



# LEAGUE CITY PLAZA

129,439 SQUARE FOOT NEIGHBORHOOD SHOPPING  
CENTER LOCATED IN LEAGUE CITY, TX



# the offering

JLL presents the opportunity to acquire League City Plaza (the "Property" or "Asset"), a 129,439 square foot Crunch Fitness anchored neighborhood shopping center located in League City, TX with high visibility along Interstate 45 South and F.M. 518 East. This ideal location provides superior connectivity to Houston's top population cores and employment centers including the Bayport Industrial Complex, the aerospace hub in Clear Lake, the Houston Ship Channel, and the surrounding Petrochemical Complexes. The center is 88.33% leased with a strong, diverse tenant base of national and local tenants. The Crunch Fitness is the #1 Fitness Destination within a 15-mile radius by daily site visits. Northern Tool + Equipment is the second largest tenant and is in the space next to Crunch Fitness. Dominant spirits retailer and regional powerhouse Spec's Liquor operates a 10,998-square foot store and is a key tenant of the center. League City Plaza provides investors stable income, with additional upside through leasing the remaining vacancy, from reputable national and local tenants in a high-growth market within the Houston MSA.



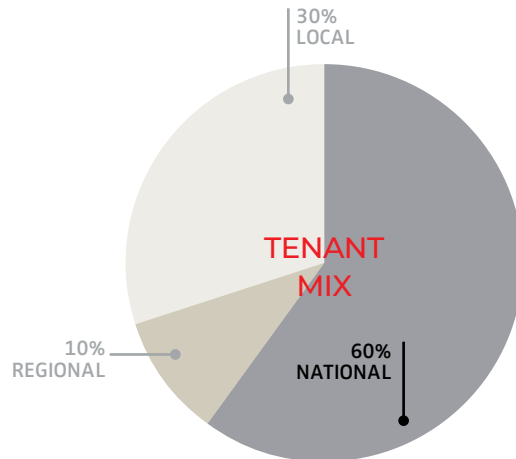
# property dashboard

## PROPERTY SUMMARY

|                  |  |
|------------------|--|
| PROPERTY ADDRESS | F.M. 518 East & I-45 South (Gulf Freeway)<br>League City, Texas 77573    |
| YEAR BUILT       | 1984-1986  |
| LOCATION         | SEC of F.M. 518 East & I-45 South  |
| NRA              | 129,439 SF   |
| LAND AREA        | 15.43 Acres  |
| OCCUPANCY        | 88.33%   |
| PARKING          | 598 Spaces (4.61/1,000 SF Parking Ratio)                                 |
| TRAFFIC COUNTS   | 182,000+ VPD (31,000+ VPD on F.M. 518 East & 151,000+ VPD on I-45 South) |

## FINANCIAL SUMMARY

|                                   |                    |
|-----------------------------------|--------------------|
| YEAR 1 NOI                        | \$1,620,725        |
| MONTH 1 ANNUALIZED NOI            | \$1,782,370        |
| WTD. AVERAGE TENURE               | 4 Years, 11 Months |
| WTD. AVERAGE REMAINING LEASE TERM | 5 Years, 10 Months |
| 5-YEAR CAGR                       | 2.56%              |
| 10-YEAR CAGR                      | 2.33%              |
| <b>ROLLOVER SUMMARY</b>           |                    |
| WITHIN 2 YEARS OF OPERATION       | 23.59%             |
| WITHIN 5 YEARS OF OPERATION       | 40.70%             |



## TENANT SUMMARY

| TENANT                      | NRA            | % OF PROPERTY | OPTIONS YES/NO |
|-----------------------------|----------------|---------------|----------------|
| Crunch Fitness              | 29,804         | 23.0%         | YES            |
| Northern Tool               | 22,432         | 17.3%         | YES            |
| Spec's                      | 10,998         | 8.5%          | YES            |
| Juanderful Burito           | 2,000          | 1.5%          | NO             |
| Acceptance Insurance        | 1,200          | 0.9%          | NO             |
| Liberty Lock                | 1,164          | 0.9%          | YES            |
| Yuli Garcia                 | 939            | 0.7%          | NO             |
| League City Elite Dentist   | 2,800          | 2.2%          | YES            |
| Integra Care                | 2,414          | 1.9%          | NO             |
| Miracle Ear                 | 1,275          | 1.0%          | NO             |
| Nails by Kim Loan           | 1,750          | 1.4%          | NO             |
| Wingstop                    | 2,475          | 1.9%          | YES            |
| Box It                      | 1,365          | 1.1%          | NO             |
| Cakes by Julia              | 3,097          | 2.4%          | NO             |
| Kim & Co Hair Studio        | 1,050          | 0.8%          | NO             |
| South Land Title            | 4,507          | 3.5%          | YES            |
| Board & Brush               | 1,613          | 1.2%          | NO             |
| Republic Finance            | 1,600          | 1.2%          | YES            |
| The Healthy Fix             | 1,573          | 1.2%          | YES            |
| Lordex Spine Institute      | 1,750          | 1.4%          | NO             |
| South Shore Dialysis Center | 5,979          | 4.6%          | YES            |
| Tako N Tequila              | 6,653          | 5.1%          | YES            |
| TitleMax Ground Lease       | 3,200          | 2.5%          | NO             |
| Lefty's Ground Lease        | 2,691          | 2.1%          | YES            |
| <b>Total</b>                | <b>114,329</b> |               |                |



# investment highlights

## National & Diverse Tenant Mix

- ▶ The property has a diverse mix of national, regional, & local tenants. Dining, fitness, hardware, spirits, financial services, healthcare, and professional salon services are all represented at the property.

## Exceptional Suburban Location

- ▶ League City Plaza is located at the dominant 'main and main' retail intersection at Interstate 45 and FM 518.
- ▶ The prime suburban location features excellent access and visibility with more than 2,000 feet of frontage and provides superior exposure to more than 182,000 vehicles per day.
- ▶ Situated just north of the growing University of Texas Medical Branch (UTMB) Health's 97-bed hospital and MD Anderson's 200,000 SF outpatient hospital, the first clinical collaboration of two UT organizations.

## Highly Trafficked Anchor Tenants

- ▶ The Crunch Fitness at the property is the #1 Fitness destination within a 15-mile radius of the property according to Placer data. The Spec's located in League City Plaza is in the top 20% of all Spec's stores for number of visits in Texas. The proximity to dense residential neighborhoods and ease of access via F.M. 518 and Interstate 45 make the neighborhood center a popular shopping destination.

## Growing and Affluent Trade Area

- ▶ League City has seen significant growth in the economy and population over the past two decades. Within a 3-mile radius of the property, there has been a 116% increase in population since 2000. Furthermore, median home sale prices have appreciated 147% over the past 10 years. League City's residential housing market continues to experience growth for both new construction and existing homes. The boom in the Bayport Industrial Complex, the Houston Ship Channel, and the surrounding Petrochemical Complexes in the area are all key contributors the the growth League City has seen over the years.



# site plan

Wesley Street

F.M. 518



aerial

**CENTERPOINTE NEIGHBORHOOD**  
MEDIAN APPRAISED VALUE:  
\$338,800

**LEAGUE CITY PLAZA**

**MAPLEWOOD CROSSING APARTMENTS**  
100 UNITS

**RIVERBEND APARTMENT HOMES**  
192 UNITS

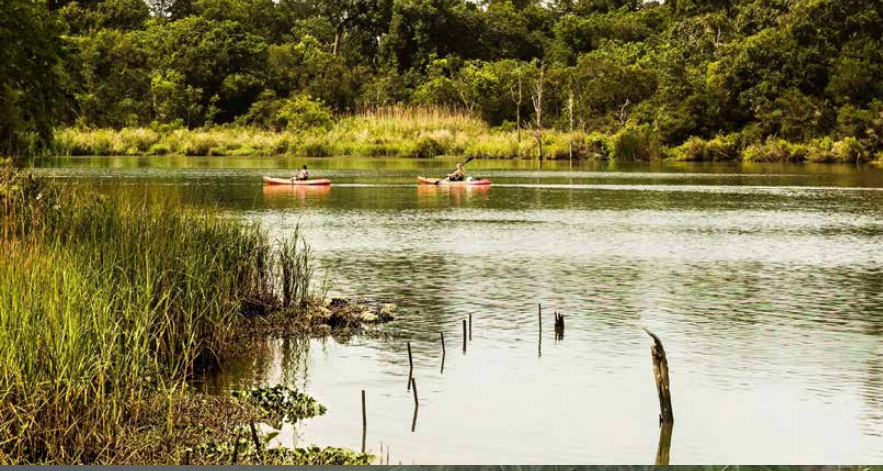
FM 518  
31,000+ VPD

151,000+ VPD  
45



# league city, texas

Located 25 miles southeast of downtown, League City is centrally located along I-45 between Houston and Galveston and in close proximity of the Port of Houston. The city is well known for its recreational lifestyle, outstanding quality of life, beautiful neighborhoods, excellent schools, abundance of parks and amenities, historic homes and museums, and a tremendous waterfront. League City has been recognized as one of the the "Fastest Growing City in America" by Wallet Hub; "Best Small City in the nation to raise a Family" by Nerd Wallet; and "Top 10 Safest Cities in Texas" by Value Penguin.



LEAGUE CITY PLAZA

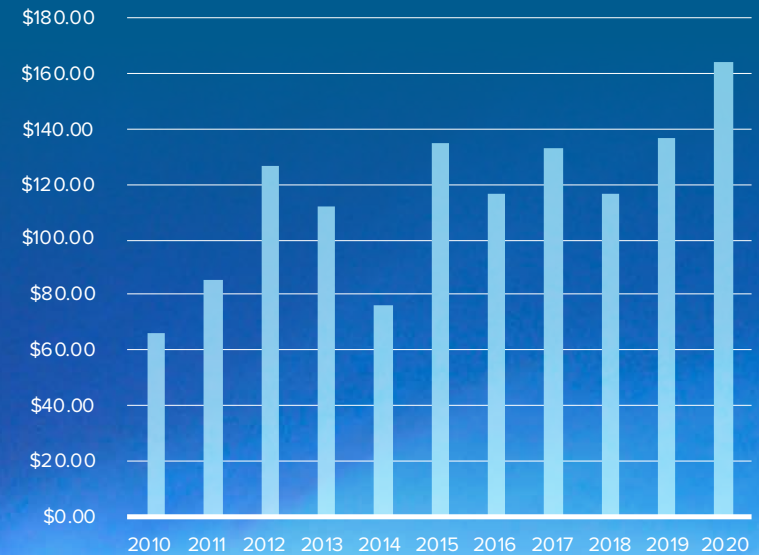


# location overview

- ▶ Within a 3-mile radius of the property, there has been a 116% increase in population over the past 20 years
- ▶ League City's home values have appreciated 147% over the past 10 years

|  | 1-MILE    | 3-MILE    | 5-MILE    |
|--|-----------|-----------|-----------|
| 2000 Total Population                                    | 6,756     | 30,623    | 120,293   |
| % Growth (2000-2010)                                     | 33.53%    | 71.83%    | 39.89%    |
| 2010 Total Population                                    | 9,021     | 52,620    | 168,273   |
| % Growth (2010-2020)                                     | 12.44%    | 25.51%    | 20.55%    |
| 2020 Total Population                                    | 10,143    | 66,045    | 202,861   |
| Est. % Growth (2020-2025)                                | 6.82%     | 9.44%     | 7.33%     |
| 2025 Total Population (est)                              | 10,835    | 72,277    | 217,728   |
| Median Age   | 35.4      | 35.2      | 36.1      |
| Average Household Income                                 | \$104,650 | \$112,366 | \$106,627 |
| Average Home Value                                       | \$215,567 | \$264,543 | \$264,737 |
| 2020 Population (25+) with an Associate Degree or Higher | 51.7%     | 53.6%     | 52.8%     |

MEDIAN HOME PSF SALE PRICE IN LEAGUE CITY





# houston msa 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



LEAGUE CITY PLAZA

## INTERNATIONAL HUB

**4TH LARGEST**  
MULTI-AIRPORT SYSTEM  
IN THE U.S.

**58.3 MILLION**  
PASSENGERS

GLOBAL HUB FOR  
AEROSPACE  
TECHNOLOGY

## ECONOMY

**27th**  
LARGEST  
economy in the world if Houston  
were an independent nation



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



**\$472**  
BILLION GDP [2019]



## EMPLOYMENT



**3.1** 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

## CORPORATE HEADQUARTERS

**23** 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



## 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.

**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 Supervisor of Sales Agent/Associate                       | License No.    | Email                            | Phone                 |
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