

# TANGLEWOOD COURT



125,500 SF GROCERY ANCHORED CENTER AMONGST HOUSTON'S MOST AFFLUENT NEIGHBORHOODS  
5895 SAN FELIPE STREET, HOUSTON, TEXAS





# INVESTMENT HIGHLIGHTS



EXCEPTIONALLY STRONG DEMOGRAPHICS, HOME VALUES AVERAGING \$825,000 WITHIN A 3-MILE RADIUS



COMPLEMENTARY NATIONAL TENANT MIX



SITUATED IN THE GALLERIA/ UPTOWN SUBMARKET, HOUSTON'S PREMIER SHOPPING DESTINATION & BUSINESS DISTRICT



#5 RANKED NEIGHBORHOOD CENTER ACROSS HOUSTON



12.1 ACRES SITE PROVIDES OPPORTUNITY TO VERTICALLY DEVELOP IN THE FUTURE





# PROPERTY DASHBOARD

## PROPERTY SUMMARY

Address	5885, 5895, & 5897 San Felipe Street
Location	Houston, TX 77057
Year built	2014 / 2015
Building Size	125,500 SF
Land Area	12.1 Acres
% Leased	100%
Traffic Count	35,524 VPD San Felipe 15,535 VPD Fountain View

## FINANCIAL SUMMARY

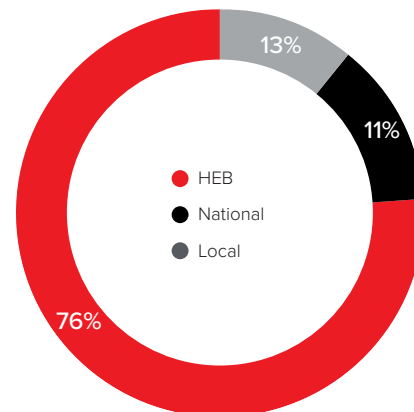
Wtd. Avg Tenure	7.3 Years
Wtd. Avg Remaining Lease Term	10.3 Years
<b>Rollover Summary</b>	
Within 3 Years of Operation	9.6%
Within 5 Years of Operation	14.8%

## TENANT SUMMARY

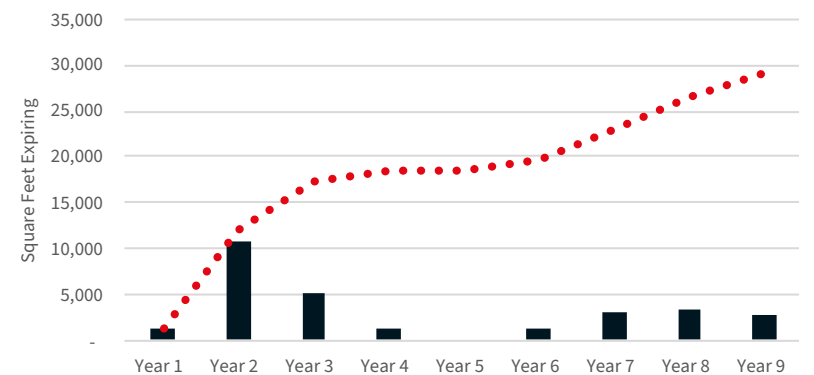
TENANT	SF	% OF BUILDING	TENURE	NEAREST LOCATION
HEB	90,000	71.7%	8.0 Years	3.0 Miles
La Madeleine	4,800	3.8%	8.1 Years	1.5 Miles
Mattress Firm	3,716	3.0%	7.8 Years	1.4 Miles
Amerant (Pad)	3,500	2.8%	8.4 Years	4.5 Miles
Banfield Pet Hospital	3,500	2.8%	1.7 Years	2.2 Miles
Torchy's Tacos	3,200	2.5%	3.0 Years	3.2 Miles
Massage Envy	2,800	2.2%	0.8 Years	3.6 Miles
GoHealth Urgent Care	2,700	2.2%	0.0 Years	7.3 Miles
Crescent City	1,800	1.4%	7.7 Years	N/A
Pre-Optix Eye Care	1,564	1.2%	7.4 Years	N/A
Woof Gang	1,480	1.2%	1.8 Years	4.6 Miles
Posh Nails	1,440	1.1%	7.9 Years	N/A
Supreme Dentistry	1,400	1.1%	5.2 Years	N/A
SH Salon	1,200	1.0%	7.8 Years	3.9 Miles
The Joint	1,200	1.0%	8.1 Years	2.0 Miles
The Pretty Kitty	1,200	1.0%	8.2 Years	4.7 Miles
<b>TOTAL</b>	<b>125,500</b>		<b>7.3 YEARS</b>	



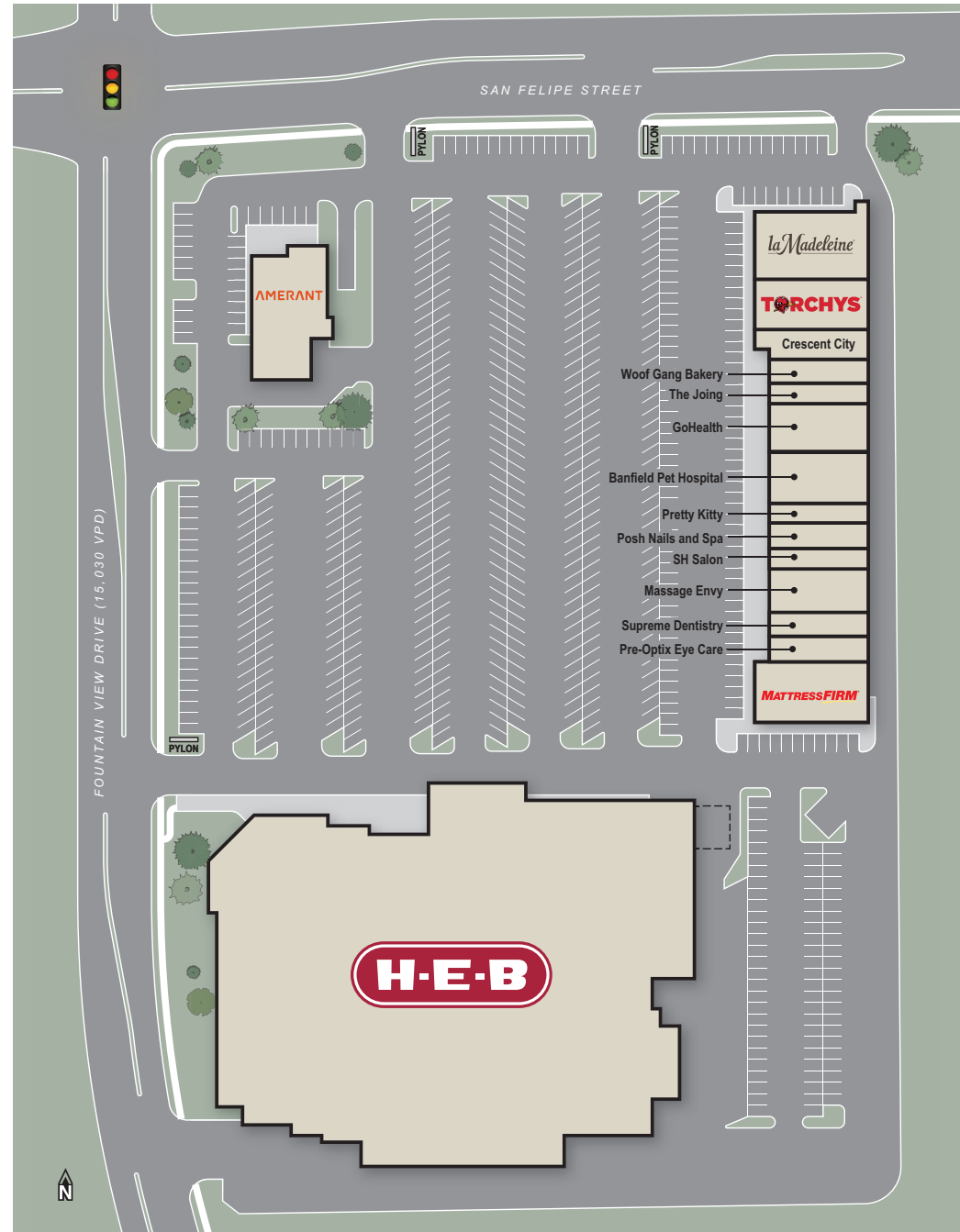
## TENANT BREAKDOWN



## LEASE EXPIRATION CHART



# SITE PLAN



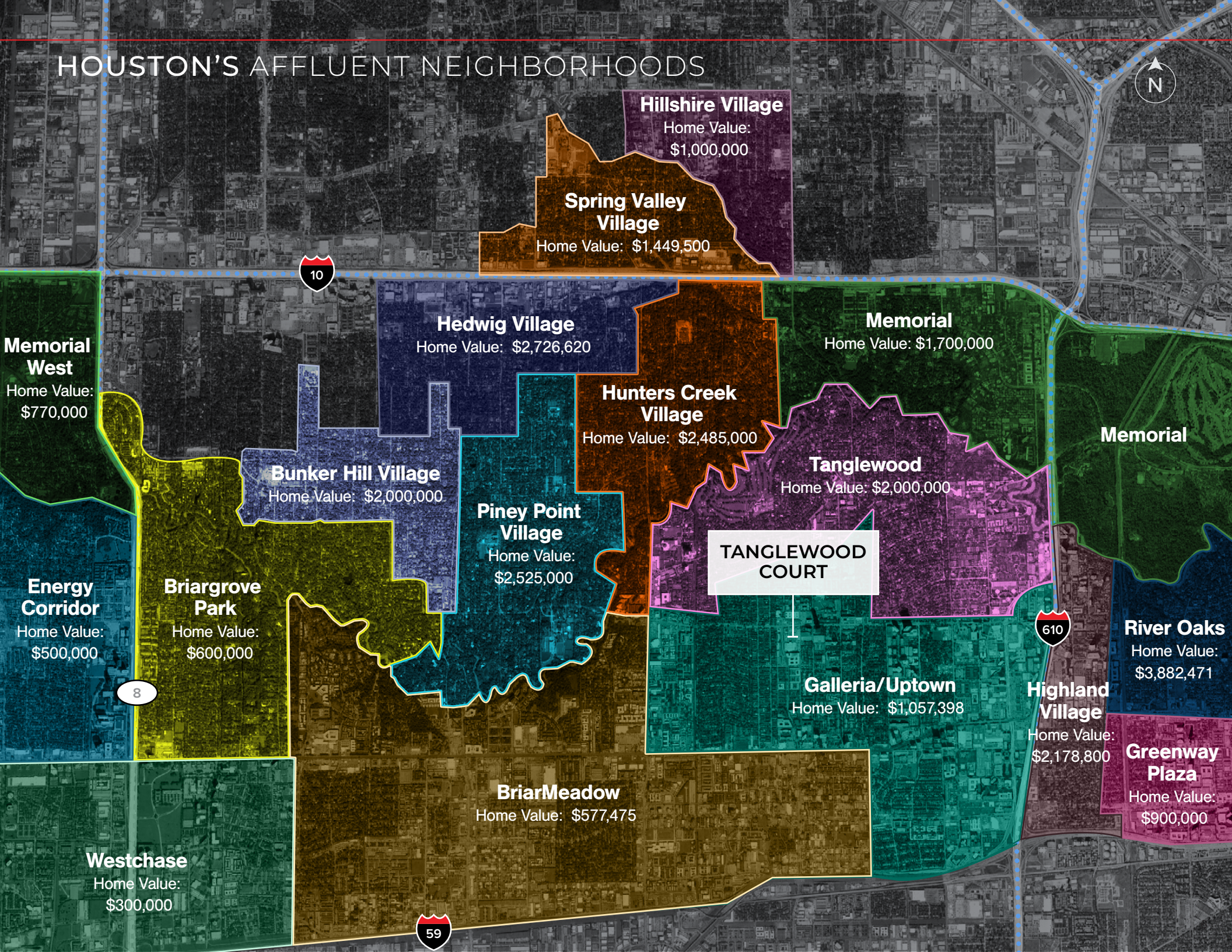


# PROPERTY PHOTOS





# HOUSTON'S AFFLUENT NEIGHBORHOODS





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