

Abner Way Shopping Center

504 This Way, Lake Jackson, TX. 77566 (Houston MSA)



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OFFERING MEMORANDUM

In conjunction with a TX licensed broker

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www.dmcinvestments.com

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR DMC Real Estate Inc AGENT FOR MORE DETAILS



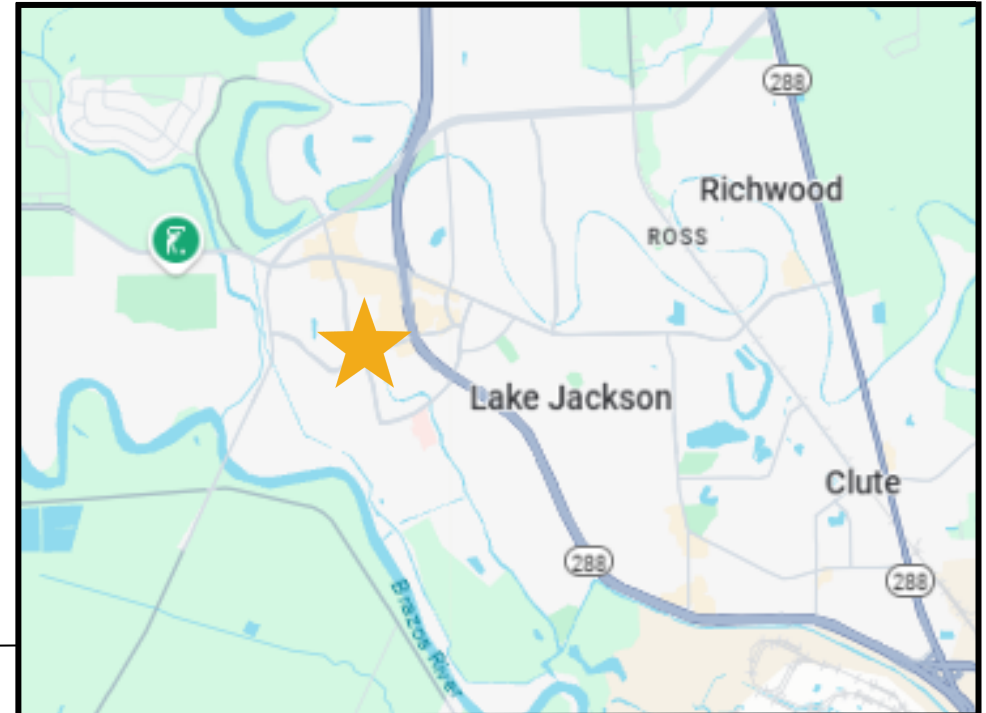
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OFFERING SUMMARY

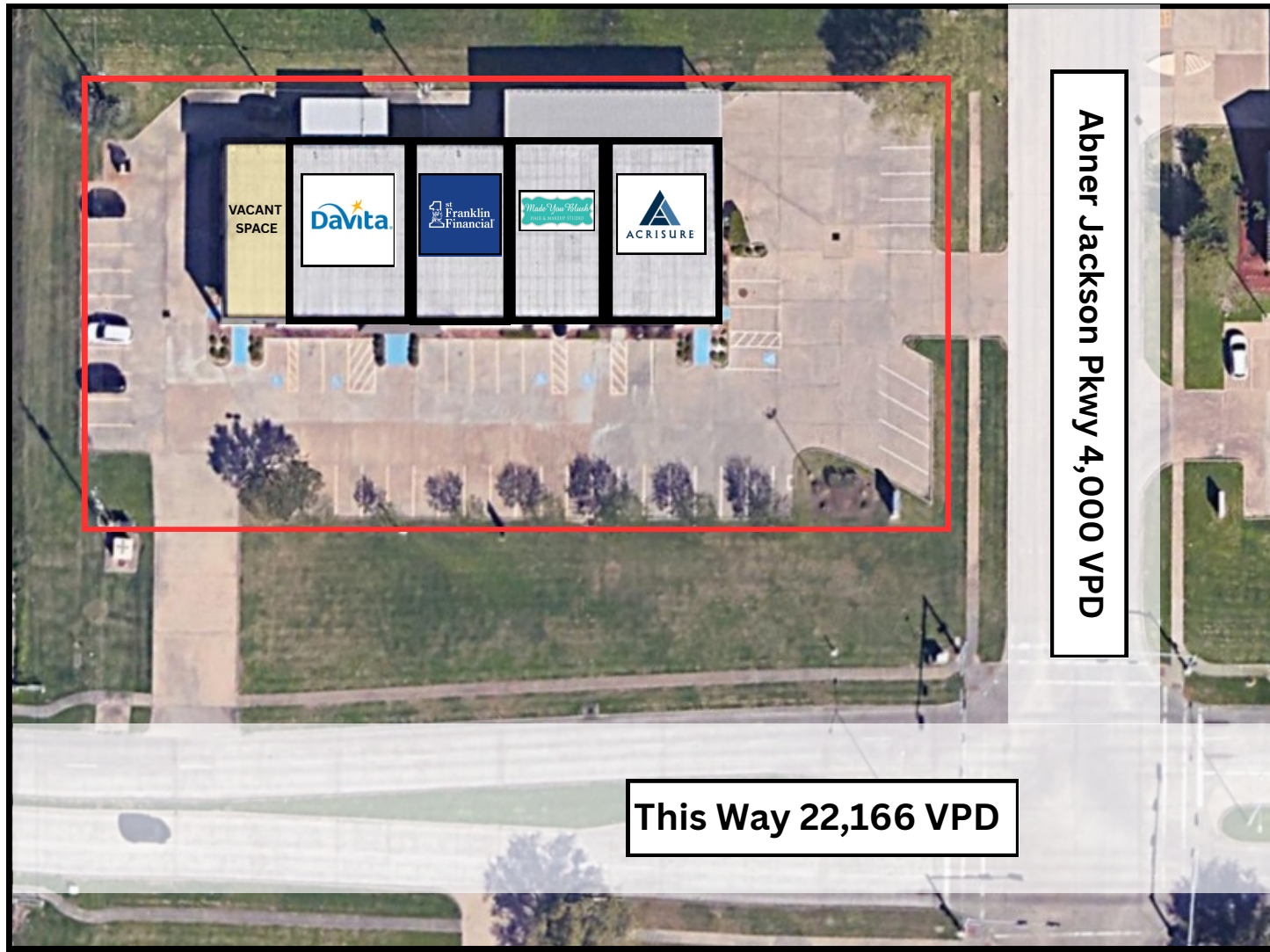
Sale Price: **\$1,976,835**
Building Size: **+/- 10,876**
Lot Size: **+/- 1.859 acres**
Price / SF: **\$181.76**
Cap Rate: **6.35%**
Pro Forma Cap: **8%+**
NOI: **\$125,529**
Built: **1997**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,670	31,350	49,360
Average HH Income	\$94,060	\$110,510	\$111,380

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*Tenant notation as seen above are not to Scale

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****Adjoining commercial vacant land may be purchased for \$295,000**

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Located at 504 This Way in Lake Jackson, Texas, this 10,876 SF shopping center presents an attractive investment opportunity in a well-established and economically diverse market. Positioned on a signalized hard corner directly across from Dow Chemical, one of the region's largest economic drivers, the property benefits from excellent visibility, accessibility, and a strong surrounding employment base.

The property is strategically located just off Highway 288, with approximately 22,000+ vehicles per day (VPD) traveling along This Way. Its prominent corner position provides convenient access for both local residents and the substantial workforce employed throughout the Lake Jackson trade area.

Lake Jackson benefits from its location within Brazoria County, while remaining within easy reach of the greater Houston metropolitan area. The community is supported by a stable employment base led by major employers such as Dow Chemical, creating consistent demand from residents, professionals, and surrounding businesses.

The property features a strong tenant profile, with more than 60% of the GLA occupied by national brands, including DaVita, First Franklin Financial, and Acrisure. All leases are structured on a triple-net (NNN) basis, providing investors with a favorable expense structure.

The property also offers a clear path to additional value through the lease-up of the remaining vacancy, with the potential to increase cash flow and drive the property toward an 8%+ pro forma capitalization rate.

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**BUILDING
INFORMATION**

Occupancy %	83.45%
Tenancy	Multiple
Year Built	1997
County	Brazoria
Ownership Type	Fee Simple

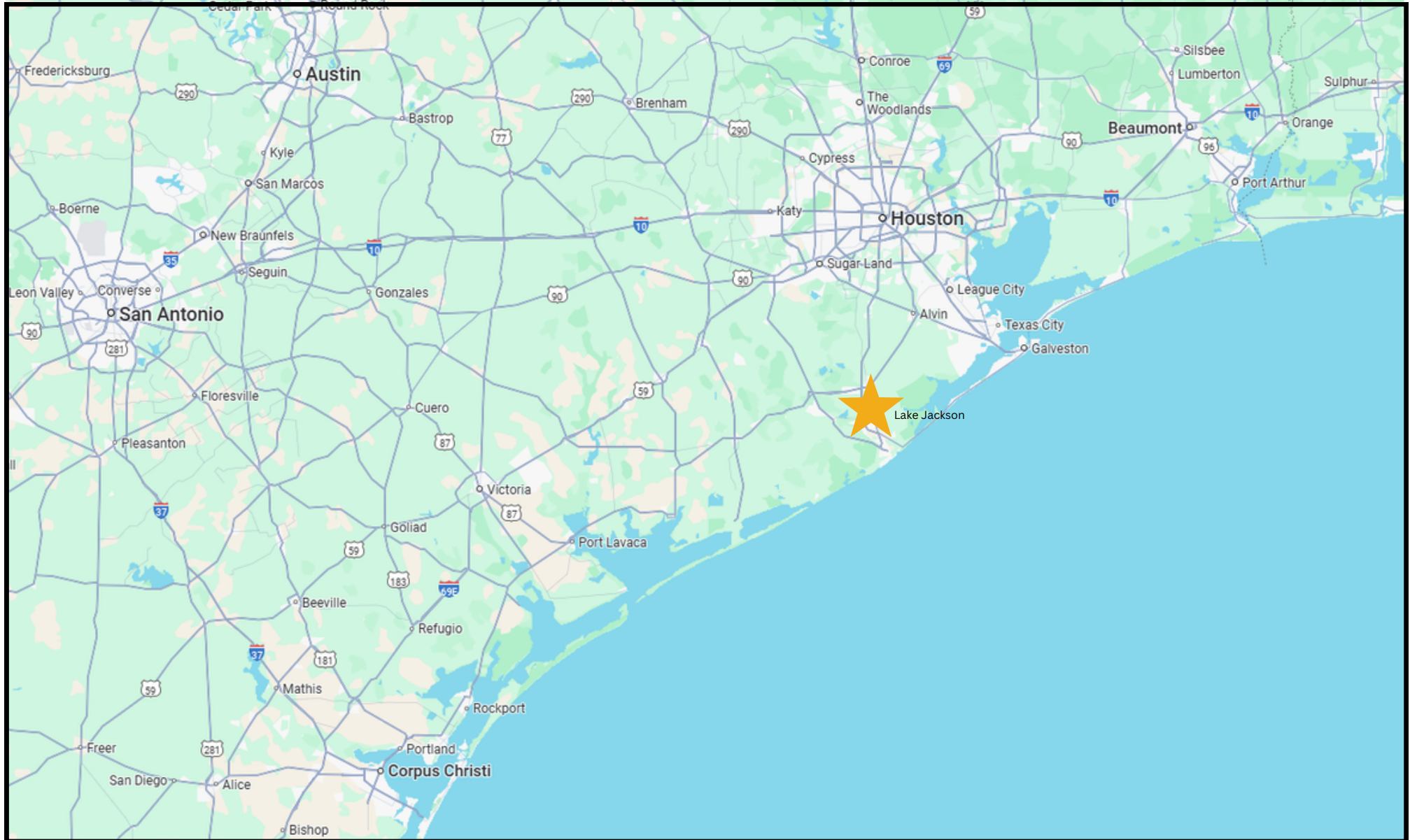


PROPERTY HIGHLIGHTS:

- Property sits across from DOW Chemical
- 60+% of GLA are national brands, anchored by Davita, First Franklin Financial, and Acrisure
- Upside in renting out last vacancy
- All Leases Triple-Net
- Property sits on Signalized Hard Corner
- Roof Replaced in 2016
- Concrete Parking Lot
- Adjoining vacant land available for purchase [potential expansion] for \$295,000

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SUITE	TENANT NAME	UNIT SIZE (SF)	UNIT SIZE (%)	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	LEASE TYPE
1	Acrisure	3,060	28.14%	04/13/2006	05/31/2028	\$50,490.00	\$16.50	06/01/2027	\$52,020.00	\$28,392.00	NNN
2	Make You Blush	1,450	13.33%	01/01/2026	02/28/2029	\$23,200.00	\$16.00	03/01/2027	\$23,896.08	\$10,864.08	NNN
3	1st Franklin Financial	1,512	13.90%	08/20/2025	01/31/2033	\$27,216.00	\$18.00	02/01/2028	\$27,896.40	\$11,309.67	NNN
4	DAVITA	3,054	28.08%	05/05/2026	TBD @ MIN 5 YEARS	\$48,864.00	\$16.00			*\$28,392.00	NNN
5	VACANT SPACE	1,800	16.55%								
		10,876				\$149,770.08				\$78,949.44	
TOTAL VACANT		1,800	16.55%								
TOTAL OCCUPIED		9,076	83.45%								
TOTAL		10,876	100%								

• * Number above reflect porforma calculations for NNN expense reimbursements for Davita.

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INCOME SUMMARY		CURRENT
Base Rent:		\$149,770
NNN Reimbursement:		\$78,949
Gross Income:		\$228,720

<u>EXPENSE SUMMARY</u>		<u>2025</u>
Real Estate Taxes		\$39,162
Insurance		\$31,717
Utilities		\$5,492
Landscaping		\$3,870
Repairs & Maintenance		\$4,376
Parking Lot Sweeping		\$3,248
Porter Service		\$4,546
Management Fee	<u>4%</u>	\$9,149
	<u>.15 / SF</u>	<u>\$1,631</u>
Expenses Total:		\$103,190

Net Operating Income	\$125,529
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*NUMBERS ABOVE ARE BASED ON 2025 ACTUAL EXPENSES

Contacts

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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.

11-2-2015



TYPES OF REAL ESTATE LICENSEHOLDERS:

- A **BROKER** is responsible for all brokerage activities, including a.cts performed by sales agents sponsored by thebroker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of thebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBY LAW (Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interests of the client above all others, including the broker's owninterests;
- Inform the client of any material information about the property or transaction received by thebroker;
- 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 andfairly.

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 informationdisclosedtotheagentorsubagentbythebuyerorbuyer'sagent.

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 andfairly;
- 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 thetransaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written askingprice;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer;and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so bylaw.

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 ownerfirst.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLYESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representationagreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will becalculated.

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	LicenseNo.	Email	Phone
Omri S.Russo	643027	omri@kboudi.com	(210)344-1002
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date