

For Sale

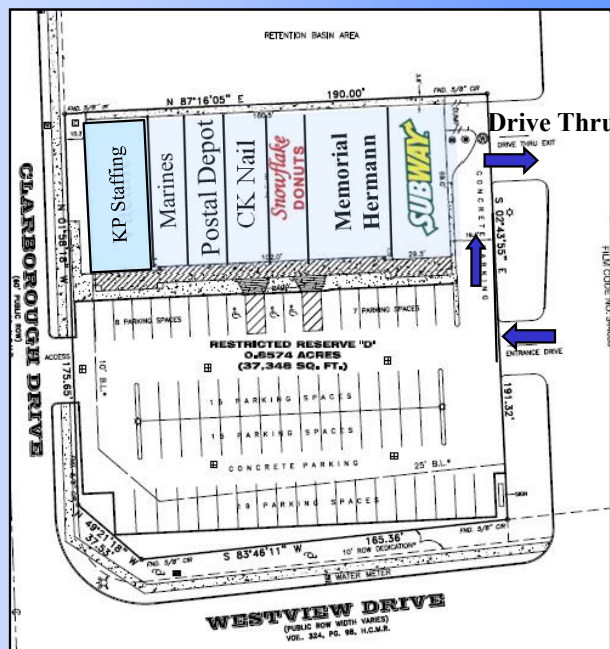
**10780 Westview
& Beltway 8
77043**

Town & Country Commerce Park Retail Center

10,750 SF Building
**Memorial Hermann Hospital
& Professional Bldg.**
Across the Street

Entrance to Wal-Mart
Full Grocery Store
100% Leased

\$ Call Broker for Price



Existing Tenants
Subway
Memorial Hermann Health Clinic
Snowflake Donuts
CK Nail Salon
Postal Depot Store
Marine Corp Recruitment
KP Staffing

Commercial Realty Company
11520 Bedford St., Houston, TX 77031
Fred Ash
281-568-7805
fredash@crcompany.com
www.crcompany.com

Town & Country Commerce Park Retail Center



Executive Summary

Shadow Retail Center to Wal-Mart with Memorial Hermann Hospital and Professional Building across the street. The Center is well positioned to benefit from the increase of an affluent and growing population base as many of the residential communities in the area on the north side of I-10 are being torn down and replaced by higher end homes. The Energy corridor continues to grow with more Office Buildings and Multi-Family Apartments under construction in the immediate area. The Center is occupied with 100% of Tenants.

Property Overview:

Building: 10,750 SF
Land: 37,348 SF
Year Built: 2007
Parking: 64 Spaces
Leased: 100%
Proforma: Rent Increases

Investment Highlights:

Wal-Mart Shadow Center

Growing Demographics

Gateway to the Energy Corridor

Houston is listed by AFIRE as the 4th
Best City in the World of
Commercial Real Estate Investment

Rental Rate Increases



TOWN & COUNTRY COMMERCE PARK RETAIL CENTER

TENANT DESCRIPTIONS

10780 Westview, Houston TX 77043



2600 SF

Memorial Herman Health Solutions Ranked one of the nation's Top 5 large health systems by Truven Health for patient safety and quality. Over 5,500 affiliated physicians and 21,000 employees practice evidence-based medicine with a relentless focus on quality and patient safety.



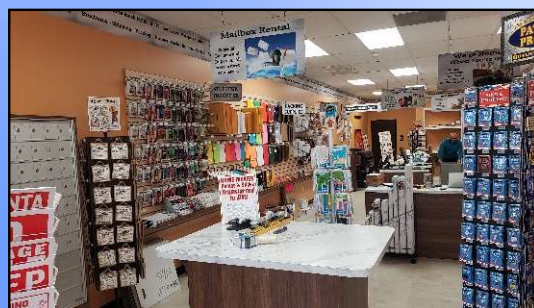
1836 SF

Today, the SUBWAY brand is the world's largest submarine sandwich chain with more than 37,000 location around the world. We've become the leading choice for people seeking quick, nutritious meals that the whole family can enjoy. Lease executed by Subway Corporate and Franchisee operator owns over 35 locations.



1000 SF

Postal Depot is a mailbox store that is a full-service postal services, PO Box spaces, printing services, and computer access points.



2047 SF

KP Staffing is a company Expanding from Dallas/Ft Worth market with 7 offices providing industrial staffing services.

At KP Staffing, our mission is to empower the people and companies of DFW. We believe that finding the right career match is essential to us as people, and to us as a community.



1000 SF

Snowflake Donuts is a franchisee operator with experience in the food industry. Local operator.



1100 SF

CK Nails and Spa is a family-owned business.

US Marine Corp. 1169 SF



MARINES

THE OFFICIAL WEBSITE OF THE UNITED STATES MARINE CORPS

USA Government lease for a recruitment office.

**10780 Westview
& Beltway 8**

Town & Country Commerce Park Retail Center

WAL-MART
SUPERCENTER



**Memorial Hermann
Hospital & Prof. Bldg.**



**Memorial Hermann
Expansion Land**

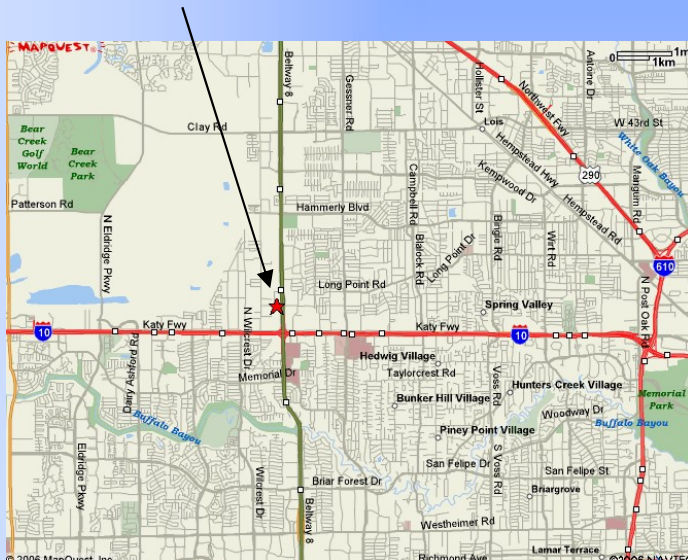


Demographics

Avg. Population		Avg. HH Income	
9,600	1 mile	\$ 100,200	1 mile
111,300	3 mile	\$ 115,000	2 mile
328,753	5 mile	\$ 98,873	5 mile

Front Door to Wal-Mart Center

Across the street from New Memorial Hermann Hospital & Professional Bldg.



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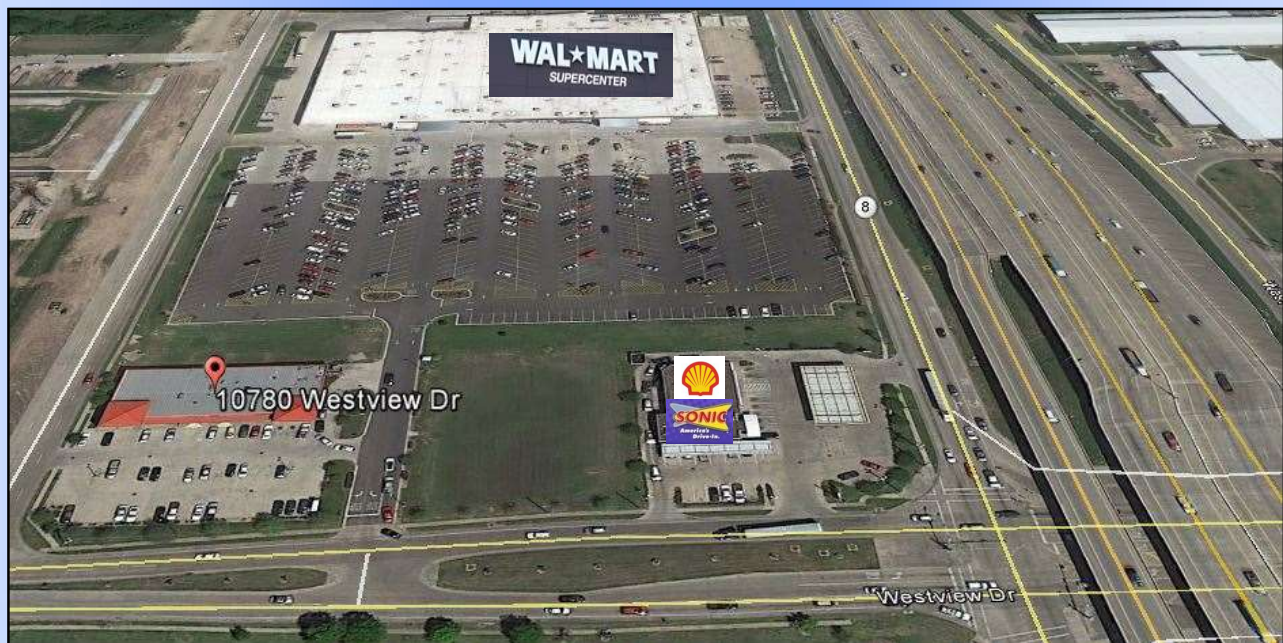
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10780 Westview
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