

MULTI-TENANT NET LEASE W/ ENDCAP DRIVE-THRU

Investment Opportunity



New 10-Year Leases | 10% Rental Increases | 2025 Remodel | AHHI Exceeds \$159,936 Within 1-Mile Radius



3135 Riley Fuzzel Road | Spring, Texas

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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





Birnham Woods Market Place

- Kroger
- Great Clips
- FAS TRAINING
- EUROPEAN WAX CENTER
- CHIPOTLE MEXICAN BOWL
- CRICKEN SHED CHICK

Walmart Distribution Center

REGAL

INDUSTRIOUS

HANDEL'S

STRETCH LAB

WOODSON'S RESERVE DENTAL

WOODSON'S RESERVE

Grand Oaks High School

Woodson's Reserve future school site

SPRING-CREEK BARBECUE

FIRST FINANCIAL BANK

7 ELEVEN

BIRNHAM WOODS DR

IN-STEP DANCE & PERFORMING ARTS CENTER

IVY KIDS LEARNING CENTER

Public Storage

AutoZone

TACO BELL

SHELL

Wendy's

POPEYES

HEARTLAND REALTY

tropical CAFE SMOOTHIE

99

44,800 VPD

RILEY FUZZEL RD





174,400 VPD

ExtraSpace Storage

Spring Emergency Room

CHASE

Chevron

CVS pharmacy

BANK OF AMERICA

WHATABURGER

MARCO'S PIZZA

RAYFORD RD 46,600 VPD

ExtraSpace Storage

REGIONS

Starbucks

MATTRESS FIRM

Walmart Supercenter

99

44,800 VPD

RILEY FUZZEL RD

tropical CAFE

POPEYES

Public Storage



OFFERING SUMMARY



OFFERING

Pricing	\$5,636,750
Net Operating Income	\$338,205
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	3135 Riley Fuzzel Road, Spring, Texas 77386
Rentable Area	7,317 SF
Land Area	1.01 AC
Year Built / Remodeled	2018 / 2025
Tenants	Heartland Dental & Tropical Smoothie Cafe
Lease Signatures	Heartland Dental - Corporate Tropical Smoothie Cafe - Franchisee
Lease Terms	10 Years
Rent Commencement	Heartland Dental - 8/12/2025 Tropical Smoothie Cafe - 8/6/2025
Lease Expiration	Heartland Dental - 8/31/2035 Tropical Smoothie Cafe - 8/31/2035
Occupancy	100%

RENT ROLL & INVESTMENT HIGHLIGHTS



Suite #	Tenant Name	Size SF	Pro					Rental Increases					Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
101	CBKW HOU TX 03, LLC (dba Tropical Smoothie Cafe)	1,898	26%	\$6,959	\$3.67	\$83,512	\$44.00	25%	Sep-30	10.0%	\$7,655	\$4.03	\$91,863	\$48.40	Aug-25	Aug-35	2 (5-Year) Opt 1: \$53.24 PSF/Yr Opt 2: \$58.56 PSF/Yr
102	Heartland Dental, LLC	5,419	74%	\$21,224	\$3.92	\$254,693	\$47.00	75%	Sep-30	10.0%	\$23,347	\$4.31	\$280,162	\$51.70	Aug-25	Aug-35	4 (5-Year) Opt 1: \$56.87 PSF/Yr Opt 2: \$62.56 PSF/Yr Opt 3: \$68.81 PSF/Yr Opt 4: \$75.69 PSF/Yr
Total Occupied		7,317	100%	\$28,184	\$3.85	\$338,205	\$46.22	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		7,317	100%	\$28,184	\$3.85	\$338,205	\$46.22	100%						Weighted Term Remaining (Years)		9.8	

Brand New 10-Year Leases | Options To Extend | Scheduled 10% Rental Increases | 2025 Remodel

- Both tenants recently executed brand-new 10-year leases with additional renewal options, securing long-term income
- Each lease features 10% rental increases every 5 years and at the beginning of each option, driving NOI growth and offering a built-in hedge against inflation
- The property underwent a remodel in 2025, enhancing long-term value

NNN Lease Structures | Minimal Landlord Responsibilities

- Both leases are structured as NNN, with the tenants responsible for maintaining most aspects of the premises and reimbursing for taxes, insurance, and CAM expenses
- Landlord retains responsibility for roof, foundation and select exterior elements, which are excluded from tenant reimbursements
- Ideal, low-touch investment for an out-of-state or passive investor

Strong Frontage On State Hwy 99 | Minutes from I-45 (231,500 VPD)

- The property benefits from strong frontage on State Hwy 99 (44,800 VPD), a key local thoroughfare serving the greater Houston metro
- Just minutes from I-45 (231,500 VPD), a major regional arterial, the site enjoys excellent connectivity throughout Texas

Adjacent to Walmart Supercenter | Dense Retail Corridor

- The property is adjacent to a Walmart Supercenter, complemented by numerous out-parcel brands including Starbucks, Whataburger, and CVS
- Situated within a dense retail corridor alongside other major brands such as Kroger, Regal, and H-E-B, supporting strong traffic and cross-shopping activity

Strong Demographics In 5-mile Trade Area

- More than 161,700 residents and 52,200 employees support the trade area
- \$159,936, \$153,455 and \$130,497 average household incomes in the 1-, 3- and 5-mile trade areas respectively

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



HEARTLAND DENTAL

heartland.com

Company Type: Private

Locations: 1,880+



Heartland Dental is the nation's largest dental support organization, providing non-clinical administrative support services. What started from the entrepreneurial spirit of Rick Workman, DMD, with his single dental practice, has evolved into affiliating with over 3,100 doctors in over 1,880 locations across 39 states and the District of Columbia. The company is majority owned by KKR, a leading global investment firm.

Source: blog.heartland.com



TROPICAL SMOOTHIE CAFÉ

tropicalsmoothiecafe.com

Company Type: Subsidiary

Locations: 1,500+

Parent: Blackstone Inc.

2024 Revenue: \$10.93 Billion

2024 Net Income: \$2.78 Billion

2024 Assets: \$43.47 Billion

2024 Equity: \$8.21 Billion

Credit Rating: S&P: A+



Tropical Smoothie Cafe is a national fast-casual restaurant brand built on a mission to Inspire Better, a commitment that starts with our better-for-you food and smoothies and extends to inspiring better in the communities we serve. Born on a beach in 1997, today Tropical Smoothie Cafe has more than 1,500 locations in 44 states.

Source: prnewswire.com, finance.yahoo.com

LOCATION



Spring, Texas
Montgomery County
Houston-The Woodlands-Sugar Land MSA

ACCESS



Riley Fuzzel Road: 1 Access Point

TRAFFIC COUNTS



Grand Parkway/State Highway 99: 44,800 VPD
Interstate 45: 231,500 VPD

IMPROVEMENTS



There is approximately 7,317 SF of existing building area

PARKING



There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 6.42 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0351-01-00215
Acres: 1.01
Square Feet: 44,213

CONSTRUCTION



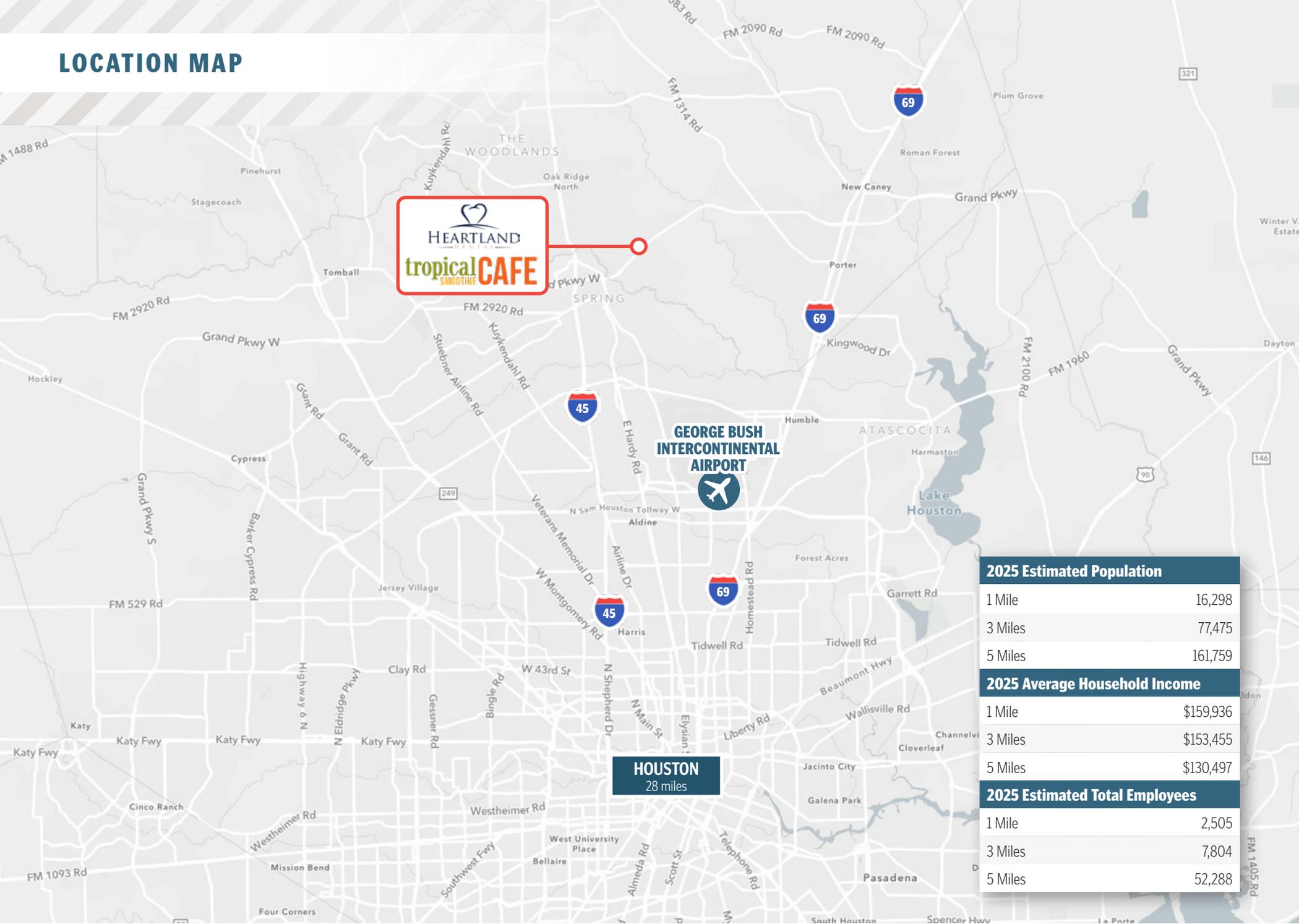
Year Built: 2018
Year Remodeled: 2025

ZONING



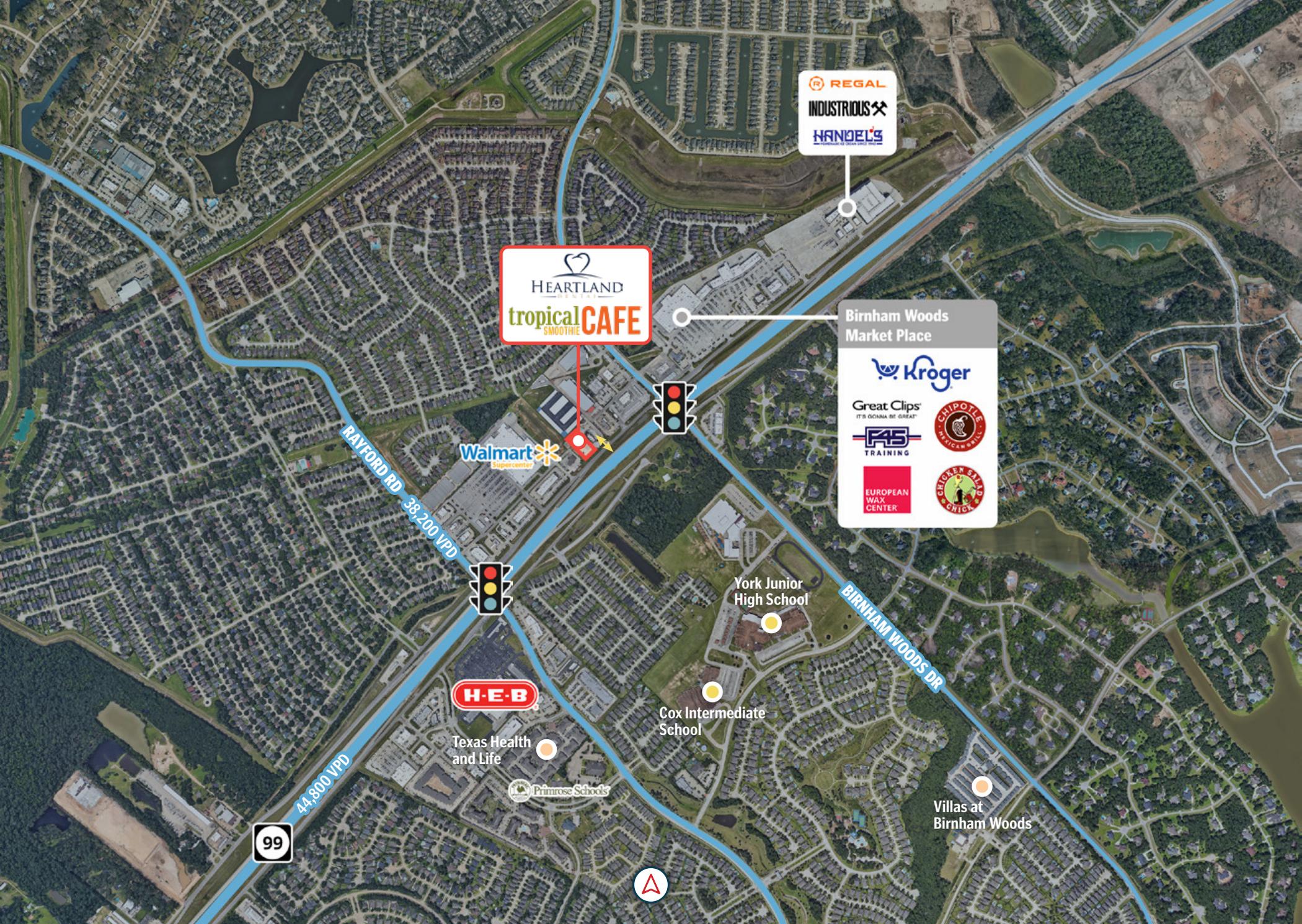
Commercial

LOCATION MAP



HOUSTON
28 miles

2025 Estimated Population	
1 Mile	16,298
3 Miles	77,475
5 Miles	161,759
2025 Average Household Income	
1 Mile	\$159,936
3 Miles	\$153,455
5 Miles	\$130,497
2025 Estimated Total Employees	
1 Mile	2,505
3 Miles	7,804
5 Miles	52,288



REGAL
INDUSTRIOUS
HANDEL'S

HEARTLAND
tropical CAFE
SMOOTHIE

Birnham Woods Market Place
Kroger
Great Clips
FAS TRAINING
EUROPEAN WAX CENTER
CHIPOTE MEXICAN GRILL
CRICKEN SALLS

Walmart
Supercenter



York Junior High School

H-E-B

Cox Intermediate School

Texas Health and Life

Primrose Schools

Villas at Birnham Woods

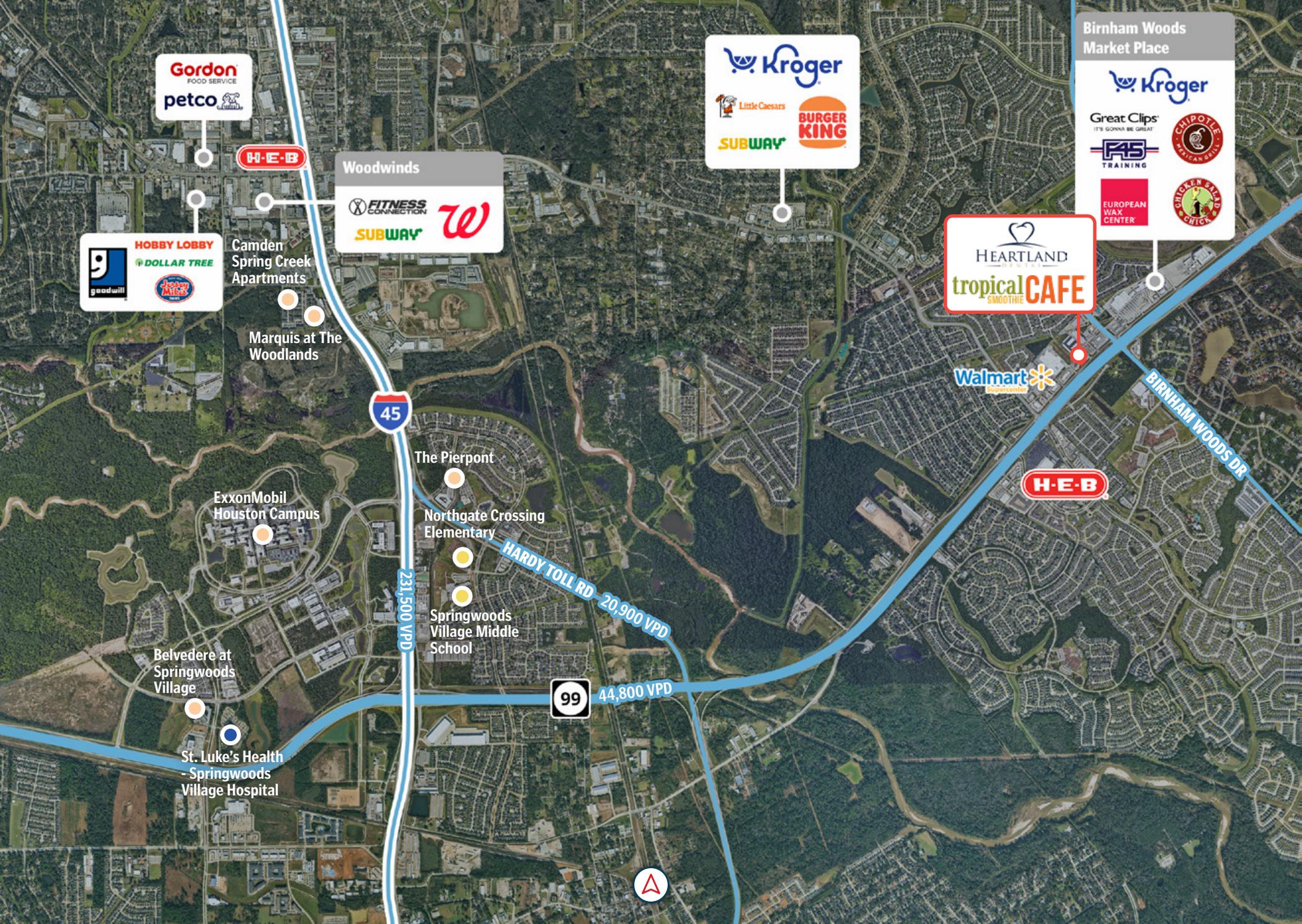
99

RAYFORD RD
38,200 VPD

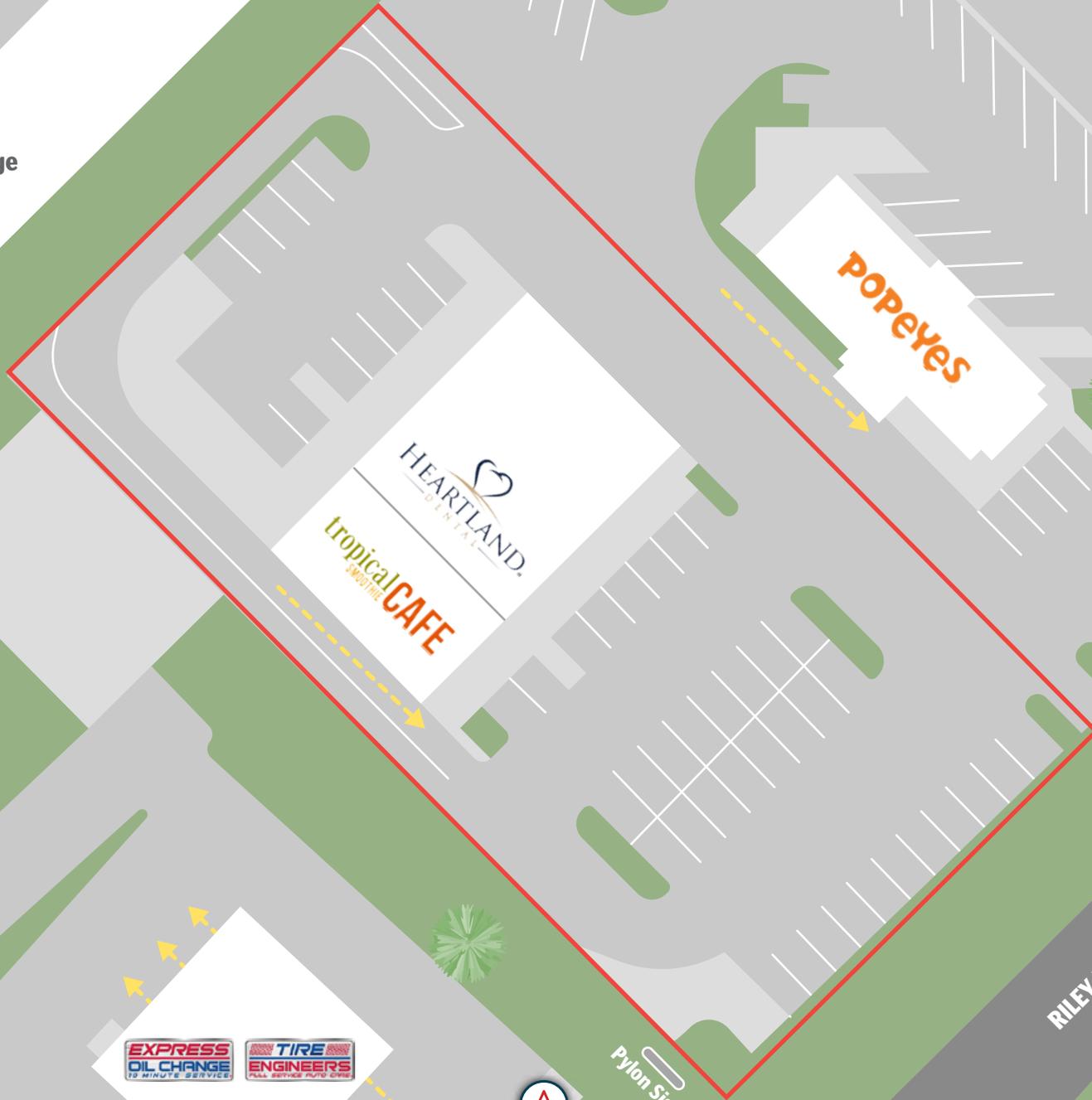
44,800 VPD

BIRNHAM WOODS DR





AAA Riley
Fuzzel Storage



Pylon Sign

RILEY FUZZEL ROAD

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,298	77,475	161,759
2030 Projected Population	17,389	84,817	178,657
2025 Median Age	34.6	35.3	35.6
Households & Growth			
2025 Estimated Households	5,488	25,568	56,397
2030 Projected Households	5,944	28,361	63,231
Income			
2025 Estimated Average Household Income	\$159,936	\$153,455	\$130,497
2025 Estimated Median Household Income	\$119,221	\$123,764	\$103,333
Businesses & Employees			
2025 Estimated Total Businesses	320	1,125	5,382
2025 Estimated Total Employees	2,505	7,804	52,288



SPRING, TEXAS

Spring is located mostly in Harris County, while a small portion of Spring is in Montgomery County in the North. The Spring CDP had a population of 66,338 as of 2025. Founded in 1838, the town originally started in the area now known as Old Town Spring.

Spring's economy is closely tied to the broader Houston area, with strong sectors in energy, healthcare, retail, logistics, and education. It benefits from proximity to The Woodlands and the ExxonMobil Houston Campus, which is a major regional employer. Retail and service industries thrive in the area, especially around Springwoods Village and Old Town Spring, while distribution centers and light industrial facilities contribute to the local job market. Many residents also commute to Houston's Energy Corridor, Downtown, or the Texas Medical Center, taking advantage of major highways like I-45, Grand Parkway (SH-99), and Hardy Toll Road for connectivity.

Spring, Texas has a number of events and locations that cater to every want or whim. Parks and recreation options include local favorites like the B.F. Clark Community Building, the Cypress Wood Golf Club, and the Mercer Botanic Gardens. The ever-popular Six Flags Over Texas amusement park is also located at Spring's west side, where roller coasters, rides, and more are sure to entertain children and adults alike. SplashTown Houston, a popular waterpark, offers a fun way to cool down during Texas's hot months. Old Town Spring is a classic and retro shopping and retail location. A number of museums guarantee to entertain while educating about Spring's proud history. The nearest major airport is George Bush Intercontinental Airport. This airport has international and domestic flights from Houston, Texas and is 15 miles from the center of Spring, TX.



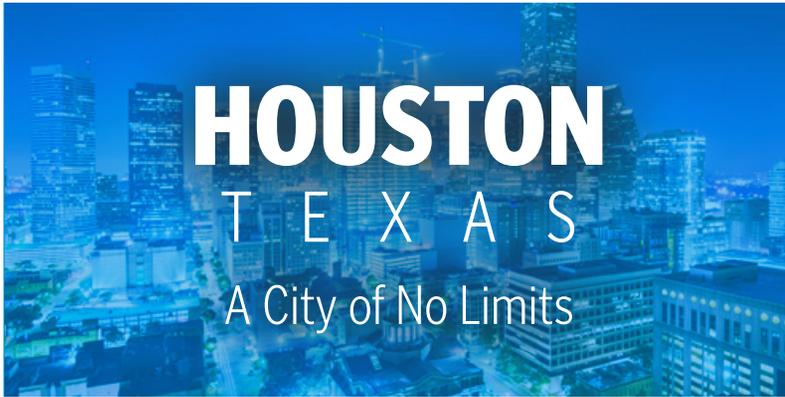
HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,390,125 as of 2025. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.

AREA OVERVIEW



Home to 2,325,353
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

<p>AVERAGE HOUSEHOLD INCOME \$84,179</p>	<p>MEDIAN HOUSTON AGE 33</p>	<p>NEW JOBS SINCE 2020 300,000+</p>	<p>MEDIAN HOUSE VALUE \$171,800</p>
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<p>RETAIL VACANCY RATE 8.8%</p>	<p>RETAIL INVENTORY: \$305.5M SF</p>	<p>ANNUAL RENTAL RATE GROWTH 5.6%</p>
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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
EADO/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



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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