



MOD Pizza & T-Mobile

3402 Palmer Highway, Texas City, TX 77590

SHADOW ANCHORED BY
LEADING GROCERS



southwest facing



MOD Pizza & T-Mobile



PALMER HIGHWAY - 31,571 VPD

TX 146-23,777 VPD



northeast facing



ROSS
DRESS FOR LESS

DOLLAR TREE

Western Union WU

DOLLAR GENERAL

AutoZone

Schlotzsky's

BANK OF AMERICA

MOD Pizza & T-Mobile

Conn's
SINCE 1891

WING STOP

Planet Fitness

HARBOR FREIGHT
ESTABLISHED BY THE WOODRUFF FAMILY

H-E-B

Starbucks

Chick-fil-A

Advance Auto Parts
We're ready in Advance.

TACO BELL

Great Clips

Cici's Pizza
Fresh Toppings at a Local Price

McDonald's

Shell

LOWE'S

Kroger

TX-146 - 23,777 VPD

PALMER HIGHWAY - 31,571 VPD

TENANT PROFILES



MOD Pizza

COMPANY	MOD Pizza
YEAR FOUNDED	2008
HEADQUARTERS	Bellevue, Washington
OWNERSHIP TYPE	Private
SECTOR	Restaurants (Fast Casual Dining)
LOCATIONS	469
NUMBER OF EMPLOYEES	+/- 10,000
ANNUAL REVENUE (FY 2019)	\$398 Million

MOD Pizza is a fast casual pizza restaurant chain that was founded in 2008. The company employs over 10,000 people across more than 460 locations, with plans to expand to 1,000 stores within the next five years. MOD Pizza's menu features pizza made with organic ingredients that are made to order by the customer. In 2019, MOD pizza reported an annual revenue of \$398 million, a 26% increase from the previous year. The company has seen significant growth in all areas of its business since its inception in 2008, including a 135% increase in digital sales in 2019 through adding over 1 million members to its online rewards program. MOD earned a spot on the Inc.5000 list of the most successful high growth companies in America and has been named America's fastest growing restaurant chain in the US by Technomic for four years running. The company has also been named the most loved pizza brand by Foodable Network.



T-Mobile

COMPANY	T-MOBILE - US
YEAR FOUNDED	1994
HEADQUARTERS	Bellevue, Washington
OWNERSHIP TYPE	Public (NASDAQ: TMUS)
SECTOR	Telecommunications
LOCATIONS	20,100
NUMBER OF EMPLOYEES	+/- 52,000
ANNUAL REVENUE	\$44.9 Billion

T-Mobile is one of the largest telecommunications companies in the world, serving markets across the United States, the Czech Republic, the Netherlands, and Poland with over 20,000 brick and mortar locations, including 4,600 non-exclusive 3rd party locations. The company provides wireless voice and data services under the T-Mobile and Metro by T-Mobile brands, and serves as the host network for many mobile operators. In April 2020, T-Mobile and Sprint Corporation completed their merger in an all shares deal for \$26 billion, further positioning the company as one of the telecommunications giants of the world. T-Mobile has been ranked as the number one American wireless carrier by Consumer Reports, and is widely regarded as a leading brand in the industry.

HOUSTON AT A GLANCE

GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000
square miles
larger than the state of NJ



POPULATION & DEMOS

7 MILLION
residents in the Houston MSA

2.3 MILLION
residents in the city of Houston



1 IN 4 Houstonians are foreign-born

5TH MOST POPULOUS MSA IN THE NATION
4TH MOST POPULOUS CITY IN THE NATION

CLUTCH CITY



INTERNATIONAL HUB

4th largest
MULTI-AIRPORT SYSTEM
IN THE U.S.

58.3 million
PASSENGERS

GLOBAL HUB FOR
Aerospace
Technology

ECONOMY

26th
LARGEST
economy in the world if Houston
were an independent nation



7th
LARGEST
U.S. metro economy in the nation



\$480
BILLION GDP [2018]



EMPLOYMENT

3.2 MILLION JOBS IN THE HOUSTON MSA
more than 35 states and nearly a quarter of
Texas' entire employment base

2nd LARGEST
NUMBER OF JOBS CREATED IN 2018 OUT
OF ANY MSA IN THE NATION

64,400
NEW JOBS CREATED IN 2019

42,300
NEW JOBS FORECASTED IN 2020

CORPORATE HEADQUARTERS

22 FORTUNE 500
companies call Houston home

3RD LARGEST
NUMBER OF FORTUNE 1000
companies in the nation

4th LARGEST
NUMBER OF FORTUNE 500
companies in the nation

GLOBAL TRADE CITY

73
FOREIGN-OWNED FIRMS



1ST IN IMPORT AND EXPORT
1ST GULF COAST CONTAINER PORT

LARGEST GULF COAST
CONTAINER PORT

1st
IN FOREIGN
WATERBORNE
TONNAGE

TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 BILLION
IN LOCAL GDP

8th LARGEST
BUSINESS DISTRICT IN THE U.S.



10 MILLION
PATIENT ENCOUNTERS PER YEAR

106,000+
EMPLOYEES AT TMC

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