EXECUTIVE SUMMARY

Brazos Lake Shopping Center

6840 Highway 6 | Missouri City, Texas 77459

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

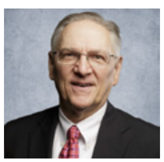
OFFERED EXCLUSIVELY BY

Alex Wolansky, CCIM
Managing Director Investments
713.452.4292
alex.wolansky@marcusmillichap.com
License: TX 702899

Gus N. Lagos
Senior Managing Director Investments
713.452.4257
gus.lagos@marcusmillichap.com
License: TX 419197

Joseph L. Jaques
Senior Director Investments
972.755.5171
joseph.jaques@marcusmillichap.com
License: TX 651497

Alyssa Difilippo
Associate Investments
972.755.5317
alyssa.difilippo@marcusmillichap.com
License: TX 9002994



Ron E. Hebert
Senior Managing Director Investments
972.755.5245
ron.hebert@marcusmillichap.com
License: TX 514271

Broker of Record
Tim Speck
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
972.755.5250
License: TX 149994

Activity ID: ZAH0040080

Marcus & Millichap

WWW.LAGOSRETAIL.COM

3 Riverway, Suite 800, Houston, Texas 77056

Real Estate Investment Sales • Financing • Research • Advisory Services

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

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www.marcusmillichap.com

PROPERTY OVERVIEW

PRICE
$3,500,000

Cap Rate:	7.08%
NOI:	$247,962
Price/SF:	$352.82
Building GLA:	9,920 SF
Total Land Area:	1.17 AC
Year Built:	2009
Occupancy:	100%
Parcel ID:	1804-01-001-0020-907

Marcus & Millichap is pleased to exclusively list for sale Brazos Lake Shopping Center, located at 6840 Highway 6 in Missouri City, Texas.

Positioned on State Highway 6 with over 58,000 vehicles per day, this 9,920-square-foot retail center delivers a compelling opportunity in a high-growth retail corridor that continues to attract strong consumer demand and household spending power in the Southwest Houston metropolitan market.

Brazos Lake Shopping Center is anchored by Excel Urgent Care, a multi-location healthcare provider, and also accommodates a highly reputable pawn shop. The third suite is master leased for three years from closing at an annual base rent of $24.00/SF + NNN (lowest rent in the center). The average household income exceeds $150,000 within a one-mile radius, and there is significant population growth projected through 2029, meaning the asset stands out for its demographically supported revenue potential. Therefore, there is a high probability of leasing the master leased suite at $24.00/SF + NNN (or more).

The property's multi-tenant configuration and strong location advantage place it within a vibrant retail ecosystem anchored by premier master-planned communities (Riverstone and Sienna Plantation) and regional shopping destinations. This creates a durable investment profile with resilient leasing fundamentals, excellent visibility, and strategic access for both local residents and commuters.

Brazos Lake Shopping Center is offered at a price of $3,500,000 which represents a 7.08 percent cap rate. Overall, Brazos Lake Shopping Center represents a well-positioned retail asset that combines proven tenancy, attractive trade demographics, and solid highway frontage fundamentals, making it an attractive opportunity for investors targeting stable income and long-term value creation in the Houston-area retail market.

INVESTMENT HIGHLIGHTS

Frontage on State Highway 6

100 Percent Economical Occupancy

Stabilized Income with Value-Add Potential

Located Near Premier Master-Planned Communities:
Riverstone and Sienna Plantation

Average Household Income Exceeds $150,000 within a One-Mile Radius


AERIAL
Colony Lakes Shopping Center
Kroger
PAPA JOHNS
Better Ingredients. Better Pizza.
CHASE
Walgreens
AQUA-TOTS SWIM SCHOOLS
Marble SLAB CREAMERY
Missouri City Shopping Center
TARGET
WHATABURGER
THE HOME DEPOT
Walmart
Riverstone Neighborhood
Quail Valley Neighborhood
FIVE GUYS BURGERS and FRIES
Cane's
DUNKIN' DONUTS
CHIPOTLE
LOWE'S
ExtraSpace Storage
Public Storage
43,351 VPD
Subject Property
Highway 6
N

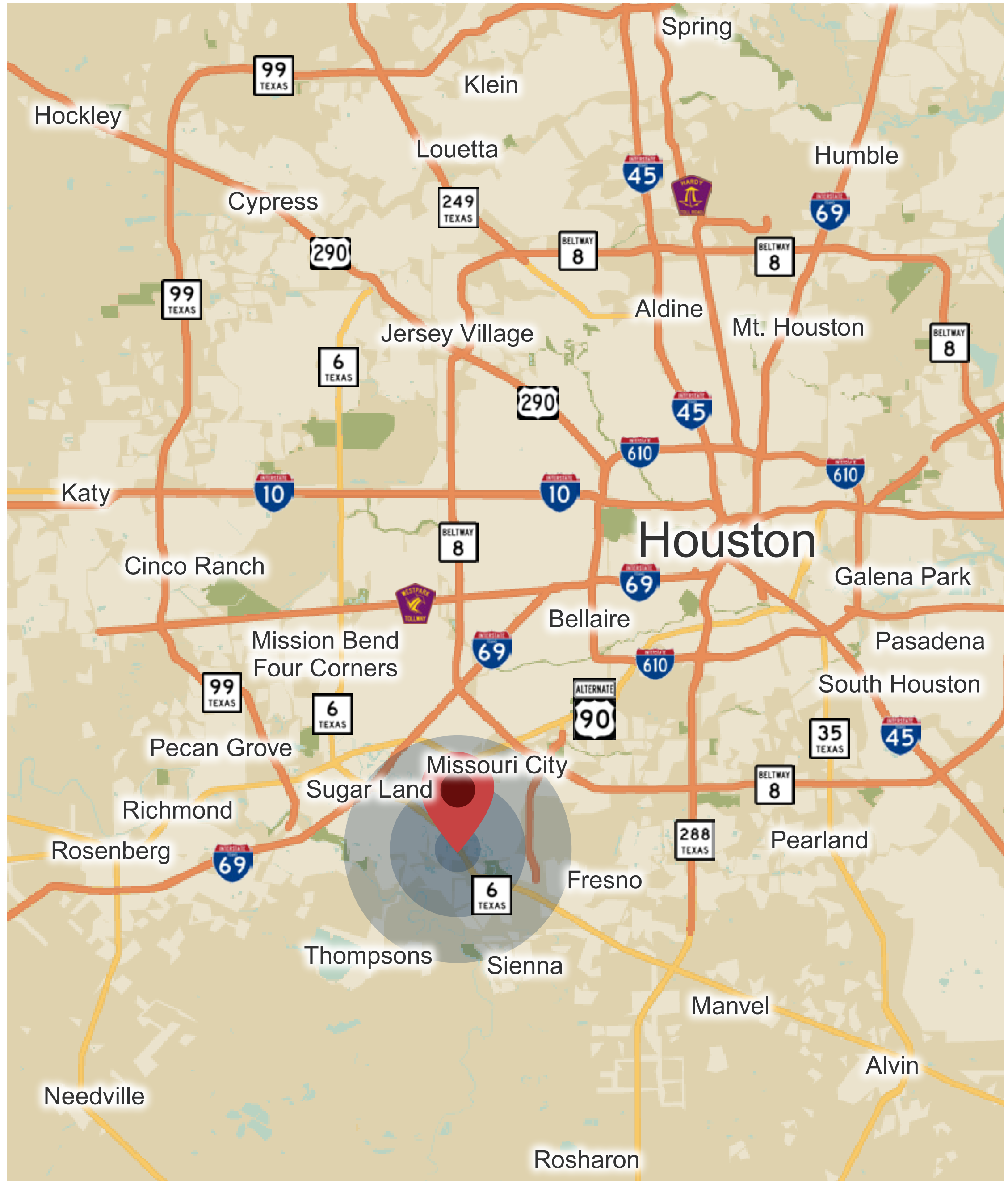
AERIAL

Lake Olympia Neighborhood
Oyster Creek Village at Lake Olympia Neighborhood
LIFETIME FITNESS
POTBELLY SANDWICH SHOP
FENG CHA
HOUSTON GARDEN CENTERS
bun slut
Fort Bend ISD Bus Transportation
SUNOCO
Pizza Hut
WING STOP
Public Storage
7,015 VPD
Oilfield Road
tropical SMOOTHIE CAFE
43,351 VPD
Highway 6
Kelsey Seybold Clinic
Subject Property

PROPERTY PHOTOS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	9,548	98,365	218,211
2025 EST. POPULATION	8,951	91,702	204,686
CHANGE 2025-2030	6.67%	7.27%	6.61%
2025 MEDIAN AGE	44.0	41.0	40.0
POPULATION BY RACE	**1 MILE**	**3 MILE**	**5 MILE**
WHITE	26.07%	23.14%	23.02%
BLACK	18.86%	25.94%	31.10%
ASIAN	42.73%	34.88%	28.86%
AMERICAN INDIAN, ESKIMO, ALEUT	0.45%	0.39%	0.44%
HAWAIIAN, PACIFIC ISLANDER	0.02%	0.05%	0.05%
MULTI-RACE	8.78%	10.32%	10.26%
OTHER	3.10%	5.29%	6.26%
HISPANIC ORIGIN	10.30%	14.92%	16.27%
HOUSEHOLDS BY INCOME	**1 MILE**	**3 MILE**	**5 MILE**
$200,000 OR MORE	27.53%	22.10%	21.12%
$150,000 - $199,999	17.30%	15.20%	13.97%
$100,000 - $149,999	26.50%	22.77%	21.78%
$75,000 - $99,999	9.84%	12.20%	11.44%
$50,000 - $74,999	10.21%	11.82%	12.66%
$35,000 - $49,999	3.59%	5.69%	7.37%
$25,000 - $34,999	1.23%	3.09%	4.00%
$15,000 - $24,999	2.48%	3.48%	3.76%
$10,000 - $14,999	0.24%	1.07%	1.21%
UNDER $9,999	1.08%	2.59%	2.70%
AVERAGE HOUSEHOLD INCOME	$171,793	$152,167	$146,879
MEDIAN HOUSEHOLD INCOME	$140,745	$129,287	$126,092
PER CAPITA INCOME	$59,130	$53,653	$51,709
MEDIAN PROPERTY VALUE	$324,504	$299,690	$288,624



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. 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.

MARKET OVERVIEW

Sources: houstontx.gov/abouthouston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24** *Fortune 500* companies are headquartered in the metro, ranking third among U.S. metro areas.

Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:

The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.

Gerald D. Hines Waterwall Park & Williams Tower

Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

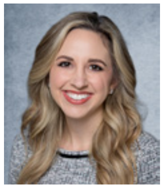
For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.

Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).

The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

FINANCING CONTACT



Jamie Safier
Managing Director, Capital Markets
Loan Origination (MMCC)
713.239.0501
jamie.safier@marcusmillichap.com

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.

Providence Plaza

National platform operating within the firm's **82** brokerage offices

Optimum financing solutions to enhance value

Closed 1,061 transactions by national financing division in 2024

351 capital sources MMCC closed business with in 2024

$7.1B MMCC production volume in 2024

Northlake Commons 4A

Northlake Commons 7

Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials   Date

Information available at www.trec.texas.gov

IABS 1-2

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LAGOS-WOLANSKY RETAIL GROUP

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THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056

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