

SALE LEASEBACK

Fort Bend Dental

3717 Township Ln, Missouri City, TX 77459

FORT  BEND
D E N T A L



partners

OFFERING MEMORANDUM

Exclusively Listed By:



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Property At A Glance

Address

3717 Township Lane

City, State, Zip Code

Missouri City, TX 77459

NRSF

9,998 SF

Land Size

3.04 AC

Lease Term

10 Years

Primary Lease Term

2% Annual Escalations

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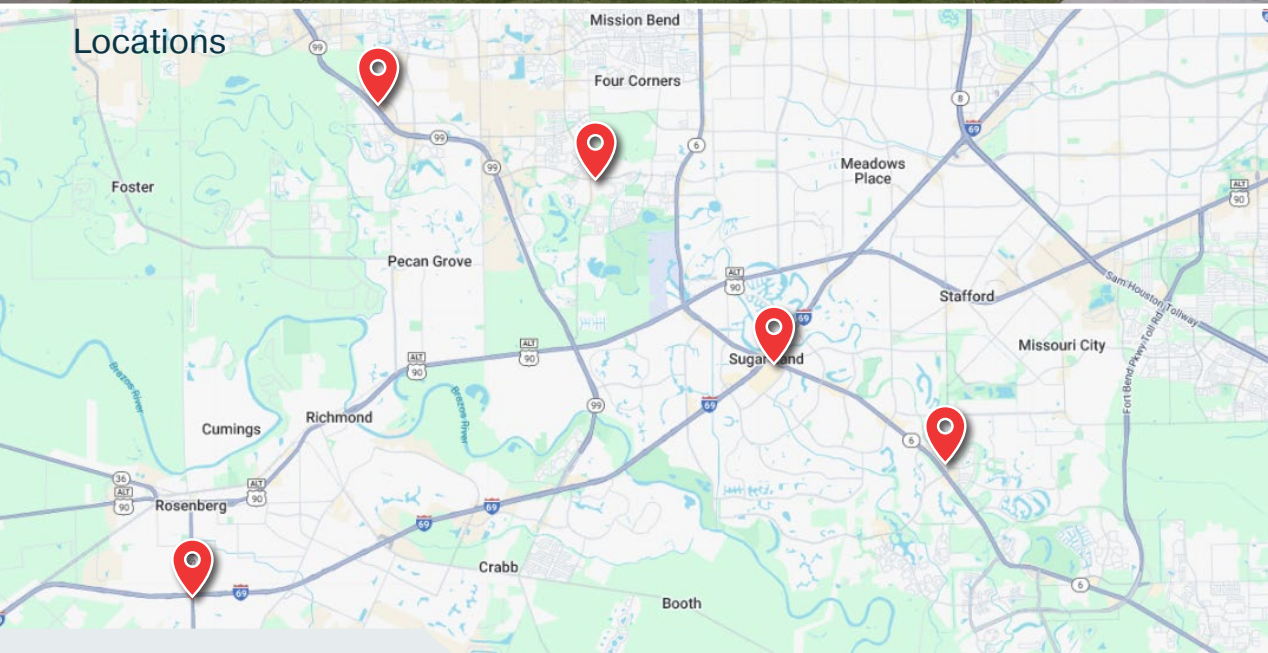


3717 Township Ln, Missouri City, TX

Partners is pleased to present the opportunity to acquire 3717 Township Lane, a 9,998-square-foot building located in Missouri City, TX. This property is leased with a 10-year term by Fort Bend Dental, a reputable, comprehensive dental practice with high quality service and five locations in Fort Bend County.

The property's location in a growing and diverse market enhances its appeal. Missouri City is a growing community within the Greater Houston area, offering a diverse range of housing options and amenities. Fort Bend County has experienced significant growth in its medical real estate sector, driven by a combination of expanding healthcare facilities, increasing demand from a growing population, and substantial investments in medical infrastructure. These factors collectively position the county as a dynamic and attractive area for medical real estate investment and development.

Tenant Overview



FORT BEND DENTAL

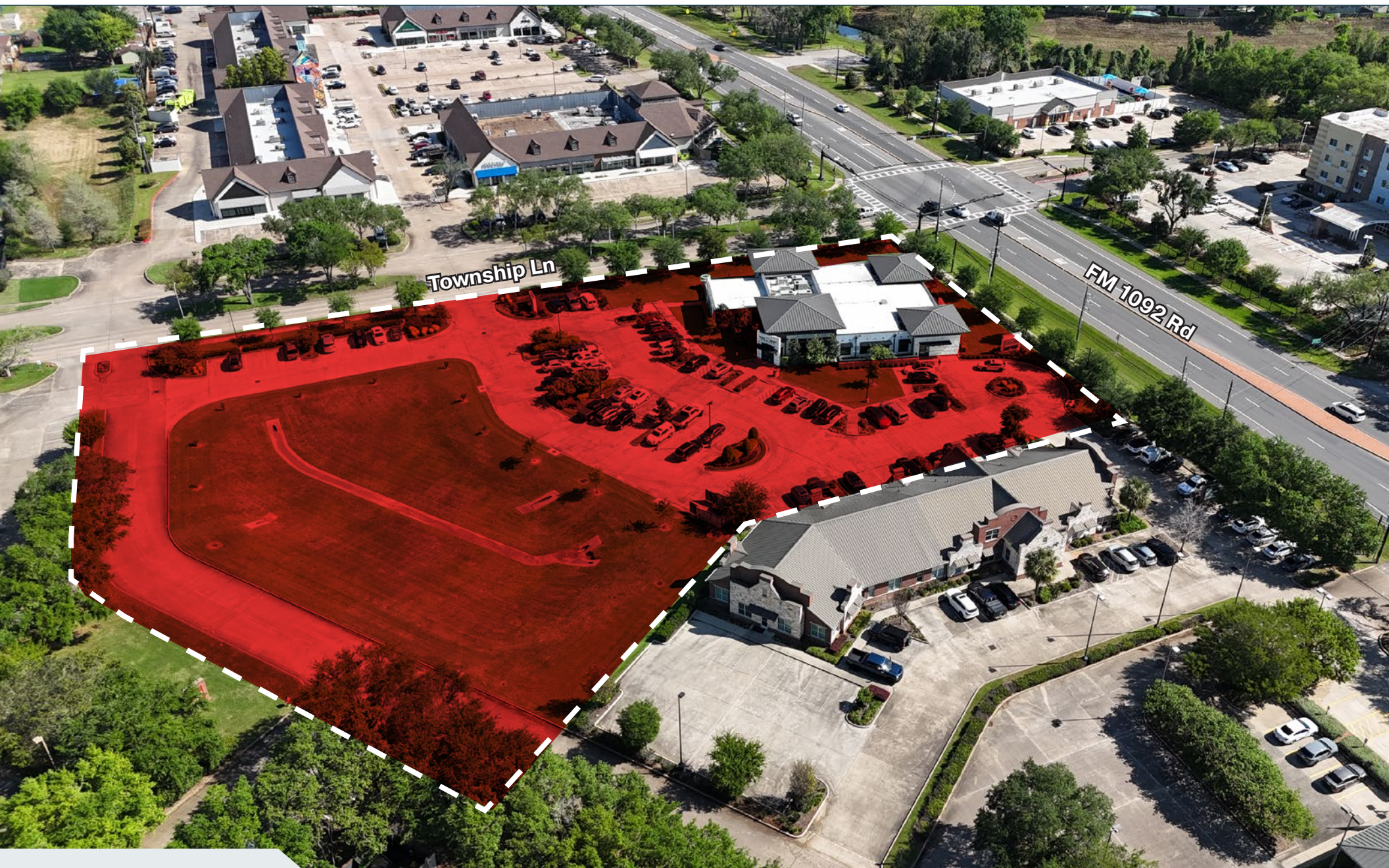
Fort Bend Dental is a comprehensive dental practice serving Fort Bend County, Texas, since 1987. With multiple locations—including Missouri City, Richmond, Rosenberg, Sugar Land, and Aliana—the practice offers a wide range of general, restorative, and cosmetic dentistry services for patients of all ages. Fort Bend Dental has earned recognition for its exceptional patient care, including being selected as a 2023 Top Patient Rated Dentist by Find Local Doctors.

Services Offered:

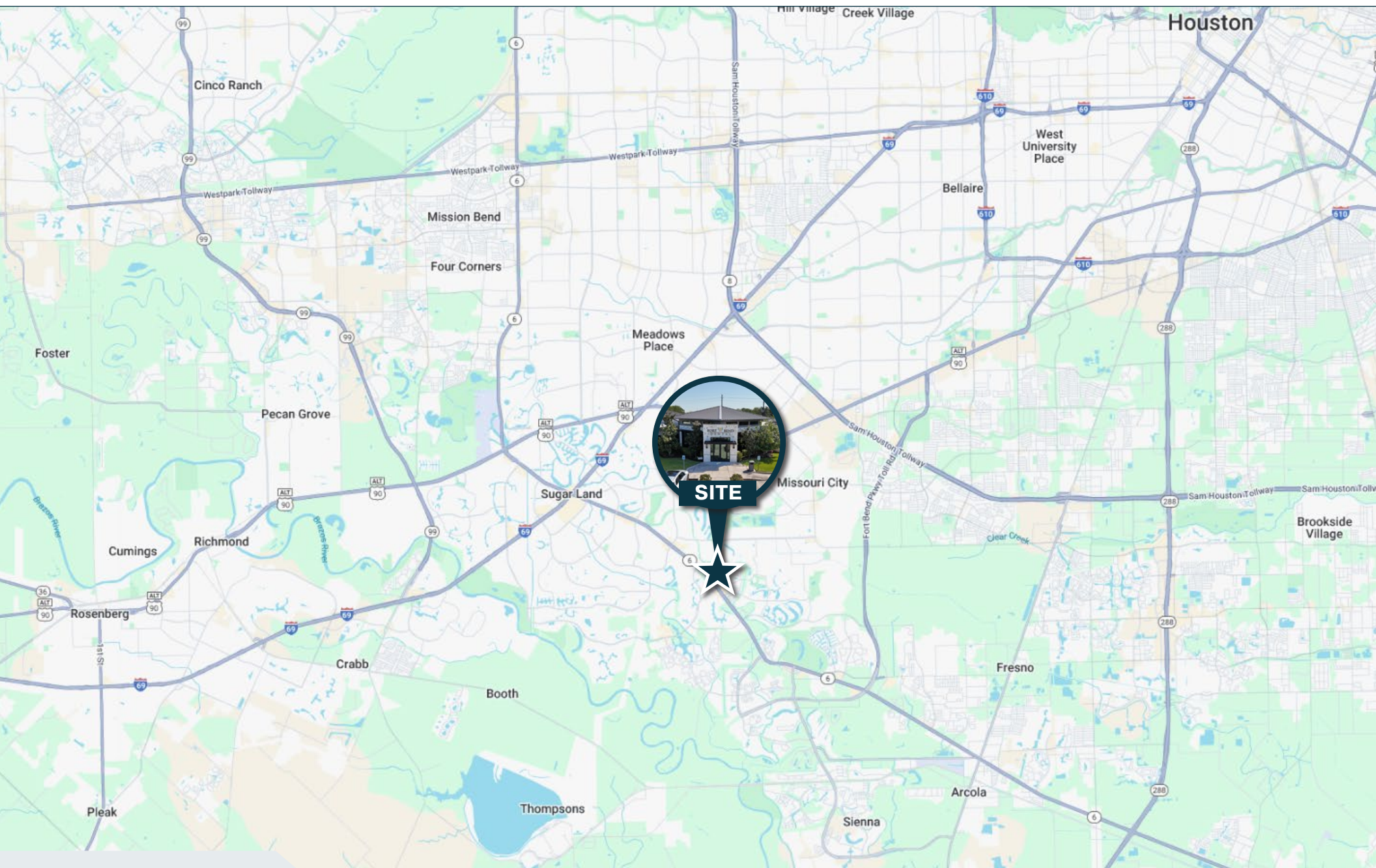
- General Dentistry
- Restorative Dentistry
- Cosmetic Dentistry Orthodontics
- Sedation Dentistry
- Emergency Care

Interior Photos





Location Map



Aerial Map



Interior Photos



Rent Roll

Tenant Name	Square Footage	PPSF	Start Date	Term	Base Rent
Fort Bend Dental	9,998	\$43.50	COE	10 Years	\$434,913
Fort Bend Dental (Option 1)		2% Increase		5 Years	
Fort Bend Dental (Option 2)		2% Increase		5 Years	
Fort Bend Dental (Option 3)		2% Increase		5 Years	
Total					\$434,913



Market Overview



DEMOGRAPHIC OVERVIEW

Missouri City, TX, located in Fort Bend County, is a diverse and growing suburban community southwest of Houston. The area surrounding 3717 Township Lane has a population of approximately 200,000 within a 5-mile radius, characterized by a mix of families, professionals, and retirees. Key demographic insights include:

Population Growth: The population in Missouri City has been steadily increasing, driven by its proximity to Houston and appeal as a family-friendly suburb.

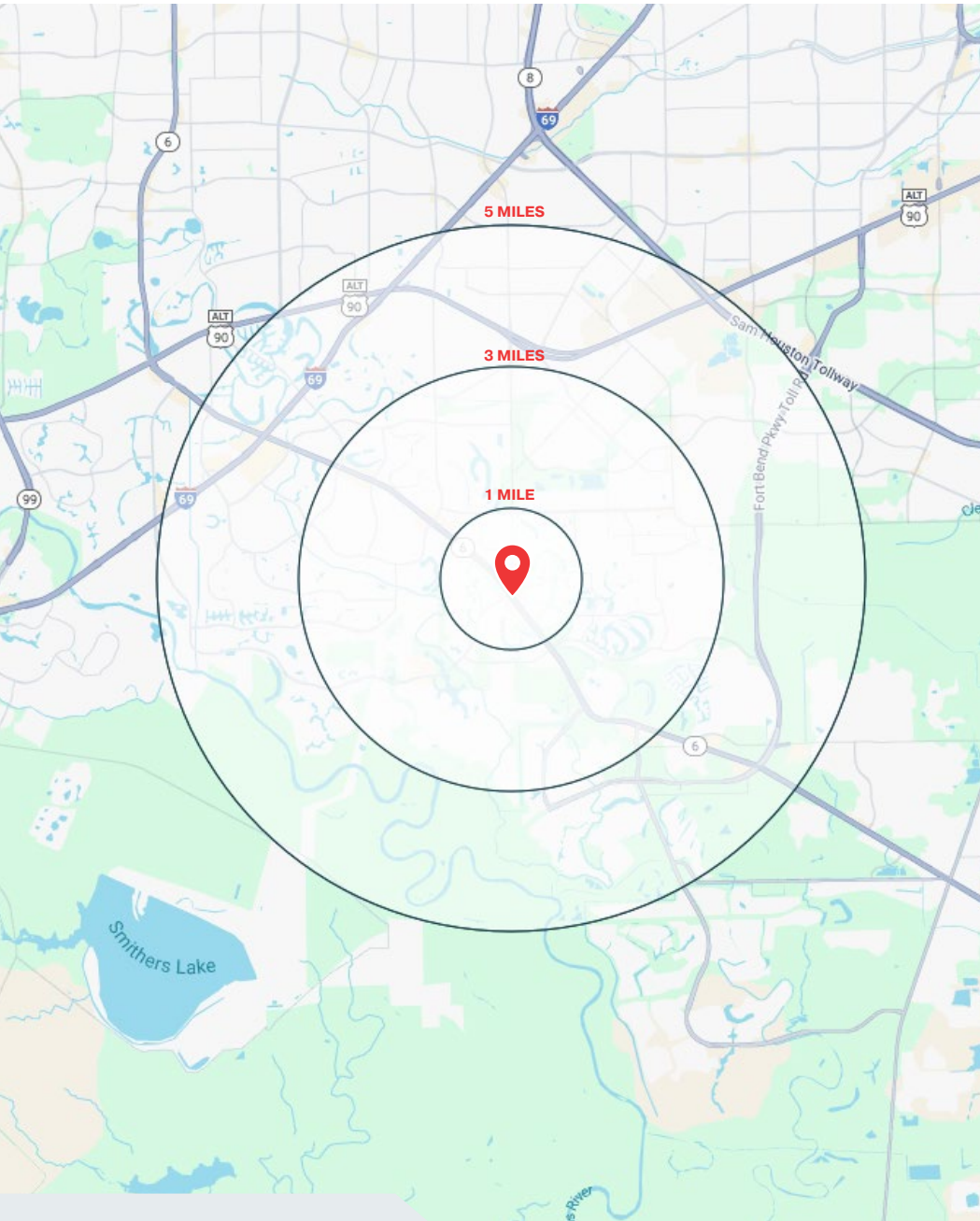
Household Income: The median household income is over \$140,000 within 5 miles, higher than the national average, reflecting a relatively affluent community. Average home sale prices in nearby master-planned communities like Sienna are \$636,130, indicating a strong economic base.

SURROUNDING OVERVIEW

The area around 3717 Township Lane is a commercial hub with a mix of retail, office, and service-oriented businesses. The property at 3717 Township Lane is occupied by Fort Bend Dental, a well-rated dental practice, indicating a stable, professional tenant base. Key tenant characteristics in the surrounding area include:

Retail and Services: Nearby Riverstone Shopping Center – one of the premier shopping centers in Missouri City, is located at the entrance of the affluent master-planned community of Riverstone. Located at a very busy intersection along Highway 6, area residents and commuters often shop the powerful lineup of national tenants such as Hobby Lobby, Ross, and Office Depot. The center also benefits from the tremendous drawing power of shadow anchors Target, The Home Depot, LA Fitness and Kohl's.

Demographics



Population	1 MILE	3 MILES	5 MILES
2020 Population	9,767	100,943	188,243
2024 Population	10,021	109,798	206,031
2029 Population Projection	11,908	131,523	246,723
Annual Growth 2020-2024	0.7%	2.2%	2.4%
Annual Growth 2024-2029	3.8%	4.0%	4.0%
Households			
2020 Households	3,343	34,027	64,212
2024 Households	3,447	37,140	70,669
2029 Household Projection	4,118	44,710	85,061
Annual Growth 2020-2024	1.2%	2.4%	2.5%
Annual Growth 2024-2029	3.9%	4.1%	4.1%
Household Income			
Avg Household Income	\$133,017	\$120,405	\$120,812
Median Household Income	\$108,221	\$94,876	\$91,995
Daytime Employment			
Total Employees	6,324	23,141	95,452
Total Businesses	905	3,355	11,742

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