

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Approximately 18 Years Remaining | 2% Annual Increases | Affluent Trade Area



8929 Spring Cypress Road, Spring, TX

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker/Designated Officer: Teddy Leonard, SRS National Net Lease Group, LP | TX License No. 631339

PROPERTY PHOTO



PROPERTY PHOTOS





OFFERING

Pricing	\$7,161,000
Net Operating Income	\$519,153
Cap Rate	7.25%

PROPERTY SPECIFICATIONS

Property Address	8929 Spring Cypress Road Spring, TX 77379
Rentable Area	6,625 SF
Land Area	1.64 Acres
Year Built	2014
Tenant	Total Point ER
Guaranty	Total Point ER, Parent Company Elysian Capital + Two PG's
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20-Year Lease
Increases	2% Annually
Options	4 (5-Year)
Rent Commencement	12/15/2021
Lease Expiration	12/31/2041

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES			Options	
		Lease Start	Lease End	Begin	Increase	Monthly		Annually
Total Point ER	6,625	Dec. 2021	Dec. 2041	Current	-	\$43,263	\$519,153	4 (5-Year)
(Guaranty - See Page 5)				Jan. 1, 2025	2%	\$44,128	\$529,536	2% Annual Rental Increase During Option Periods

2% Annual Increases for Remainder of Initial Term

The Guarantor shall be released from the lease on the date which is later:

- a) The 10th anniversary of the Effective date of the lease. Private Equity and Personal Guarantee is leased on the 10th year. The Total Point brand entity remains. Speak to agent.
- b) The last day of the third consecutive month in which Tenant's Rent Coverage Ratio is more or equal to 4.0X

Approximately 18 Years Remaining on Lease | Options To Extend | Annual Rental Increases

- The tenant, Total Point ER, recently signed a 20-year lease with 4 (5-year) option periods to extend, demonstrating their commitment to the site
- The lease features 2% annual increases throughout the initial term and option periods, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Tax-Free State

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a tax-free state

Total Point ER | Rapidly Expanding Company

- Texas based medical company that consists of urgent cares, imaging centers, emergency rooms and one main hospital in Grand Prairie
- Rapidly expanding across Texas and Arizona with 15 facilities open, 21 under construction, and plans to hit 50 locations within the next two years
- The business is owned by Elysian Capital, a private equity firm with \$700M under management

Dense Retail Corridor | National/Credit Tenant Presence | Close to Numerous Residential Communities

- The Total Point ER is located in a dense retail corridor with nearby national/credit tenants including Walmart Supercenter, Walgreens, CVS, and more
- The subject property is located adjacent to Stables Town Center, a Kroger anchored center that serves over 1.1M visitors per year (per Placer.ai)
- The investment is close to numerous residential communities, providing a direct residential base

Strategically Located Along Spring Cypress Road (36,400 VPD) | Excellent Visibility & Access

- The asset is strategically located along Spring Cypress Road, a major retail and commuter thoroughfare, with an average of 36,400 vehicles passing by daily
- Benefits from being near the major signalized intersection of Champion Forest Dr. and Spring Cypress Road (combined 47,900 VPD)
- The asset has excellent visibility and access via significant street frontage, good points of ingress/egress, and a large monument sign

Strong Demographics In 5-mile Trade Area | Six-Figure Income

- More than 268,000 residents and 85,000 employees support the trade area
- Affluent average household income of \$124,829

LOCATION



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

PARKING



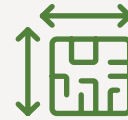
There are approximately 23 parking spaces on the owned parcel.
The parking ratio is approximately 3.47 stalls per 1,000 SF of leasable area.

ACCESS



Spring Cypress Road: 1 Access Point

PARCEL



Parcel Number: 1238270010005
Acres: 1.64
Square Feet: 71,621

TRAFFIC COUNTS



Spring Cypress Road: 36,400 VPD
Champion Forest Drive: 11,500 VPD
Tomball Parkway/State Highway 249: 145,500 VPD

CONSTRUCTION



Year Built: 2014

IMPROVEMENTS



There is approximately 6,625 SF of existing building area

ZONING



Commercial



TOTAL POINT ER

totalpointer.com

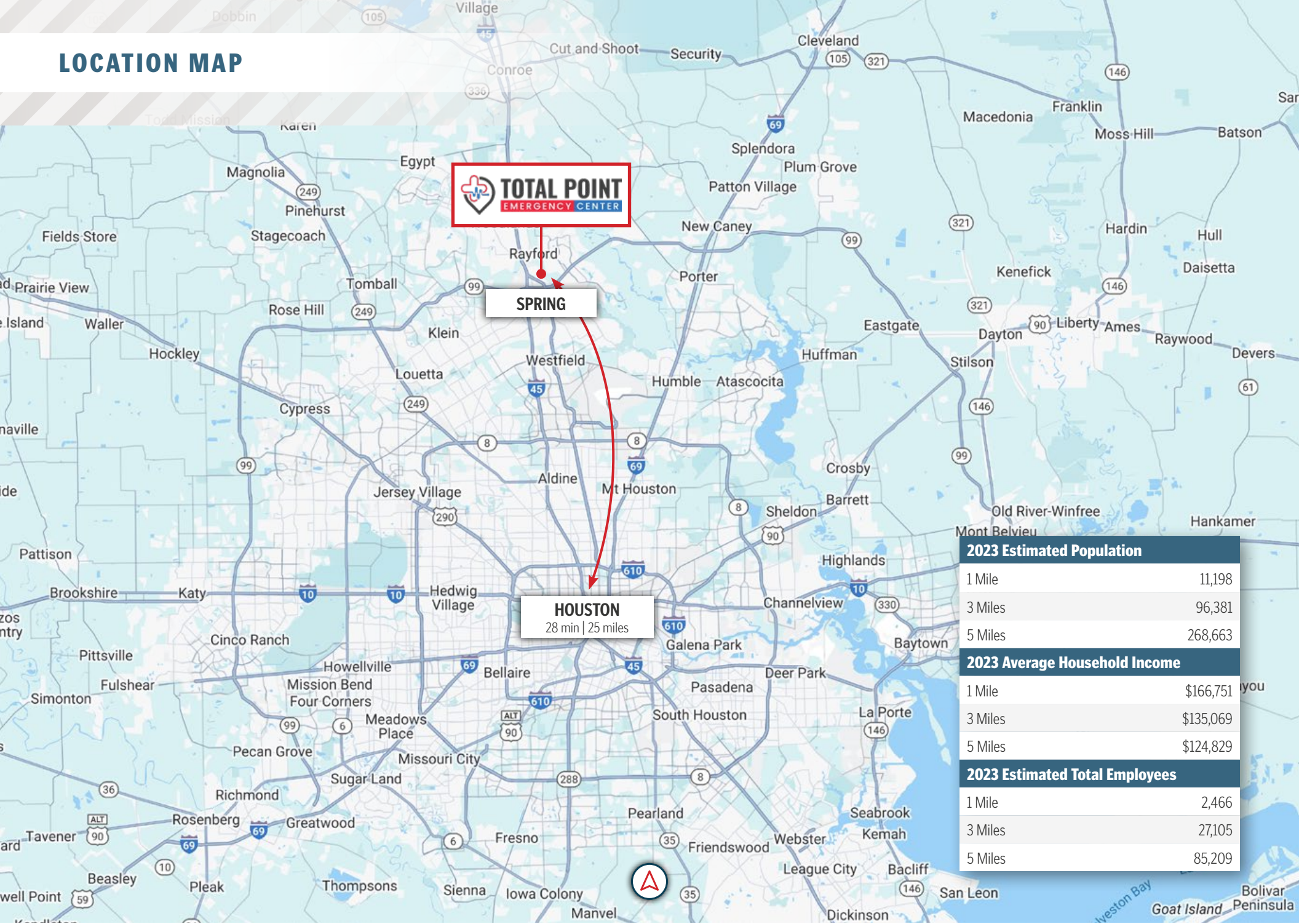
Company Type: Private

Locations: 15

Total Point Emergency Center is a community focused healthcare provider where they put patients health and safety as the top priority. Whether it's patients own medical emergency or their family, they serve patients as an integral part of their community and make sure that they give their best in making everyone feel better. Total Point Urgent Care clinics throughout Texas are here to provide the immediate medical care patients need at a fraction of the cost they encounter at the emergency room.

Source: totalpointer.com/about

LOCATION MAP



SPRING

HOUSTON
28 min | 25 miles

2023 Estimated Population

1 Mile	11,198
3 Miles	96,381
5 Miles	268,663

2023 Average Household Income

1 Mile	\$166,751
3 Miles	\$135,069
5 Miles	\$124,829

2023 Estimated Total Employees

1 Mile	2,466
3 Miles	27,105
5 Miles	85,209











36,400
VEHICLES PER DAY

LIGHTHOUSE PHARMACY
- RETAIL & COMPOUND

TOTAL POINT
EMERGENCY CENTER

TACO
BELL

SPRING CYPRESS RD.

PYLON SIGN

PYLON SIGN





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 68,849 as of July 1, 2023. Founded in 1838, the town originally started in the area now known as Old Town Spring. Founded in 1838, the town originally started in the area now known as Old Town Spring.

The main cash crops in Spring are sugar cane and cotton; area residents also grew vegetables. The largest industries in Spring, TX are Retail Trade, Health Care & Social Assistance, and Manufacturing, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Agriculture, Forestry, Fishing & Hunting, & Mining, and Utilities.

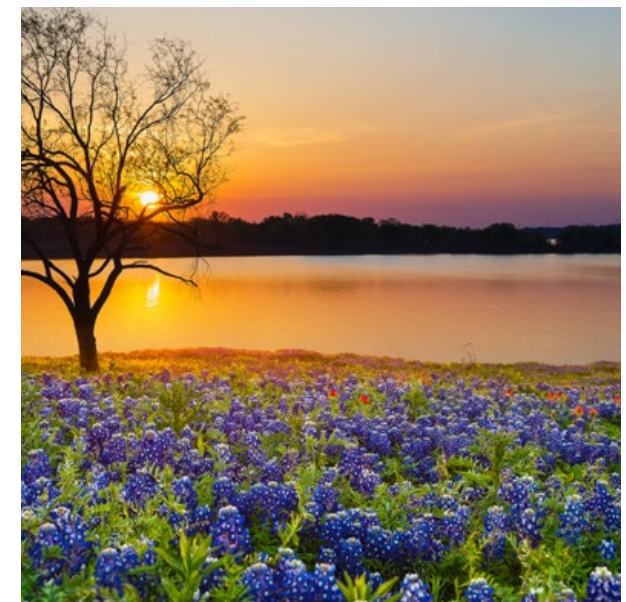
Spring, Texas has a number of events and locations that cater to every want or whim. Parks and recreation options include local favorites like the B.F. Clark Community Building, the Cypress Wood Golf Club, and the Mercer Botanic Gardens. The ever-popular Six Flags Over Texas amusement park is also located 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 nightlife of this city consists of popular locations with character like the Jailhouse Saloon LLC and the E2 Ultra.

Spring ISD formed in 1935 from the combination of the Harrell Common School District and the Spring Common School District. Langtry Preparatory Academy, a private school, is located in the Spring CDP. St. Edward's Catholic School, Northwoods Catholic School, Lone Star College System (formerly the North Harris Montgomery Community College District) serves the area.

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.

AREA DEMOGRAPHICS

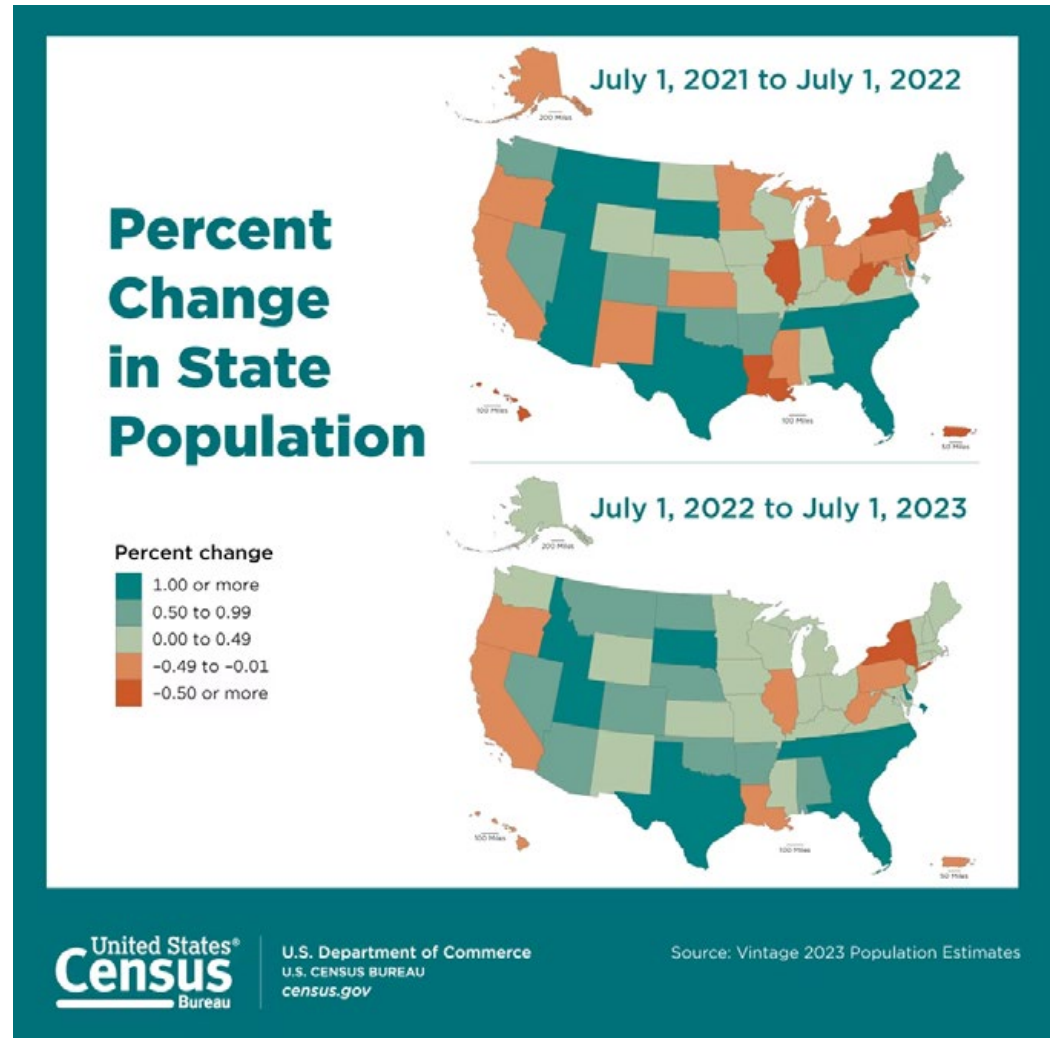
	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	11,198	96,381	268,663
2028 Projected Population	11,184	97,199	272,813
2010 Census Population	9,479	76,285	202,564
Projected Annual Growth 2023 to 2028	-0.03%	0.17%	0.31%
Historical Annual Growth 2010 to 2020	1.71%	2.14%	2.41%
Households & Growth			
2023 Estimated Households	3,793	33,567	95,713
2028 Projected Households	3,815	34,061	97,914
2010 Census Households	3,137	26,413	73,734
Projected Annual Growth 2023 to 2028	0.12%	0.29%	0.46%
Historical Annual Growth 2010 to 2020	1.91%	2.12%	2.16%
Race & Ethnicity			
2023 Estimated White	68.63%	62.25%	60.16%
2023 Estimated Black or African American	7.44%	11.19%	14.45%
2023 Estimated Asian or Pacific Islander	13.05%	12.49%	10.77%
2023 Estimated American Indian or Native Alaskan	0.64%	0.77%	0.81%
2023 Estimated Other Races	5.47%	8.72%	9.01%
2023 Estimated Hispanic	19.21%	25.59%	26.22%
Income			
2023 Estimated Average Household Income	\$166,751	\$135,069	\$124,829
2023 Estimated Median Household Income	\$117,846	\$97,872	\$90,600
2023 Estimated Per Capita Income	\$55,761	\$46,898	\$44,417
Businesses & Employees			
2023 Estimated Total Businesses	345	3,118	10,040
2023 Estimated Total Employees	2,466	27,105	85,209



PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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