

BOOT BARN® & SOLIS Mammography

230-240 North Bypass 35 Alvin, TX 77511



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NEWLY-BUILT CONSTRUCTION IN LOCAL RETAIL CORRIDOR

This aerial photograph shows a retail corridor with numerous businesses and landmarks. The corridor is a multi-lane highway with a median, flanked by green fields and some residential areas. The following businesses and landmarks are labeled with callouts:

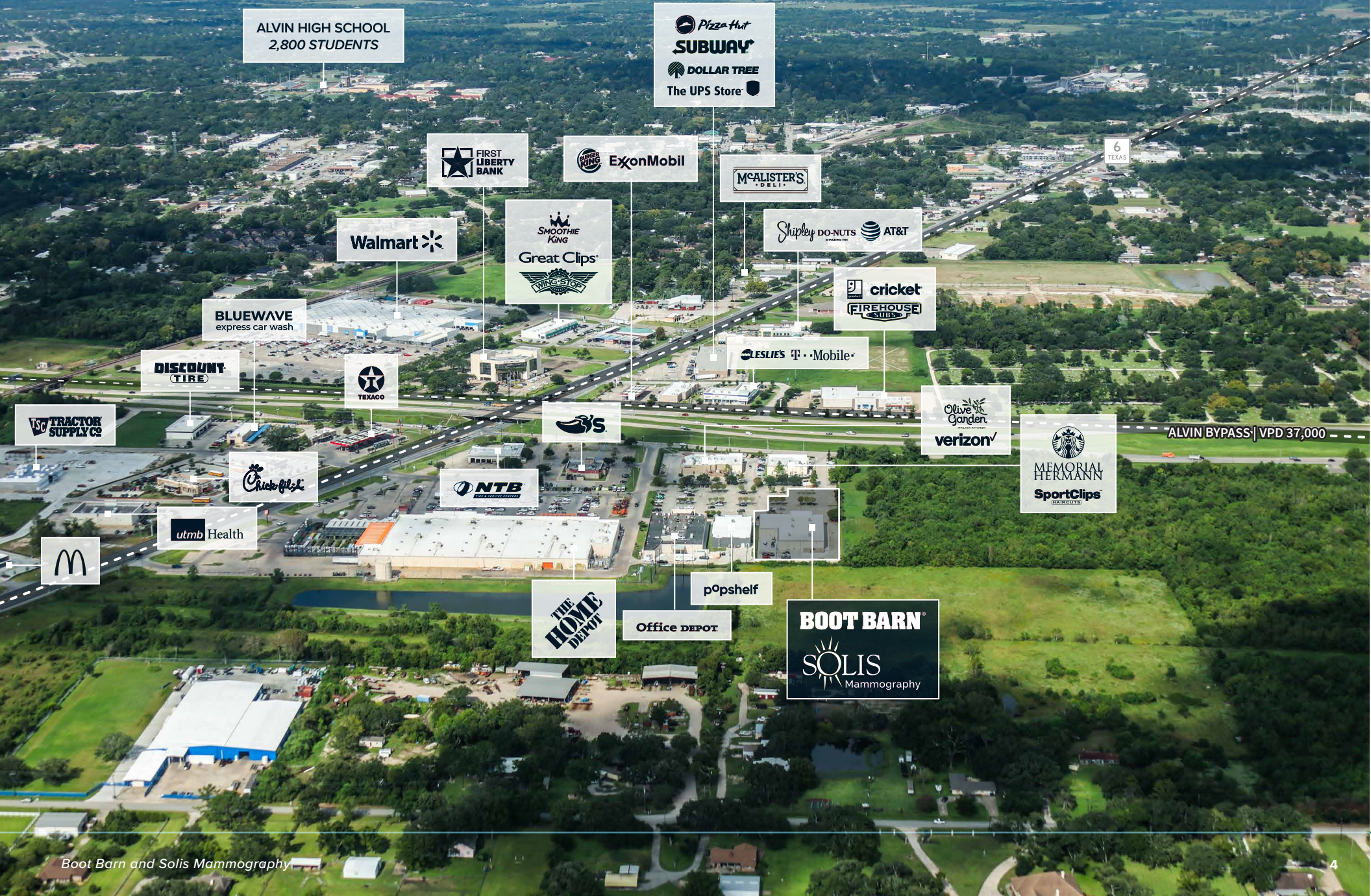
- planet fitness
- bealls
- ALDI
- WINGBARGER
- AMERICA'S BEST VALUE HOTEL BY SONESTA
- BW Best Western Hotels & Resorts
- LAQUINTA
- Holiday Inn Express
- Bill Hase Elementary School (614 Students)
- Chick-fil-A
- utmb Health
- DISCOUNT TIRE
- BLUEWAVE express car wash
- Walmart
- Pizza Hut
- SUBWAY
- DOLLAR TREE
- The UPS Store
- SMOOTHIE KING
- Great Clips
- WINGSTON
- McDonald's
- VSC TRACTOR SUPPLY CO.
- PANDA EXPRESS CHINESE KITCHEN
- TEXACO
- FIRST LIBERTY BANK
- ExxonMobil
- AT&T
- Shipley DO-NUTS
- LESLIE'S T-Mobile
- cricket FIREHOUSE SUBS
- Starbucks
- MEMORIAL HERMANN SportClips HAIRCUTS
- verizon
- olive Garden
- popshelf
- Office DEPOT
- THE HOME DEPOT
- BOOT BARN
- SOLIS Mammography

Other labels include "6 TEXAS" and "ALVIN BYPASS / VPD 37,000".

Boot Barn and Solis Mammography

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WEST FACING AERIAL



ALVIN HIGH SCHOOL
2,800 STUDENTS

Pizza Hut
SUBWAY
DOLLAR TREE
The UPS Store

FIRST
LIBERTY
BANK

ExxonMobil

McALISTER'S
DELI

Walmart

SMOOTHIE
KING
Great Clips
WINGS TOP

Shipley DO-NUTS
AT&T

BLUEWAVE
express car wash

DISCOUNT
TIRE

TEXACO

NTB
NATIONAL TIRE & BATTERY

Office DEPOT

LESLIE'S T-Mobile

cricket
FIREHOUSE
SUBS

Olive Garden
verizon

MEMORIAL
HERMANN
SportClips
HAIRCUTS

Chick-fil-A

NTB
NATIONAL TIRE & BATTERY

Office DEPOT

popshelf

BOOT BARN
SOLIS
Mammography

THE
HOME
DEPOT

utmb Health

McDonald's

SURROUNDING DEMOGRAPHICS

This location serves a growing community of 56,970 residents with a median household income of \$86,437 and 69% homeownership, creating strong demand for Boot Barn's western wear and workwear products. The area's balanced demographics, with 50.4% female population at a median age of 38.2 years, provides an ideal patient base for mammography services, while the 35.3% Hispanic population represents an underserved community that would benefit from convenient access to specialized healthcare screening services.



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2020 Population	2,788	25,344	52,763
2025 Population	2,876	27,918	56,970
2030 Population	3,012	30,405	62,265
2020-2025 Annual Rate	0.59%	1.86%	1.47%
2025 Average Household Income	\$81,291	\$85,525	\$113,178
2030 Average Household Income	\$88,973	\$94,783	\$125,147
2025-2030 Annual Rate	1.82%	2.08%	2.03%

INVESTMENT HIGHLIGHTS



BOOT BARN®

8+

Recently Completed
New Concept
Boot Barn

Years of Primary
Lease Term
Remaining



5-Mile Population:
56,970



Cash Flow
Diversification with
Solis Mammography



Neighborhood
Center with
Accessibility to
37,091 VPD



Boot Barn
Synergy with
Home Depot Anchor

SITE PLAN



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