

WEST FUQUA CENTER

Supreme
SMOKE SHOP **LINA'S NAILS**

A
TREASURED ISLAND
Unity For The Community

NOW OPEN
10AM-10PM
EVERYDAY!

*We Got What
You Need!*

Follow Us
@SUPREMESMOKESHOP

MUST BE 21 TO ENTER

VAPES
CIGARS
DELTA 8
CBD
PIPES
GRINDERS
TRAYS
PAPERS
SCALES
DETOX
& MUCH MORE

HOOKAHS
COALS
FLAVORS
BURNERS
HOSES
TIPS
BOWLS
& MORE

SMOKE
SHOP

OPEN

OPEN

NAILS

OPEN
Lina's
NAILS
WAXING
433-7600

4324 WEST FUQUA STREET, HOUSTON, TEXAS 77045

Marcus & Millichap
LAGOS RETAIL GROUP

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YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE.

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

YOUR DEDICATED *Advisors*

The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting LagosRetail.com.



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ACQUISITION FINANCING

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



JAMIE SAFIER

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Please see a snapshot of our MMCC Texas team's recent success:



65 RETAIL
TRANSACTIONS CLOSED



92 CAPITAL PROVIDERS
FOR CLOSED DEALS



\$2B FINANCING
VOLUME NATIONWIDE



NATIONAL PLATFORM
WITHIN THE FIRM'S
82 BROKERAGE OFFICES



OPTIMUM FINANCING
SOLUTIONS TO
ENHANCE VALUE

WEST FUQUA CENTER

4324 WEST FUQUA STREET, HOUSTON, TEXAS 77045



PRICE
\$844,000



CAP RATE
7.25%



PRICE PER SF
\$153.45



GLA | LAND AREA
5,500 SF
0.43 AC



ACCESS
W FUQUA ST



TRAFFIC COUNTS
19,267 VPD



BELOW MARKET RENTS



PARCEL ID
0852500000023



OCCUPANCY
100%

ST. BENEDICT CATHOLIC CHURCH

HISD SOUTH FIELD OFFICE

19,267 VPD



in the box

WEST FUQUA STREET



NEW FAITH CHURCH



SOUTHGATE CENTER



WILDHEATHER PARK

OFFERING SUMMARY

WEST FUQUA CENTER



INVESTMENT *Highlights*

- 100 Percent Occupied Shopping Center
- **NNN Tenants:** 100 Percent Reimbursable Expenses
- Located on the Main Thoroughfare of the Southwest Central Submarket
- Well-known National Retailers Nearby

Marcus & Millichap is pleased to exclusively list for sale West Fuqua Center, located at 4324 West Fuqua Street in Houston, Texas. This 5,500-square-foot retail center is located on approximately 0.43 acres fronting West Fuqua Street.

The subject property is 100 percent occupied, accommodating three tenants. All tenant leases are triple-net, protecting an investor from possible increases in future expenses.

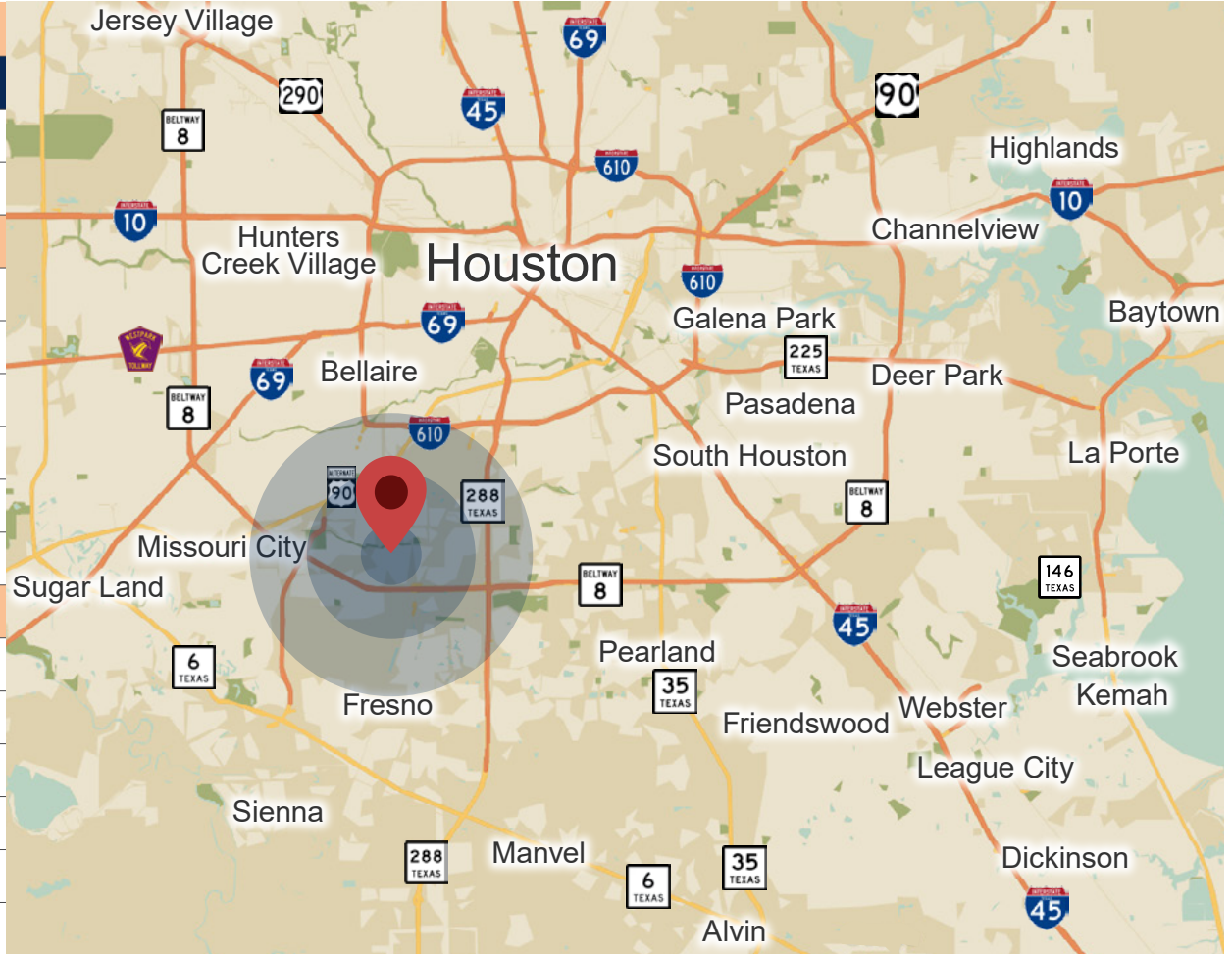
West Fuqua Center is located on the main thoroughfare of the southwest central submarket.

Nearby retailers include: Popeyes, CVS, Pizza Hut, Shipley Do-nuts, Jack in the Box, and Kentucky Fried Chicken.

DEMOGRAPHIC SUMMARY

WEST FUQUA CENTER

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	12,809	97,889	254,118
2028 PROJECT. POPULATION	13,308	106,481	271,908
CHANGE 2023-2028	3.9%	8.8%	7.0%
POPULATION BY RACE - 5 MILE RADIUS			
WHITE			19.2%
BLACK			40.9%
ASIAN/NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER			7.2%
AMERICAN INDIAN OR ALASKA NATIVE			1.2%
OTHER/TWO OR MORE RACES			31.5%
HISPANIC			37.1%
HOUSEHOLDS BY INCOME - 5 MILE RADIUS			
\$0 - \$14,999		9,384	10.2%
\$15,000 - \$24,999		6,982	7.6%
\$25,000 - \$34,999		8,986	9.7%
\$35,000 - \$49,999		12,292	13.3%
\$50,000 - \$74,999		18,448	20.0%
\$75,000 - \$99,999		11,029	11.9%
\$100,000 - \$149,999		12,649	13.7%
\$150,000 +		12,569	13.6%
AVERAGE HOUSEHOLD INCOME			\$85,957
MEDIAN HOUSEHOLD INCOME			\$60,919
PER CAPITA INCOME			\$31,272
2023 MEDIAN AGE	34.2	32.9	34.4



2023 POPULATION

1-MILE	12,809
3-MILE	97,889
5-MILE	254,118



AVERAGE HH INCOME

1-MILE	\$63,397
3-MILE	\$69,083
5-MILE	\$85,957



MEDIAN PROPERTY VALUE

1-MILE	\$88,398
3-MILE	\$123,283
5-MILE	\$172,945

MARKET OVERVIEW

WEST FUQUA CENTER



As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

Houston, Texas

- **5th Most Populous Metro in the Nation:** The Houston MSA covers 9,444 square miles, an area larger than five states, including New Hampshire, New Jersey, Connecticut, Delaware, and Rhode Island.
- **Corporate Growth:** Houston will remain a top destination for corporate relocations due to its business-friendly environment. Twenty-four *Fortune 500* companies are headquartered in the metropolitan area, ranking third among metro areas.
- **Higher Education:** Over 40 post-secondary educational institutions are located in the metropolitan area. Roughly 32 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.
- **Low Cost of Living, Doing Business:** Houston has a lower cost of living than many major metros, no state income tax, as well as a median home price below the national level.
- **A Wonderful Place to Work and Live:** There are 3.3 million jobs in the Houston MSA. The health, education, business, and professional services industries account for over one in four jobs in the region.

TYPES OF REAL ESTATE LICENSE HOLDERS

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap

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