

7035 WEST GRAND

RICHMOND, TEXAS



The Offering

JLL presents the opportunity to acquire 7035 West Grand a 39,175 square foot freestanding retail center located in Richmond, TX with high visibility along the Grand Parkway halfway between U.S. 59 and I-10. Located in Richmond between Katy and Sugarland, the property benefits from its regional accessibility, diversified local economy, affordable cost of living, excellent schools, and low crime rate. With average in-place rents well below market rents, the property offers a significant value-add opportunity in a high growth location.





STABLE FINANCIALS RETURNS WITH UPSIDE VIA
BELOW MARKET RENTS AND VACANCY



PROXIMITY TO KATY AND SUGARLAND - WITHIN
FORT BEND AREA SCHOOLS



LOCATED IN THE CENTER OF FUTURE GROWTH
AMONGST NEW ROOFTOPS



GRAND PARKWAY VISIBILITY AND ACCESS



FAVORABLE DEMOGRAPHICS
IN GROWING MARKET

7035 WEST GRAND



Property Dashboard

PROPERTY SUMMARY

ADDRESS	7035 West Grand Parkway South
	Richmond, TX
YEAR BUILT	2015
NRA	39,175 SF
LAND AREA	3.87 Acres
OCCUPANCY	89.62%
PARKING	169 (4.31 per 1,000 sf)
TRAFFIC COUNTS	26.717 VPD

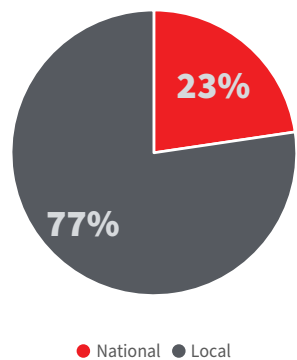
FINANCIAL SUMMARY

YEAR 1 NOI	\$840,946
IN-PLACE NOI (MONTH 1 ANNUALIZED)	\$830,280
WTD. AVERAGE REMAINING LEASE TERM	4.56 Years
WTD. AVERAGE TENURE	2.61 Years

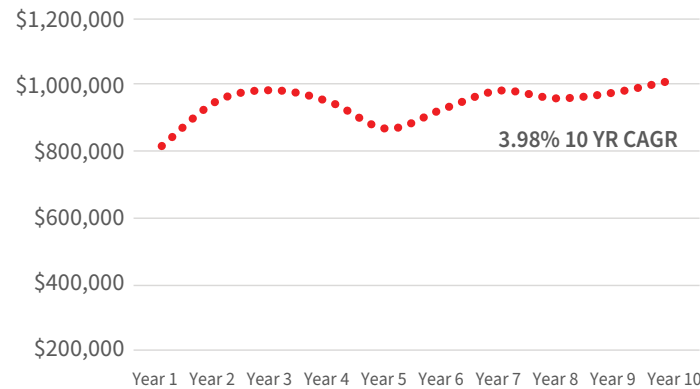
TENANT SUMMARY

TENANT	SUITE	NRA	% OF PROPERTY
Top Sushi	10	4,300	11.0%
Crown Red Liquors	15	2,578	6.6%
Cozy Paws Pet Spa	20	2,072	5.3%
Victor's Restaurant	35	4,500	11.5%
Viet Soul Vietnamese	39	2,000	5.1%
Wing Stop	40	1,650	4.2%
MultipleX Home Service	50	4,000	10.2%
Snap Fitness	60	4,107	10.5%
Tousled Hair Salon	72	1,400	3.6%
Farmer's Insurance	85	1,000	2.6%
HBE LLC	87	1,200	3.1%
Yai's Thai Kitchen	90	2,000	5.1%
Krush Bistro	99	4,300	11.0%
TOTAL OCCUPIED GLA		35,107	89.62%
<i>Vacant</i>	22	1,743	4.4%
<i>Vacant</i>	45	1,200	3.1%
<i>Vacant</i>	80	1,125	2.9%
TOTAL VACANT GLA		4,068	10.38%
TOTAL GLA		39,175	

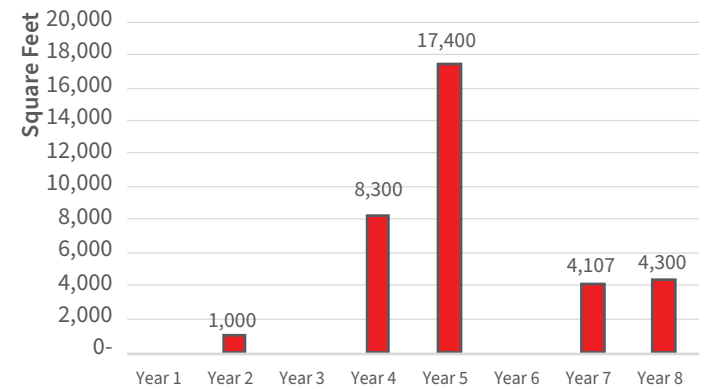
TENANT BREAKDOWN



NOI GRAPH



LEASE EXPIRATION



Site Plan



Aerial

SHOPS AT BELLA TERRA



sam's club

CATHEXIS



nextlevel URGENT CARE

GF GALLERY FURNITURE

7035 West Grand is located in the primary retail corridor of the region. The Grand Parkway boasts a vast amount of national retailers including Walmart, HEB, The Home Depot, and dining options in every category serving the dense surrounding rooftops.

7035 WEST GRAND

Aerial

Waterview Estates
Median Sale Price: \$253,300
Avg \$ PSF: \$139

Fieldstone
Median Sale Price: \$301,000
Avg \$ PSF: \$128

Long Meadow Farms
Median Sales Price: \$367,500
Average \$ PSF: \$140

Alleia Long Meadow Farms Apartments
Units: 399
% Leased: 50%

Mixed Use Project

REGAL

GF
GALLERY FURNITURE

nextlevel
URGENT CARE

Satori at Long Meadow Apartments
Units: 299
% Leased: 98%

Advenir at Grand Parkway West
Units: 336
% Leased: 96%

BBVA

MATTRESS FIRM
(Future MOB Developments)

SPRING CREEK BARBEQUE

Grand Parkway **26,717 VPD**

CATHEXIS

Investment Highlights



Unmatched Position Amidst Major Retail & Population Cores

The area is evolving into the primary retail corridor of the region, as seen by the newly developed Santikos Palladium, Houston's largest theater complex, and a brand new 140,000 square foot Gallery Furniture - both located adjacent to the southeast of the property along the Grand Parkway. Moreover, less than a half mile down the road are a vast amount of national retailers including Kroger, Goodwill, and Walgreens, and dining options in every category serving the dense surrounding rooftops.



Street Frontage On Preferred Corridor

7035 West Grand sits along the east side of the newly built Grand Parkway, the 180-mile circumferential highway serving as Houston's third outer loop, allowing residents of the surrounding communities ease of access to virtually all of Houston's employment centers. Additionally, the property is located less than a mile south of the Westpark Tollway, 6.4 miles from Highway 90, 6.6 miles from Highway 6, and 7.7 miles from I-10. Together, these prominent highway systems provide a multitude of major transportation options, making for a highly accessible center with exceptional mobility throughout the city and an enviable location for retailers.



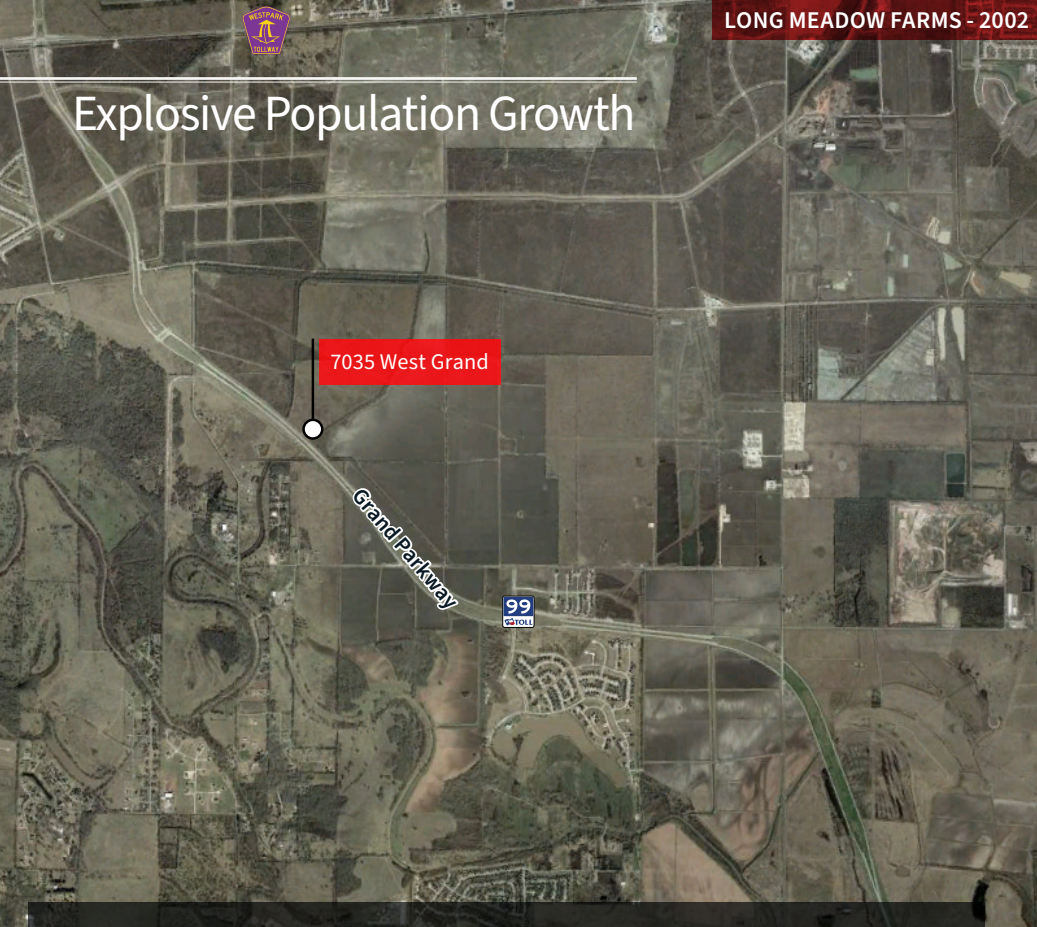
Significant Value Add Through Marking Rents To Market

7035 West Grand offers investors an incredible mark-to-market rent opportunity. Currently, in-place rents are 24% below market with 10 tenants expiring without options. Investors will have the opportunity to benefit from the positive sentiment that surrounds the retail market as well as from future growth of the surrounding neighborhood to push rents with quality tenants in the future.





Explosive Population Growth



7035 West Grand

POPULATION SUMMARY

	1-MILE	3-MILE	5-MILE
2000 TOTAL POPULATION	617	9,193	38,820
2010 TOTAL POPULATION	3,878	41,433	119,652
2021 TOTAL POPULATION	13,603	81,698	196,079
2026 POPULATION	15,681	95,220	227,729
2021-2026 ANNUAL RATE	2.88%	3.11%	3.04%

HOUSEHOLD SUMMARY

2000 HOUSEHOLDS	205	2,978	11,751
2010 HOUSEHOLDS	1,260	13,191	37,560
2021 HOUSEHOLDS	4,397	26,337	62,411
2026 HOUSEHOLDS	5,069	30,716	72,568

MEDIAN HOUSEHOLD INCOME

2021	\$106,977	\$114,056	\$112,540
2026	\$112,142	\$120,032	\$118,689

MEDIAN HOME VALUE

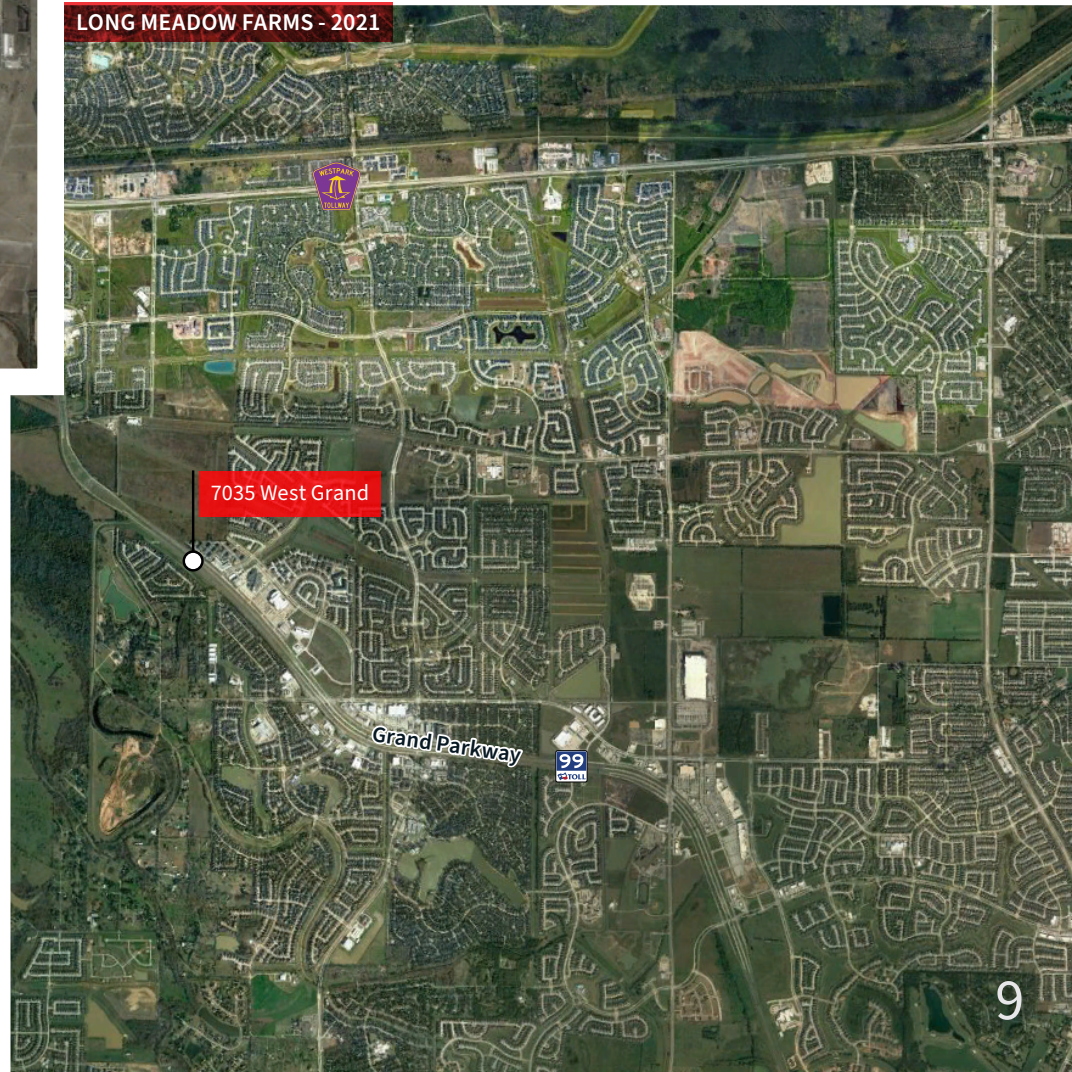
2021	\$289,916	\$229,879	\$305,238
2026	\$332,269	\$331,612	\$337,490



Leading Residential Growth On Top Of High Existing Density

7035 West Grand is located within the boundaries of Fort Bend County, which contains six of the top 20 best-selling master-planned communities in the country. The Property is among a plethora of residential neighborhoods making the property a retail destination for local. Within a 3-mile radius, there are over 95,000 residents with an annual growth projection of 3.11%. The surrounding population within a 3-mile radius has an average household income of \$114,000. The Houston MSA is among the highest growth areas in the United States with 21% growth over the trailing 10-year period.

LONG MEADOW FARMS - 2021



7035 West Grand

Neighborhood Map



Contact Information

INVESTMENT SALES ADVISORS

RYAN WEST

Senior Managing Director
+1 713 852 3535
ryan.west@am.jll.com

JOHN INDELLI

Director
+1 713 852 3407
John.Indelli@am.jll.com

BRYAN STRODE

Analyst
+1 713 212 6551
bryan.strode@am.jll.com

BAILEY BLACK

Analyst
+1 713 852 3436
bailey.black@am.jll.com

DEBT & FINANCE

MICHAEL JOHNSON

Senior Director
+1 713 852 3474
mf.johnson@am.jll.com



9 Greenway Plaza, Suite 700 | Houston, Texas 77046

www.us.jll.com/capitalmarkets

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