320	\$163,500
<b>TOTAL</b>		<b>13,497</b>	<b>100.00%</b>				<b>\$31.17</b>	<b>\$6.79</b>	<b>\$35,053</b>	<b>\$7,635</b>	<b>\$512,254</b>

1: Denotes lease expiration with current renewal option.

2: Denotes current rent per square foot.

3: Tenant has exercised two 5-year renewal options. One 5-year option remaining.

4: Tenant has exercised one 5-year renewal option. One 5-year option remaining.

5: Tenant has exercised one 5-year renewal option. One 5-year option remaining.

6: Tenant has one 5-year renewal option available after lease expiration.

7: Tenant has exercised one 5-year renewal option. Two 5-year renewal options remaining.

8: Tenant has exercised one 3-year renewal option.



# AERIAL MAP



# INVESTMENT STRENGTHS

## Strong Frontage & Visibility

PROMINENT POSITIONING ALONG A HIGH-TRAFFIC RETAIL CORRIDOR WITH EXCELLENT EXPOSURE

## North Houston Submarket

LOCATED WITHIN A HIGH-GROWTH TRADE AREA SUPPORTED BY STRONG POULATION & INCOME LEVELS

## Complimentary Service-Oriented Tenancy

TENANT MIX CATERING TO DAILY NEEDS DRIVES CONSISTENT TRAFFIC & E-COMMERCE RESILIENCE

## Stable In-Place Income

ESTABLISHED TENANTS PROVIDE DURABLE CASH FLOW WITH LIMITED NEAR-TERM ROLLOVER

## Mark-to-Market Opportunity

BELOW MARKET IN-PLACE RENTS OFFER POTENTIAL FOR FUTURE NOI GROWTH THROUGH LEASE RENEWALS

## Favorable Retail Fundamentals

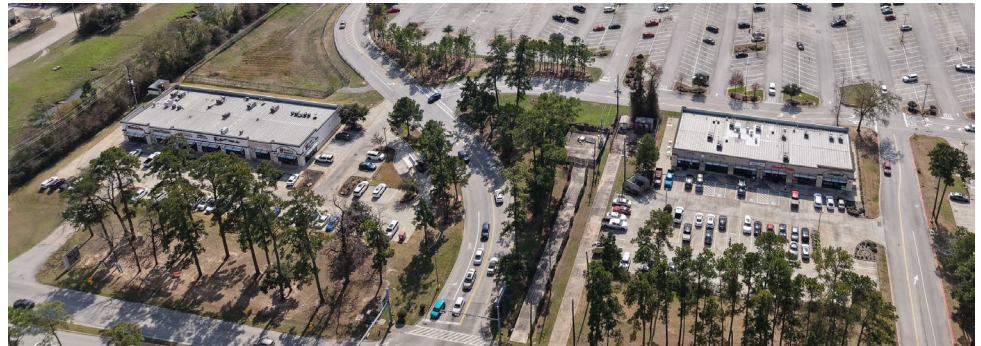
LIMITED NEW STRIP CENTER DEVELOPMENT SUPPORTS LONG-TERM OCCUPANCY & RENT GROWTH

## Strategic Houston Location

PROXIMITY TO MAJOR EMPLOYMENT NODES & RESIDENTIAL GROWTH CORRIDORS DRIVES DEMAND

## Walmart Shadow-Anchored

ACCESS TO HIGH-VOLUME NATIONAL RETAILER DRIVES CONSISTENT TRAFFIC & TENANT PERFORMANCE



# TENANT OVERVIEW

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**Little Caesars**, a well-known global pizza chain, brings its reputation for quality and affordability to Spring, Texas. This location serves as a convenient dining option for the growing community, which is marked by its family-oriented, suburban appeal and proximity to Houston. With its "Hot-N-Ready" offerings and emphasis on quick, reliable service, Little Caesars aligns perfectly with the active, diverse population of Spring. The brand's commitment to fast, affordable meals complements the area's blend of traditional charm and modern convenience for locals.



**Cloud 9 Dental**, offers state-of-the-art dental care, utilizing advanced techniques and technology to provide patients with a positive and comfortable experience. Located in Spring, Texas, a community known for its blend of historic charm and modern suburban living, Cloud 9 Dental perfectly serves the area's diverse population, from young children to the elderly. With amenities such as music, TV, and streaming services, Dr. Washington and her team create a calming environment for every patient. This commitment aligns with Spring's reputation for high-quality community services and family-focused amenities.



**Jimmy John's**, known for its fast and fresh gourmet sandwiches, is an ideal tenant for 1021 Sawdust Rd. This strategic location, with prime frontage and proximity to I-45, supports Jimmy John's commitment to quick service and accessibility. The visibility and traffic flow of the area ensure a consistent customer base, aligning with their brand's focus on speed and quality. This site positions Jimmy John's to thrive by serving the surrounding community with their signature sandwiches and exceptional customer service.

# TENANT OVERVIEW

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**The Good Palm**, the premier CBD and alternative products brand in Texas, offers an extensive range of over 3,500 products, from CBD and wellness items to vapes and specialty accessories. Positioned at 1021 Sawdust Rd., this site provides the ideal combination of high visibility and easy access from I-45, aligning with The Good Palms’s goal to create a unique and elevated shopping experience. The location supports their mission of delivering exceptional product variety and knowledgeable service in a welcoming, high-end retail environment.



**JK Signature Nails & Spa**, is an upscale full-service nail salon offering manicure, pedicure, and spa treatments in a comfortable, modern setting. The business serves residents throughout The Woodlands and surrounding neighborhoods, benefiting from recurring clientele and frequent visit patterns that generate consistent daily traffic. The tenant has invested in a high-quality interior buildout with multiple service stations and treatment areas, demonstrating commitment to the location. Its visibility along Sawdust Road and convenient access near Interstate 45 support continued customer demand and stable occupancy.



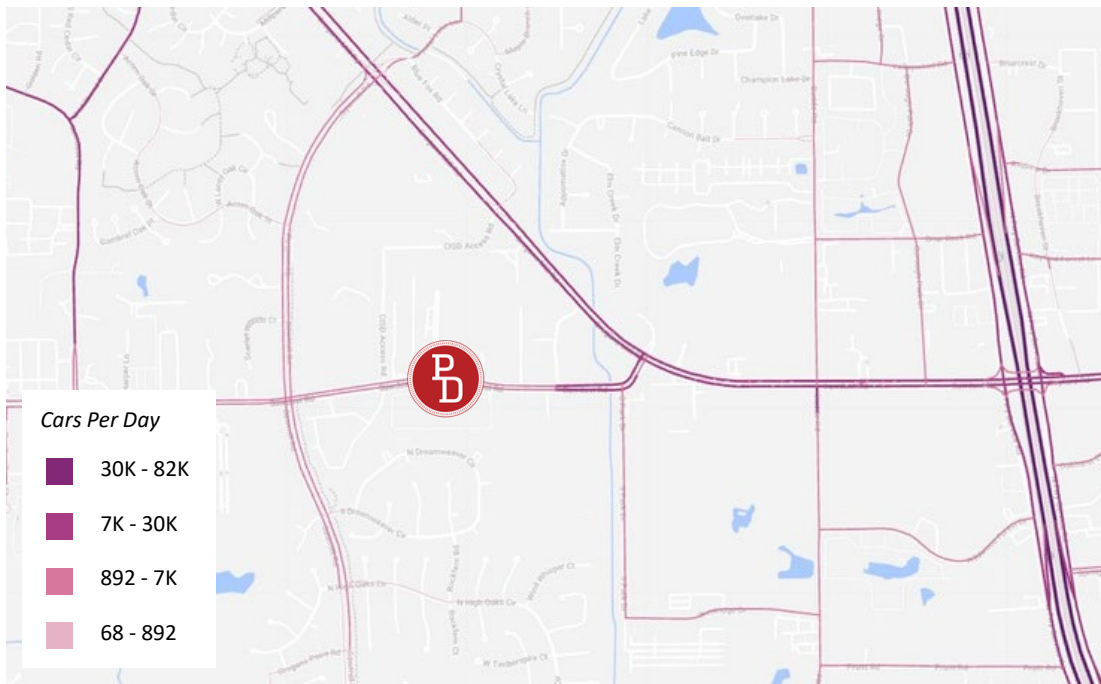
**Five Point Credit Union**, has grown from its humble beginnings in 1935, serving employees of The Texas Company, into one of the largest independent financial institutions in Southeast Texas. Positioned at 1021 Sawdust Rd., 5Point is committed to serving the financial needs of the Spring, TX community with not-for-profit, member-focused banking services. Their dedication to personalized service and community-first values aligns well with Spring’s strong sense of neighborhood and growing suburban population, making this location an excellent addition for those seeking trustworthy financial services.

# ABOUT SPRING

Spring, Texas is an established suburban community within the Houston–The Woodlands metropolitan area, offering convenient access to major employment centers while maintaining a strong residential character. The surrounding trade area includes a mix of single-family neighborhoods and master-planned communities that generate consistent consumer demand for neighborhood-serving retail.

The area benefits from proximity to The Woodlands and the North Houston employment corridor, including the ExxonMobil campus and numerous office and medical users. Direct connectivity via Interstate 45 and the Hardy Toll Road provides access to Downtown Houston and George Bush Intercontinental Airport, supporting both commuter traffic and long-term residential growth.

10121 Sawdust Rd. is positioned along a primary retail corridor serving the surrounding population and daily commuters accessing I-45. Strong visibility, accessibility, and nearby national retailers support sustained retail activity and make the location well-suited for a variety of service-oriented commercial tenants.



## TRAFFIC COUNTS

**Grogans Mill Rd**  
(25,725 VPD)

**Sawdust Rd – Frontage to Shoppes at Sawdust**  
(21,956 VPD)

**Sawdust Rd – Feeder to Interstate 45**  
(50,500 VPD)

**Interstate 45 –N/S**  
(212,483 VPD)

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