

# BOOT BARN® &



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# CONTACTS

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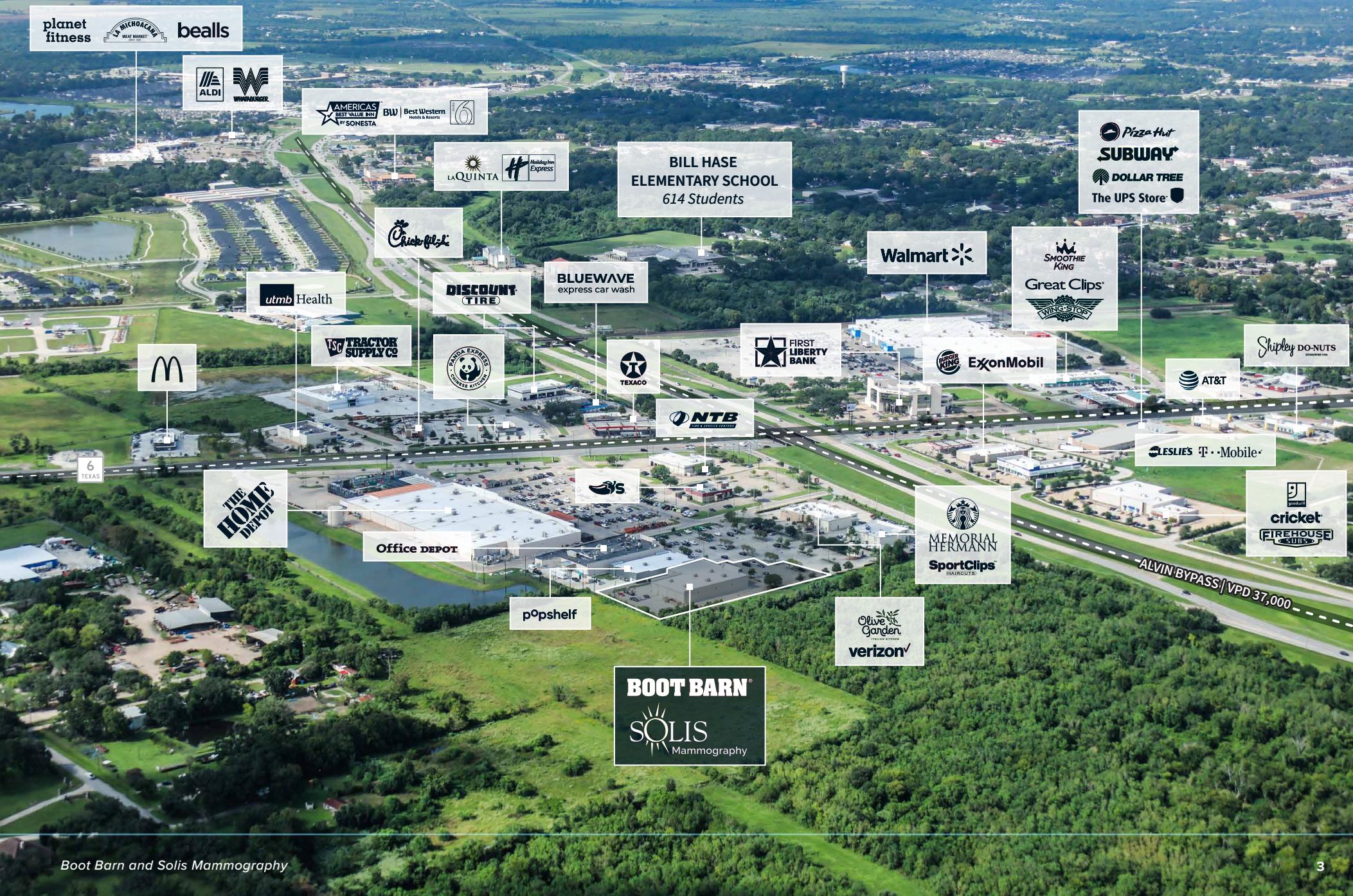
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# NEWLY-BUILT CONSTRUCTION IN LOCAL RETAIL CORRIDOR



# WEST FACING AERIAL

ALVIN HIGH SCHOOL  
2,800 STUDENTS

Pizza Hut  
**SUBWAY**  
DOLLAR TREE  
The UPS Store

FIRST  
LIBERTY  
BANK

BURGER KING  
ExxonMobil

Walmart

SMOOTHIE  
KING  
Great Clips  
WING STOP

McALISTER'S  
DELI

Shipley DO-NUTS  
AT&T

BLUEWAVE  
express car wash

cricket  
FIREHOUSE  
SUBS

DISCOUNT  
TIRE

TEXACO

Leslie's  
T-Mobile

TRACTOR  
SUPPLY CO

Chick-fil-A

NTB  
LUBE & SERVICE CENTER

Shoe  
BARN

Olive Garden  
VERIZON

ALVIN BYPASS | VPD 37,000

utmb Health

M

MEMORIAL  
HERMANN  
SportClips  
HAIRCUTS

THE  
HOME  
DEPOT

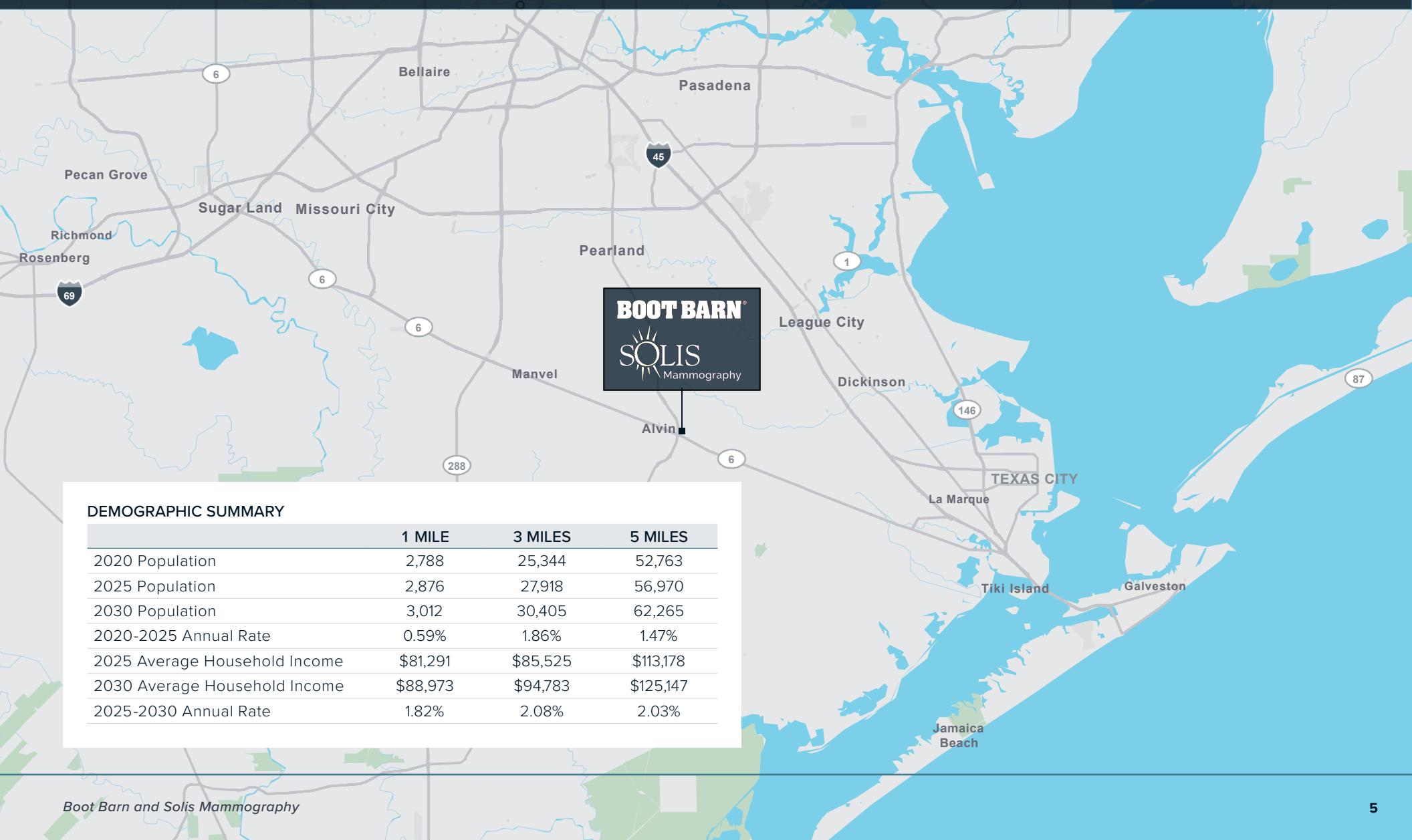
Office DEPOT

BOOT BARN®  
SOLIS  
Mammography

popshelf

# 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.



# INVESTMENT HIGHLIGHTS



Boot Barn and Solis Mammography

**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  
Accessibilty to  
37,091 VPD

Boot Barn  
Synergy with  
Home Depot Anchor

## SITE PLAN



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