

Winter Oaks Center
14501 Memorial Dr, Houston, TX 77079

FOR SALE



Sepi Akhavi

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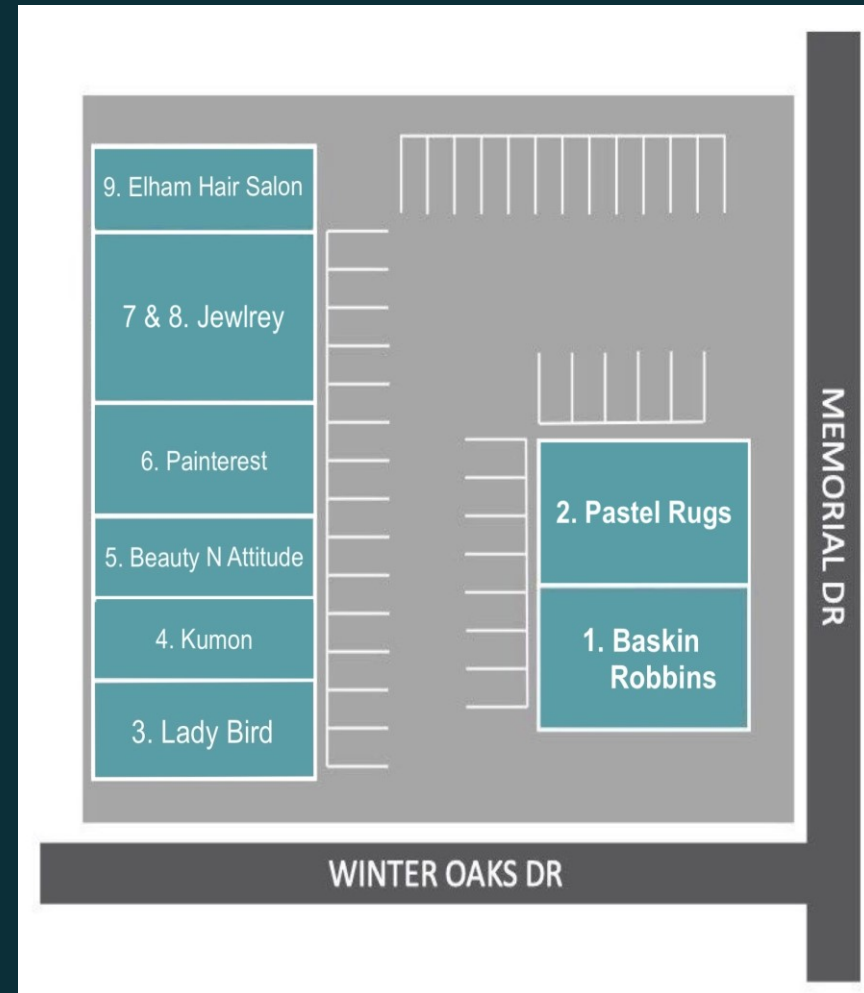


Premier Multi-Tenant Retail Center in Prime Memorial Drive Location

We are pleased to present an exceptional opportunity to acquire a well-established multi-tenant retail center in one of Memorial Drive's most sought-after areas. This vibrant retail hub features a diverse lineup of reputable tenants, including the beloved Baskin Robbins and Kumon, and has been a cornerstone of the community for many years.

- **Prime Location:** Situated in a highly desirable area with high-income demographics, this center benefits from its proximity to major highways and its appeal to family-oriented living. Its strategic location ensures excellent visibility and accessibility, making it a focal point for both local residents and passing traffic.
- **Established Tenants:** The center boasts a total of 8 tenants, including well-known brands such as Baskin Robbins, which has a long-standing presence and strong community ties. All leases are structured as NNN (Triple Net) with personal guarantees, ensuring stable and predictable income with minimal landlord responsibilities.
- **Recent Renovations:** In 2022, the property underwent significant renovations, enhancing its appeal and functionality. The modern updates ensure the center remains competitive and attractive to both tenants and customers.
- **Walkability and Convenience:** The center's design promotes walkability, making it a convenient destination for neighborhood residents. Its layout serves not only the immediate community but also draws in visitors from nearby areas.
- **Signage and Visibility:** With two prominent signage locations—one for Baskin Robbins on the pad site and another for the remaining tenants—this property offers exceptional visibility and branding opportunities.
- **Building Features:** The center is comprised of two buildings, including a pad site that adds flexibility and additional value. The layout effectively accommodates a variety of retail and service-oriented businesses, catering to diverse customer needs.
- This property represents a unique investment opportunity in a high-demand area with long-term stability and growth potential. Whether you are an investor seeking a reliable income stream or a developer looking to capitalize on a prime location, this retail center stands out as a premier choice.
- For more information please contact Broker.

Investment	Summary
Cap Rate	Market
NOI	\$316,204
Building sqft	10572
Land sqft	29403
Year Built - Renovated	1965-2022
Parking	38 (plus Side street Parking)
Ownership	Fee Simple
Occupancy	100%
Expense Structure	NNN
Tenant Responsibility	Taxes, Insurance, CAM, HVAC
Landlord Responsibility	Roof, Structure (New Roof 2022)
List Price	Call Broker



Winter Oaks Center

Investment Highlights

NNN Lease With Minimal Landlord Responsibilities – Roof and Structure (Roof 2 Yrs old)

The NNN leases offer full pass-through of all expenses, including management fee.

Multi tenants Property with NNN Leases and renewal options

Located in Highly sought after Memorial Dr, Spring Branch a Leading Houston dream neighborhood affording Houston commuters quality of life, excellent schools, parks and other amenities.

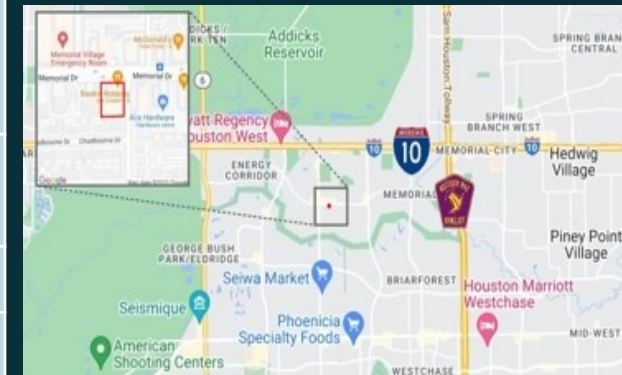
Highly Visible and Heavy Foot Traffic along with high traffic Counts

Tenant Lineup is a Neighborhood Strip Center Dream: Internet-Proof and exceptional , Baskin Robins, Pastal Rug, Hair Salon, Jewelry Store, Wall Paper, Beauty and Makeup Store, Kumon, Clothing Boutique. All tenants serve the daily needs of the dense surrounding residential

Access Two sides Ingress/egress, Proximity to major Hwy, Katy Fwy, Sam Houston Toll

Pylon Signage , Two accommodating Pad Site and Main Building

Houston TX Income Tax Free State



Houston Economy Highlights

7.3M ESTIMATED HOUSTON MSA POPULATION

\$557B HOUSTON MSA GDP 2023

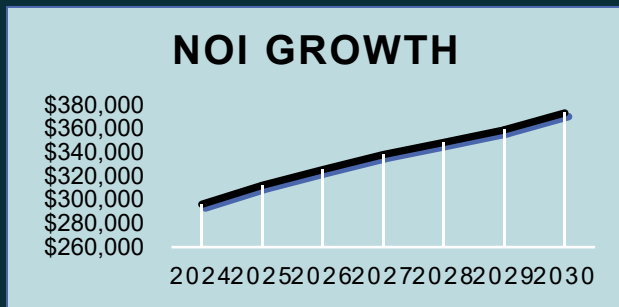
4TH MOST POPULOUS CITY IN THE UNITED STATES

#1 Largest City In Texas

ENERGY CAPITAL OF THE WORLD

Demographics	1 Mile	3 Miles	5 Miles
Average Household Income \$	\$108,515	\$112,652	\$101,930
population	22,881	137,517	296,640

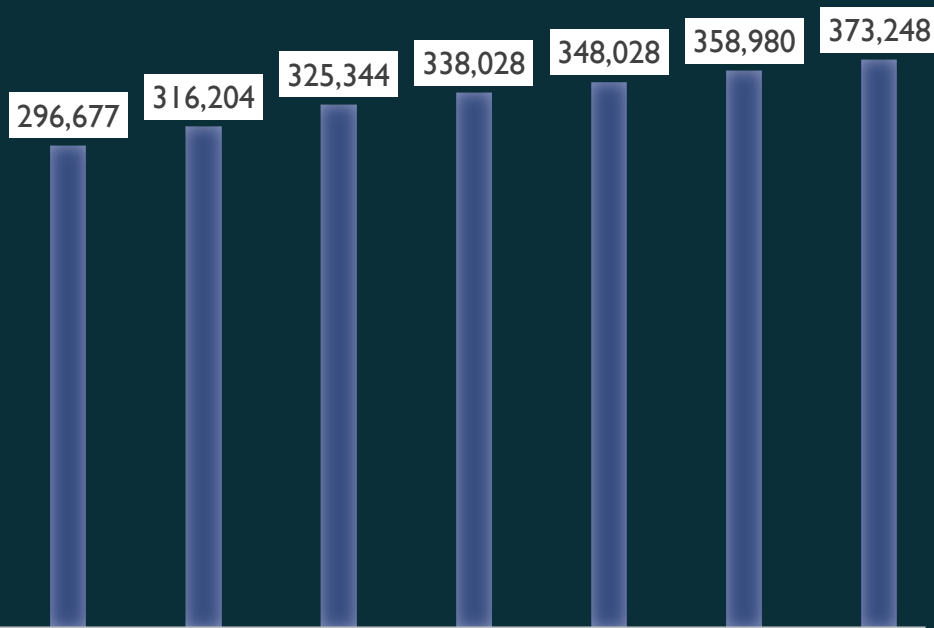
Traffic Counts	
Memorial Dr	26,876 VPD
Dairy Ashford Rd	34,410 VPD



NOI Growth



NOI ESCALATION



Year 2024 | Year 2025 | Year 2026 | Year 2027 | year 2028 | year 2029 | year 2030

The information contained herein was obtained from sources believed reliable; however, neither KW Memorial nor Sepi Akhavi makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of property is submitted subject to errors, omissions, changes of price or sale or lease, withdrawal without notice. All information contained herein should be verified by person relying thereon.





Houston Texas



Houston is a global leader in international trade, with strong economic and cultural ties around the world. It's one of just five cities that connect to all six inhabited continents, positioning it as a key center for manufacturing, logistics, and finance. The city's extensive logistical infrastructure, including the port of Houston and the Houston airport system, supports its strategic location and access to global markets, making it an ideal hub for international business.

Houston has a rich history of achievements, from the first word spoken from the moon to the first artificial heart transplant. The city's favorable business environment promotes trade, commerce, industry, and economic growth, attracting numerous businesses. Although it was once dominated by oil-related jobs, Houston's economy has diversified, and it now boasts the 7th largest economy in the U.S. And the nation's youngest and most diverse talent pool. This diversification has cemented Houston's status as a top headquarters city in the Americas.

Confidentiality Agreement

For purposes of this Agreement, "Confidential Information" means all information in whatever form transmitted relating to the past, present or future business affairs, including without limitation, financial and other proprietary information of Owner or Owner's tenants or employees which (i) is disclosed by the Owner or Owner's Designees to the Recipient or Recipient's Representatives, bearing an appropriate legend indicating its confidential or proprietary nature or otherwise disclosed in a manner consistent with its confidential or proprietary nature, or (ii) is produced or developed by the Recipient based on such disclosures including all reports, notes, analyses, compilations, studies, interpretations or other documents prepared by Recipient or Recipient's Representatives which contain, reflect or are based upon, in whole or in part, the above-described information disclosed by Owner, or Owner's Designees, tenants or employees.

Confidential Information shall not include any information of Owner or Owner's tenants or employees that: (i) is or becomes publicly known through no wrongful act of Recipient; (ii) is already known to Recipient at the time of its disclosure or thereafter is received by Recipient from a third party having no obligations of confidentiality to Owner concerning such information; or (iii) is communicated to a third party with express written consent of the Owner. Each party agrees that all communications between the parties regarding a possible Transaction, requests for additional information and questions regarding procedures with respect to a possible Transaction will be submitted or directed with respect to the Property, solely to Owner, or his Designees. Recipient agrees not to contact any tenant of the Owner or tenants' employees regarding a possible Transaction or the Confidential Information without the prior written consent of Owner. *Recipient agrees not to disturb any Tenant of the Owner or review the property without a specific appointment and without being in the company of the Owner or Owner's designee.*

Neither this Agreement, nor the disclosure of Confidential Information under this Agreement, nor the ongoing discussions and correspondence between the parties, shall constitute or imply a commitment or binding obligation between the parties regarding any transactions or ventures between the parties. If, in the future, the parties elect to enter into a binding commitment regarding any transaction such commitment will be explicitly stated in a separate written agreement executed by both parties, and the parties hereby affirm that they do not intend their discussions, correspondence and other activities to be construed as forming a contract regarding the subject matter thereof.

All Confidential Information disclosed by the Owner to the Recipient under this Agreement (including without limitation, information incorporated in computer software or held in electronic storage media) shall be and remain the property of the Owner. There is no license of use or other permission to use Confidential Information for purposes other than those expressly contemplated herein other than that granted expressly by this Agreement. All such Confidential Information shall be returned to the Owner or destroyed promptly upon written request and shall not be retained in any form by Recipient. In the absence of such written request, all such Confidential Information shall be returned to the Owner or destroyed promptly upon the termination of this Agreement and shall not be retained in any form by Recipient. The rights and obligations of the parties under this Confidentiality Agreement shall survive any such return or destruction of Confidential Information.

In the event of a breach of the foregoing provisions of this Agreement, the parties agree that Owner may not have an adequate remedy at law, in money or damages and, accordingly, shall, in addition to any other available legal or equitable remedies, be entitled to seek an injunction against such breach. Any such relief shall be in addition to and not in lieu of any other relief to which Owner may be entitled at law or in equity, including reasonable attorneys' fees.

This Agreement: (i) is the complete agreement of the parties concerning this subject matter and supersedes any prior such agreements; (ii) may not be amended except in writing signed by both parties; and; (iii); shall be governed by and construed in accordance with the laws of the State of Texas without regard to its choice of law provisions.



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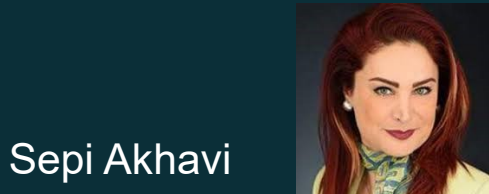


Confidentiality & Disclaimer
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DELIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Michael Bossart	588215	Michaelb@kw.com	(713)461-9393
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Mitch Rainey	601107	compliance@kwMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sepi Akhavi	0600771	sepiakhavi@kw.com	(832)545-7393
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
 IABS 1-0 Date

