

OFFERED
FOR SALE

EAGLE POINT SHOPPES

9737 Eagle Drive | Mont Belvieu (Houston), Texas 77523



Little Caesars



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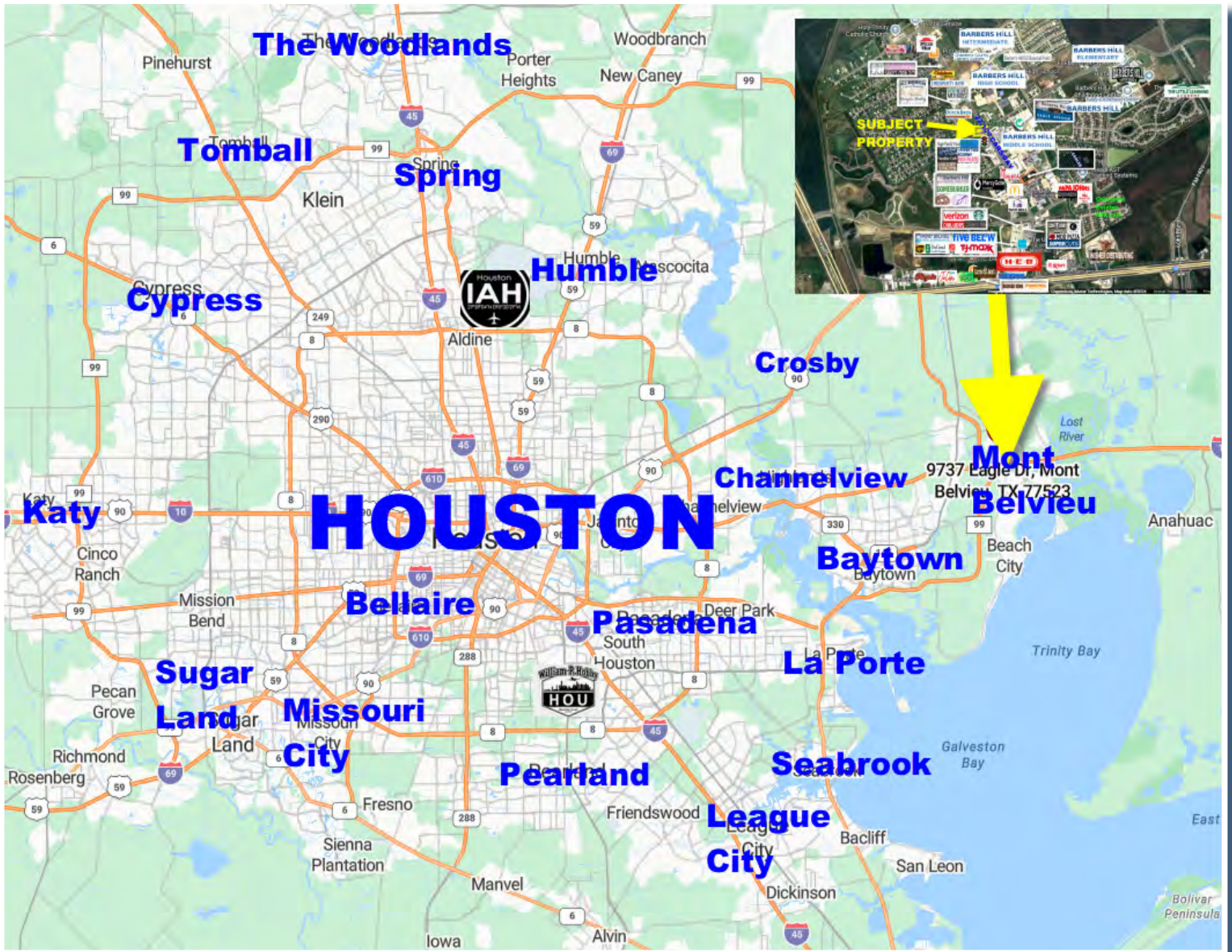
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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

LOCATION MAPS



AERIAL MAP



OFFERING SUMMARY

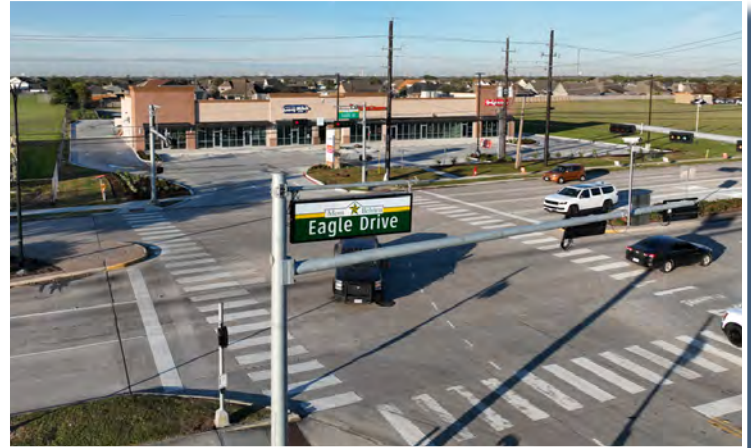


Price:	\$7,235,500
CAP:	6.25% CAP (6.80% Yr 6)
Year Built:	2024
GLA:	13,397 SF 2.48 Acres
Price/SF:	\$540
Occupancy:	100%, 10-Year Leases
Average Rent:	\$33.76/SF - Attractive Rental Increases in Base Term of Leases



INVESTMENT HIGHLIGHTS

- Tremendous opportunity to acquire a newly built, 100% leased shopping center in Mont Belvieu, a fast growing suburb of Houston, Texas. Superb demographics: The area experienced 36% population growth in a 3-mile radius from 2020-2024 with an average annual income of \$163,900
- 90% of tenants signed 10-year leases with rental increases during the primary term of the lease
- Located at the signalized intersection of Eagle Drive and Perry Ave, across the street from Barbers Hill Middle School and Barbers Hill High School (UIL 5A: 1,972 Students).
- Riceland master planned community is a new 1,400 acre master planned community that will have 4,500 homes upon completion. The first phase is currently under construction and delivered 400 homes in 2024
- Located just 33 miles east of the heart of Houston, the City of Mont Belvieu is home to more than 11,000 residents and is the most important hub for natural gas liquids (NGLs) in the country. Strategically positioned at the intersection of SH 99 and I-10, Mont Belvieu is poised to be the destination city for the east side of the Houston-Galveston metro area.



RENT ROLL

	TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COM- MENCE	LEASE EXPIRA- TION	OPTIONS/ INCREASES
100	Tropical Smoothie Cafe	1,600	\$56,000	\$35.00	12/1/2024	11/30/2034	Years 6-10: \$38.50 PSF Option Yrs 11-15: \$42.50 PSF Option Yrs 16-20: \$46.59 PSF
200	Gameday Men's Health	1,432	\$47,256	\$33.00	4/1/2025	3/31/2034	Annual Rent Increases Years 1-10 \$33.66, \$34.33, \$35.02, \$35.72, \$36.43, \$37.16, \$37.91, \$38.66, \$39.44 PSF Option Yrs 11-15: \$43.38 PSF Option Yrs 16-20 \$47.72 PSF
300	Shay's Jewelry	1,586	\$47,580	\$30.00	5/1/2025	4/30/2030	Option Yrs 6-10: \$33.00 PSF
400	Jersey Mike's	1,445	\$48,407	\$33.50	12/1/2024	11/30/2034	Years 6-10: \$36.85 PSF Option Yrs 11-15: \$40.54 PSF Option Yrs 16-20: \$44.59 PSF
500	Little Caesars (Corporate)	1,600	\$54,800	\$34.25	12/1/2024	11/30/2034	Years 6-10: \$37.67 PSF Option Yrs 11-15: \$41.44 PSF Option Yrs 16-20: \$45.58 PSF
700	Chambers Nail Salon	3,298	\$110,483	\$33.50	3/1/2025	2/28/2035	Years 6-10: \$36.85 PSF Option Yrs 11-15: \$40.54 PSF Option Yrs 16-20: \$44.59 PSF
800	Beaky's Hot Chicken	2,436	\$87,696	\$36.00	11/1/2024	12/31/2034	Free Rent Months 1-2 Months 3-60: \$36.00 PSF Years 6-10: \$40.50 PSF Option Yrs 11-15: \$45.56 PSF
	SUBTOTAL	13,397	\$452,222	\$33.76 AVG			

FINANCIAL SUMMARY



INCOME

Base Rent	\$452,222
Reimbursements	\$114,298
Gross Income	\$566,250

EXPENSES

Taxes	\$57,875
Insurance	\$13,129
CAM	\$26,794
Management	\$16,500
Total Expenses	\$114,298
Net Operating Income:	\$452,222

AERIAL MAP



AERIAL MAP



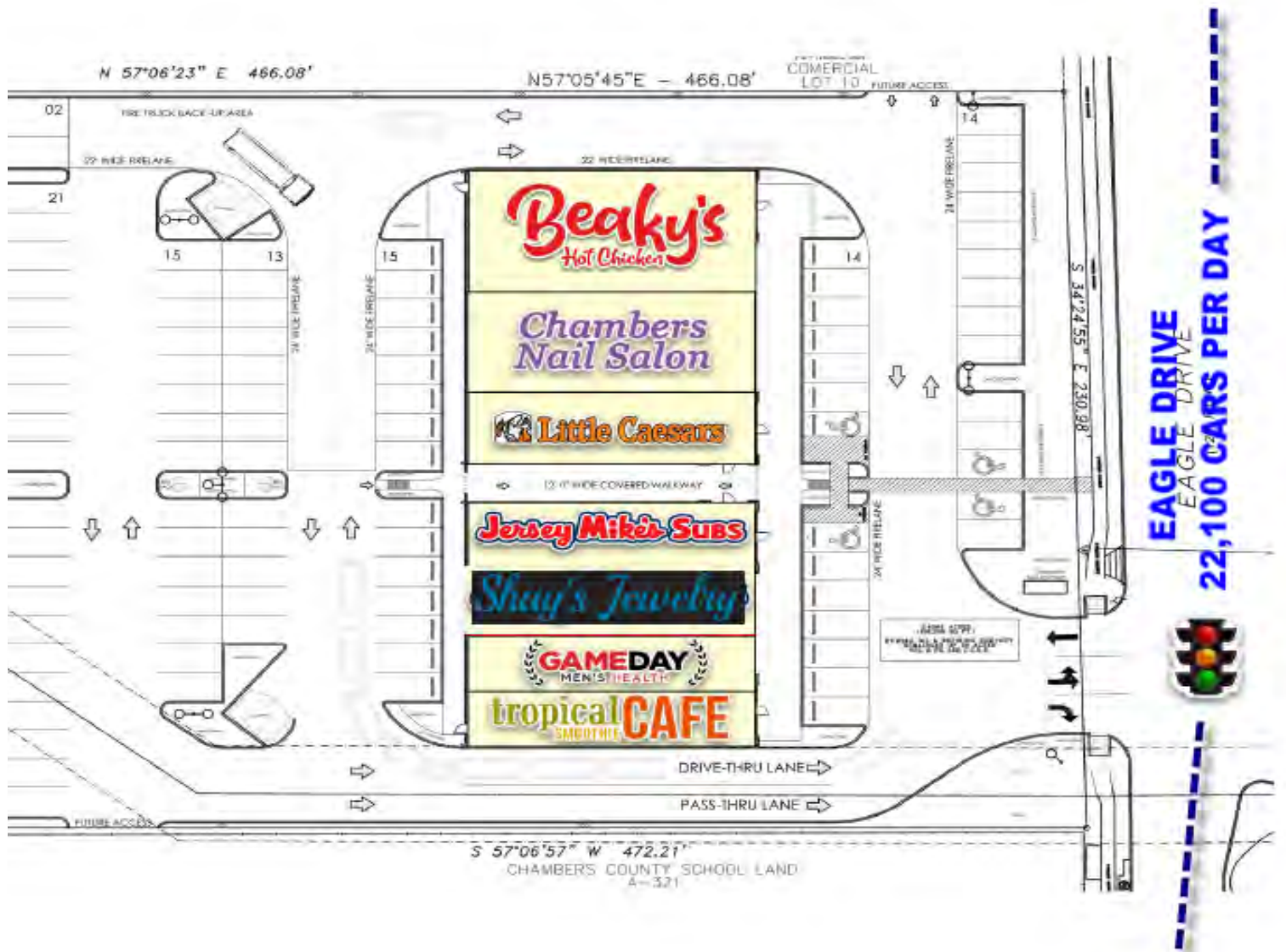
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AERIAL MAP



SITE PLAN



tropical SMOOTHIE CAFE

NAME:	Tropical Smoothie Cafe
SUITE #	100
SQUARE FOOTAGE	1,600
RENT PSF	\$35.00
COM-MENCE-MENT	12/1/2024
EXPIRATION	11/30/2034
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Tropical Smoothie Cafe, sometimes referred to as Tropical Smoothie, or Tropical, is a restaurant franchise in the United States. In addition to smoothies, the cafes offer sandwiches, wraps, salads, flat breads, and food bowls.

Tropical Smoothie began as a smoothie shop in 1993 along the panhandle of Florida. Tropical Smoothie Franchise Development Corporation was founded in 1997 in Destin, Florida, and the first franchised store opened in 1998 in Tallahassee, Florida. Tropical Smoothie Cafe is currently headquartered in Atlanta, Georgia.

Tropical Smoothie Cafe operates more than 1100 locations nationwide with 2,000 projected openings across the United States by 2024.





NAME:	Gameday Men's Health
SUITE #	200
SQUARE FOOTAGE	1,432
RENT PSF	\$33.00
COM-MENCE-MENT	4/1/2025
EXPIRATION	3/31/2025
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Gameday Men's Health currently has over 250 locations across North America. Gameday Men's Health was created to help men suffering from low testosterone, optimize their hormonal health & reclaim their life. With a background in behavioral health, Evan Miller, Ph.D. personally experienced the effects of low testosterone. He found it was hard to find a place that spoke to him – often experiencing a clinical environment that was cold, unfriendly and in some cases downright sketchy. He wanted a place where not only did the average guy feel comfortable in the physical space – friendly and knowledgeable staff, sports on the screens, and fast appointments – but also was treating the source of men's health problems with personalized care. Gameday Men's Health was created.





Little Caesars

NAME:	Little Caesars (Corporate Lease)
SUITE #	500
SQUARE FOOTAGE	1,600
RENT PSF	\$34.25
COM-MENCE-MENT	12/1/2024
EXPIRATION	11/30/2034
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Little Caesars® Pizza is one of the most iconic brands in the world. With thousands of locations in 28 countries and territories across the globe, Little Caesars® Pizza is beloved by millions. Its signature Hot-N-Ready® model allows customers to walk in-and-out in 30 seconds or less with an affordable pizza that is as fresh as it is delicious.

Little Caesars is the fourth largest pizza chain by total sales in the United States behind Pizza Hut, Domino's and Papa John's. It operates and franchises pizza restaurants in the United States and internationally in Asia, Europe, the Middle East, Canada, Latin America, and the Caribbean. The company is owned by Ilitch Holdings, and headquartered in Detroit, Michigan.





The Jersey Mike's in Mont Belvieu franchisee operates 8 other Jersey Mike's locations and 8 Wing Stop locations in the Houston area.

NAME:	Jersey Mike's
SUITE #	400
SQUARE FOOTAGE	1,445
RENT PSF	\$33.50
COM-MENCE-MENT	12/1/2024
EXPIRATION	11/30/2034
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Jersey Mike's Subs is an American submarine sandwich chain headquartered in Manasquan, New Jersey. The Jersey Mike's franchise has about 3,500 locations, with locations in the United States, Canada, the United Kingdom, and elsewhere.

The authentic sub sandwich, served Mike's Way with onions, lettuce, tomatoes, olive oil blend, red wine vinegar and spices, is what differentiates Jersey Mike's from the others. Authentic means fresh sliced, premium quality meat and cheese, and fresh baked bread.

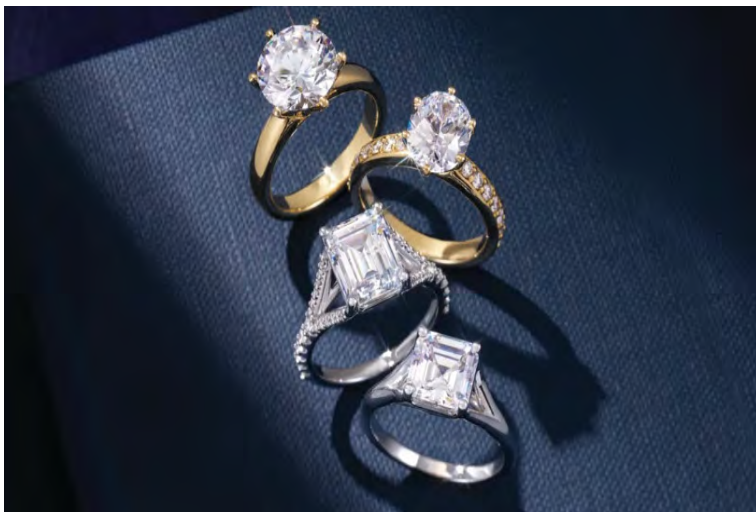


Shay's Jewelry

NAME:	Shay's Jewelry
SUITE #	300
SQUARE FOOTAGE	1,586
RENT PSF	\$30.00
COM-MENCE-MENT	5/1/2025
EXPIRATION	4/30/2030
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Shay's Jewelry has been serving the Baytown area since 1978. For over 40 years, Sharon "Shay" Gorman Rogers has offered the very best in personal service and fine jewelry. Shay's Jewelry specializes in custom designs, gemstones, engagement and bridal jewelry, quality watches and a variety of fine gifts and elegant housewares.

Shay's Jewelry offers unmatched service and attention to every detail. Whether you are a long time customer or first time visitor, Shay's will go above and beyond to exceed your expectations.





Beaky's Hot Chicken, based in Baytown, Texas, is a fan favorite and calls itself "The Best Hot Chicken in Texas". The owner of Beaky's also owns and operates Bayou City Wings that has 3 locations: Baytown, Pasadena, and Fuqua.

NAME:	Beaky's Hot Chicken
SUITE #	800
SQUARE FOOTAGE	2,436
RENT PSF	\$36.00
COM-MENCE-MENT	11/1/2024
EXPIRATION	12/31/2034
INCREASES	See Rent Roll
OPTIONS	See Rent Roll



TENDERS
Get 2 or 3 Tenders at the heat level of your choice, served Nashville style, over white bread with 2 sides, pickle, and dipping sauce.

HOUSE MADE DIPPING SAUCES

- Spicy Mayo
- Buttermilk Ranch
- Honey Mustard
- Comeback Sauce
- Hot Honey Mayo
- White Queso

CHICKEN SANDWICHES
Each of our sandwiches are served with the heat level of your choice and with 1 side.



"Best place in town! Doesn't feel like any other in and out nail salon. All of the staff are friendly and are good at what they do! Love them!"

NAME: Chambers Nail Salon

"Chambers Nail Salon is amazing. It's clean inside, the staff is so friendly, and they are true artists. Billy and Kayla are great owners and I highly recommend them! Billy has been doing my nails for years. I will add some pictures of some of my favorites"

SUITE # 700

SQUARE FOOTAGE 3,298

RENT PSF \$33.50

**COM-MENCE-
MENT** 3/1/2025

"Kayla and Billy are AMAZING! I've been going to Kayla for years she's so sweet and welcoming! I drive an hour from Beaumont to go to her! She's always kept my real nails so healthy, long and looking so beautiful! I get compliments daily on my nails then when I let them know they're my real nails, people love them even more! You'll always feel beautiful when you have her doing your nails!"

EXPIRATION 2/28/2035

INCREASES See Rent Roll

OPTIONS See Rent Roll

LIMITED-TIME

**PEDICURE
SPECIALS**

(Mon - Thur only)

\$7 OFF

Spa Pedicure - Flavors:
Honey Milk, Organic Milk Coconut

\$15 OFF

Deluxe Pedicure - Flavor:
Organic Jasmine Coconut Rice

**CHAMBERS
Nail Salon**

only Charcoal Detox
\$15 OFF
EVERYDAY

LE'K Pedicure
save **\$18** Daily



Demographic Summary Report

NWC of Eagle Dr & Perry A, Mont Belvieu, TX 77523



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	5,747		26,612		51,311	
2024 Estimate	4,469		20,755		40,187	
2020 Census	3,177		15,254		30,427	
Growth 2024 - 2029	28.60%		28.22%		27.68%	
Growth 2020 - 2024	40.67%		36.06%		32.08%	
2024 Population by Hispanic Origin	715		3,794		9,521	
2024 Population	4,469		20,755		40,187	
White	3,424	76.62%	15,821	76.23%	28,654	71.30%
Black	179	4.01%	994	4.79%	2,406	5.99%
Am. Indian & Alaskan	30	0.67%	162	0.78%	335	0.83%
Asian	123	2.75%	338	1.63%	558	1.39%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	2	0.00%
Other	712	15.93%	3,440	16.57%	8,233	20.49%
U.S. Armed Forces	24		57		67	
Households						
2029 Projection	1,865		8,607		16,619	
2024 Estimate	1,449		6,711		13,017	
2020 Census	1,016		4,883		9,790	
Growth 2024 - 2029	28.71%		28.25%		27.67%	
Growth 2020 - 2024	42.62%		37.44%		32.96%	
Owner Occupied	1,188	81.99%	5,908	88.03%	11,411	87.66%
Renter Occupied	262	18.08%	803	11.97%	1,606	12.34%
2024 Households by HH Income						
Income: <\$25,000	153	10.55%	727	10.83%	1,544	11.86%
Income: \$25,000 - \$50,000	222	15.31%	993	14.79%	1,939	14.90%
Income: \$50,000 - \$75,000	129	8.90%	583	8.69%	1,304	10.02%
Income: \$75,000 - \$100,000	162	11.17%	840	12.51%	1,585	12.18%
Income: \$100,000 - \$125,000	73	5.03%	649	9.67%	1,148	8.82%
Income: \$125,000 - \$150,000	106	7.31%	663	9.88%	1,605	12.33%
Income: \$150,000 - \$200,000	363	25.03%	1,264	18.83%	2,079	15.97%
Income: \$200,000+	242	16.69%	993	14.79%	1,812	13.92%
2024 Avg Household Income	\$133,156		\$126,410		\$122,070	
2024 Med Household Income	\$120,205		\$108,205		\$102,962	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date