



PROPERTY DESCRIPTION

The Highland Square Shopping Center is located off of Hwy 35 and FM 1462. The Kroger anchored shopping center is accompanied by other Regional and National Tenants such as America's Best, Aaron's Rent, Anytime Fitness, Cato, H&R Block and PetSmart. The center is in close proximity to Downtown Alvin Business Area and Alvin Community College.

PROPERTY HIGHLIGHTS

- Pad Site Available
- Great Visibility from both Hwy 35 and FM 1462
- Easy Access to Shopping Center
- Ample Parking
- National | Regional | Local Tenant Presence

OFFERING SUMMARY

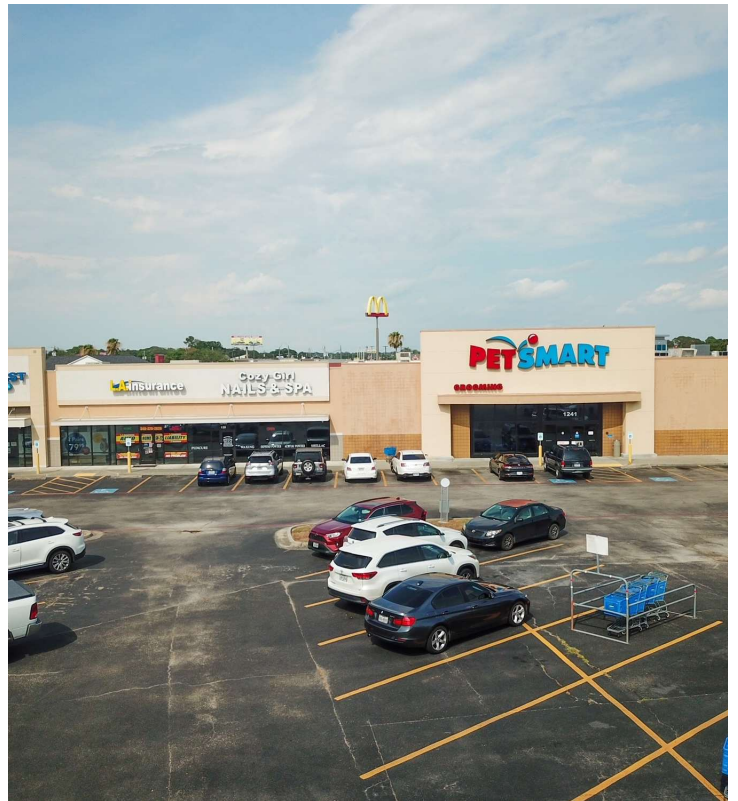
Lease Rate:	Negotiable
Available SF:	1,400 SF
Lot Size:	11.6 Acres
Building Size:	167,144 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,543	11,018	15,940
Total Population	5,960	25,819	40,599
Average HH Income	\$57,689	\$63,211	\$70,507

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	Negotiable

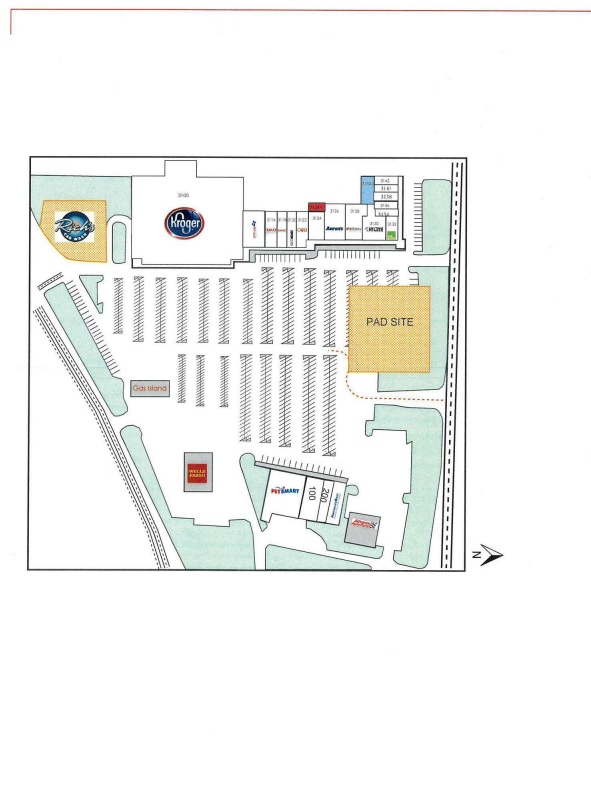
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3100	Kroger HP321	62,666 SF	Gross	Negotiable	-
3112	Texas Mattress Outlet	6,160 SF	NNN	Negotiable	-
3116	Sally's Beauty	1,800 SF	NNN	Negotiable	-
3118	GNC	1,800 SF	NNN	Negotiable	-
3120	Supercuts	1,800 SF	NNN	Negotiable	-
3122	Cato of Texas	3,953 SF	NNN	Negotiable	-
3124	Brident Dental & Orthodontics	2,600 SF	NNN	Negotiable	-
3124A	Available	1,400 SF	NNN	Negotiable	-
3126	Aaron's Rent	8,000 SF	NNN	Negotiable	-
3128	Affinity Immediate Care	3,500 SF	NNN	Negotiable	-

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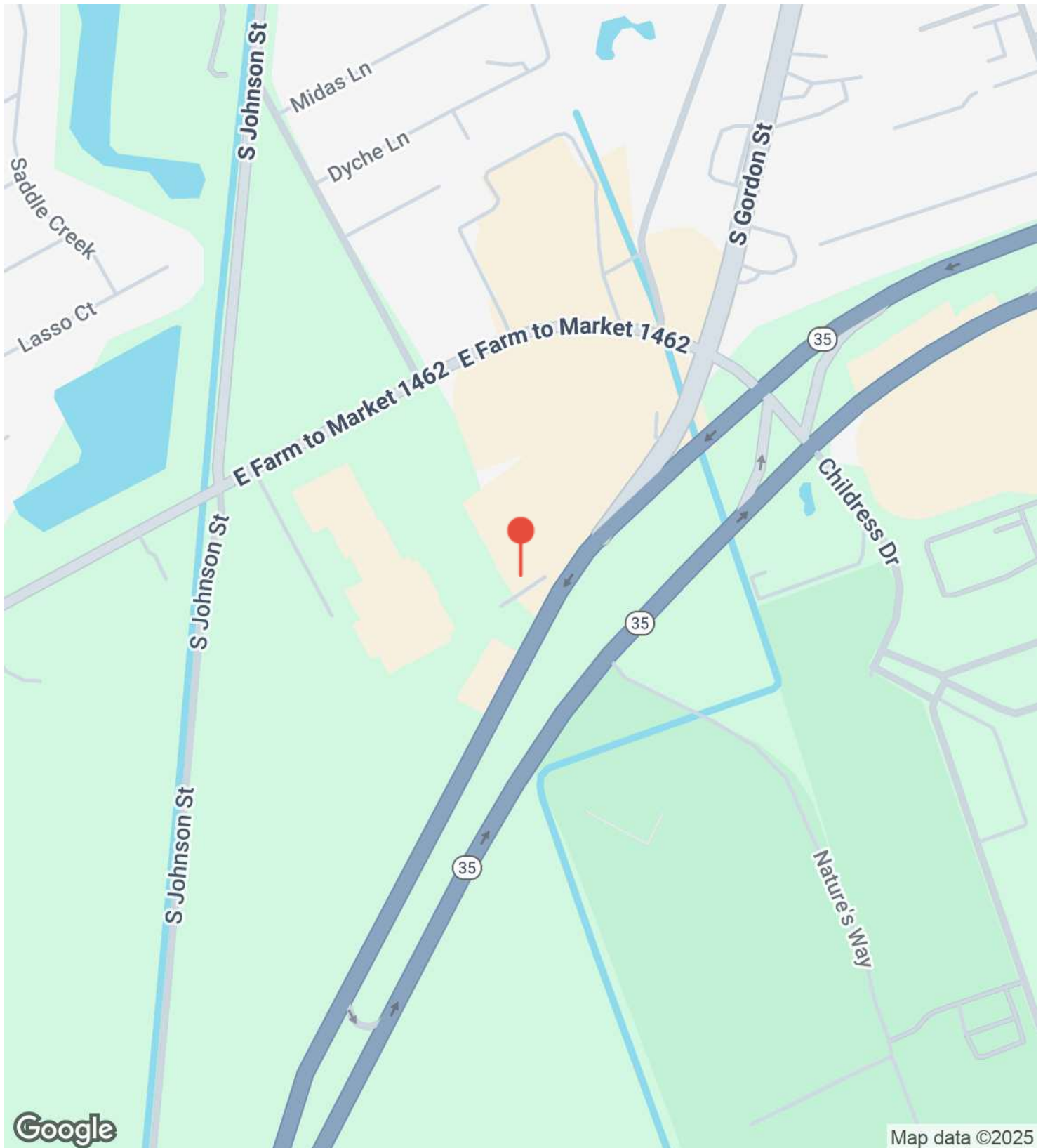


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3130-3130z	Anytime Fitness	6,724 SF	NNN	Negotiable	-
3132	H & R Block	2,000 SF	NNN	Negotiable	-
3134	Serenity Massage	800 SF	NNN	Negotiable	-
3136	Serene Nails	1,000 SF	NNN	Negotiable	-
3138	Southern Star Building	1,200 SF	NNN	Negotiable	-
3140	Alvin Police	1,630 SF	NNN	Negotiable	-
3142	Riley's Donuts	1,405 SF	NNN	Negotiable	-
3200	Rich's Car Wash	39,865 SF	Gross	Negotiable	-
1241	Petsmart	12,191 SF	NNN	Negotiable	-
1210 #100	Cozy Girl Nails & Spa	2,250 SF	NNN	Negotiable	-
1240 #200	La Insurance Agency	1,200 SF	NNN	Negotiable	-
1240 #300	America's Best Contacts	3,200 SF	NNN	Negotiable	-

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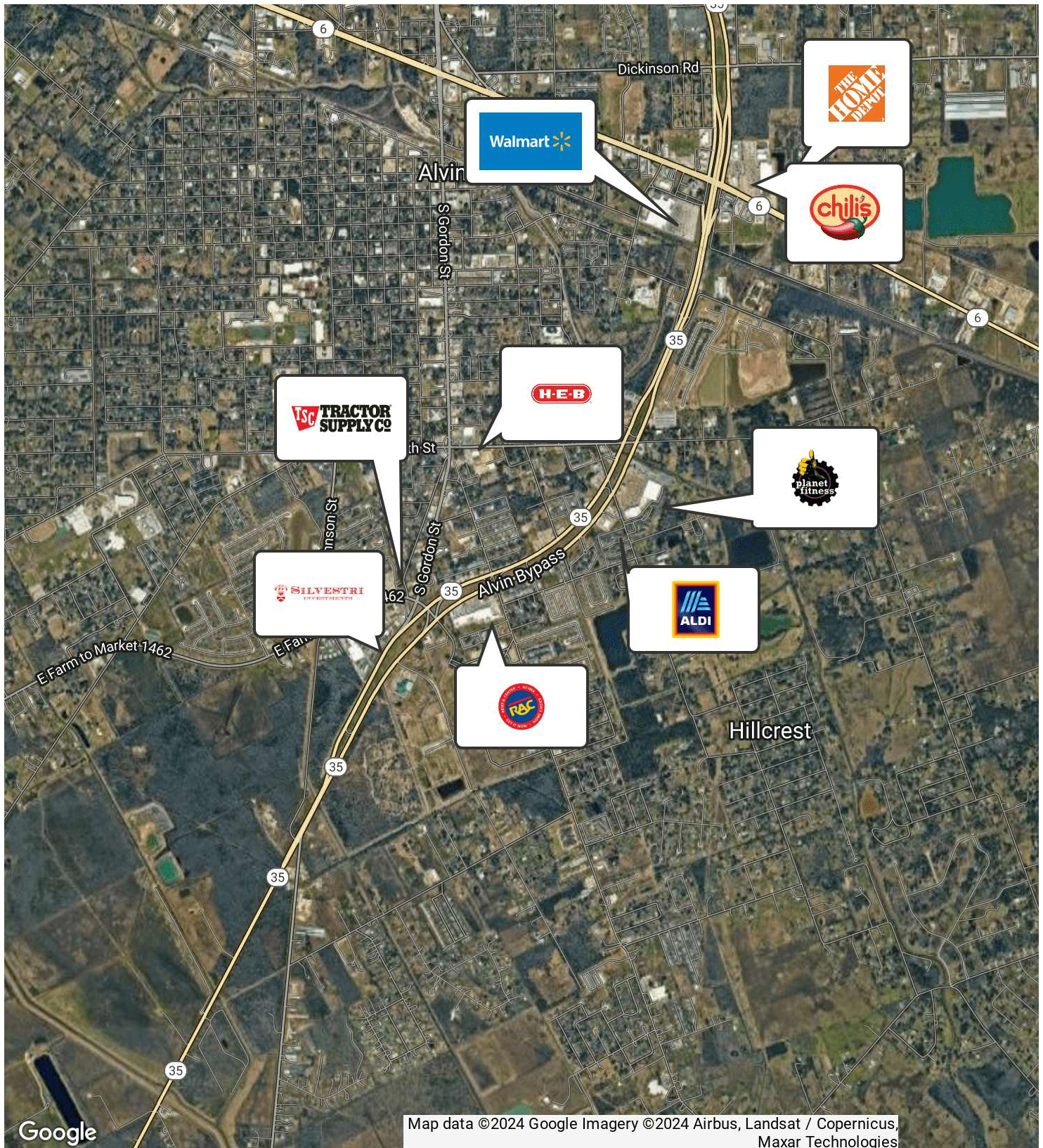
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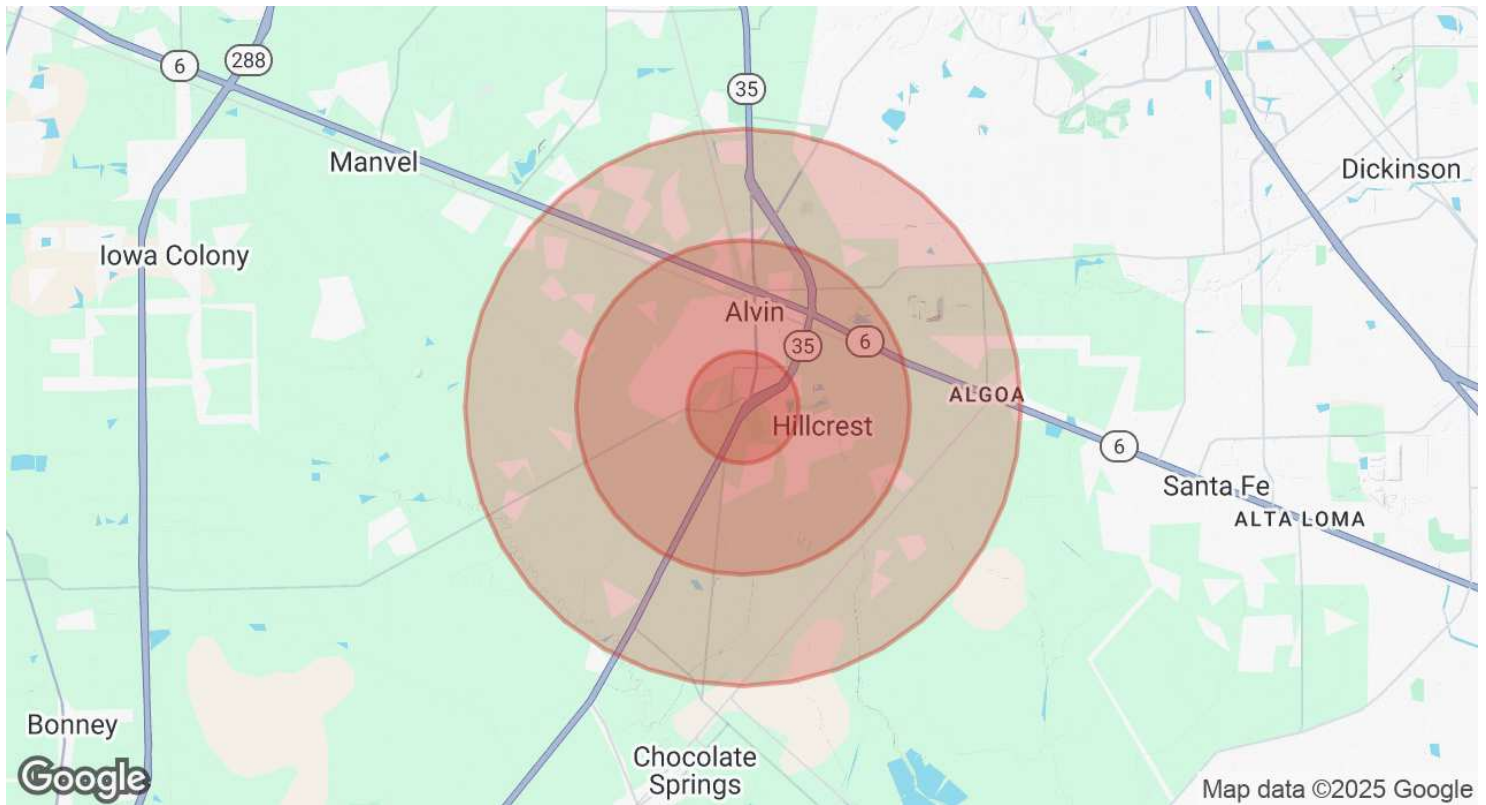
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,960	25,819	40,599
Average Age	35.3	36.5	36.2
Average Age (Male)	32.6	34.1	34.5
Average Age (Female)	37.4	38.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,543	11,018	15,940
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$57,689	\$63,211	\$70,507
Average House Value	\$145,517	\$152,147	\$165,354

** Demographic data derived from 2020 ACS - US Census*

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