



BOARDWALK SHOPPING CENTER



NNN PORTFOLIO

# WEEKLEY FAMILY Retail Portfolio



NNN PORTFOLIO



THE EXCHANGE SHOPPING CENTER



TOWN SQUARE SHOPPING CENTER



# Property Map

8

TOTAL PROPERTIES

146,167

TOTAL SF

96.7%

LEASED





# North Facing Aerial - Town Square & Exchange Shopping Center



CYFALLS HIGH SCHOOL

TEXAS ROADHOUSE

Chuy's

IHOP

290

EASTON COMMONS

Kroger

MOD

WINGSBURGER

Egg FITNESS

Firestone

Schlotzsky's

Chick-fil-A

Wendy's

CIRCLE POINT PARK  
996 Multifamily Units

6 TEXAS

50,359 VPD

THE EXCHANGE SHOPPING CENTER

WESTON AT COPPERFIELD  
330 Multifamily Units

COPPERFIELD VILLAGE  
Avg. Home Value: \$362,000

TOWN SQUARE SHOPPING CENTER



# East Facing Aerial - Boardwalk Shopping Center



GALLERIA / UPTOWN

ENERGY CORRIDOR

COPPERWOOD VILLAGE

**TARGET**  
**CVS**  
**FOOD TOWN**

**CAI POTLE**  
**Bath & Body Works**  
**Michaels**

**Hearthstone Country Club**

**LOWE'S**

**THE HOME DEPOT**

NNN PORTOFOLIO  
1.0 Mile

TOWN SQUARE & EXCHANGE  
SHOPPING CENTER  
0.9 Mile

**PAPA JOHN'S**  
**BURGER KING**  
**SONIC**  
**FedEx Express**

THE CENTRE AT COPPERFIELD

**BARNES & NOBLE BOOKSELLERS**  
**BEST BUY**  
**HomeGoods**  
**PETSMART**  
**Office DEPOT**

COPPERFIELD VILLAGE

**SPROUTS FARMERS MARKET**  
**Total Wine & MORE**  
**five BELOW**

**SEVEN BREW**  
DRIVE THRU COFFEE

6 TEXAS

50,359 VPD



LABAY MIDDLE SCHOOL

BOARDWALK SHOPPING CENTER

COPPERFIELD VILLAGE  
Avg. Home Value: \$362,000



# Southwest Aerial - NNN Portfolio



**BEAR CREEK VILLAGE**  
Avg. Home Value: \$285,000

**KAHLA MIDDLE SCHOOL**

**SAN PALMAS**  
340 Multifamily Units



**Walmart**



**NNN PORTFOLIO**



**ENCLAVE AT COPPERFIELD**  
252 Multifamily Units



# Town Square Shopping Center - Site Plan



**6.41% CAGR**  
(5 - YR)

**VALUE  
CREATION**  
VIA SEPARATE  
SELL OF PARCELS

**23.5%**  
BELOW  
MARKET RENTS

**16 TENANTS**  
EXPIRING  
WITHOUT OPTIONS

**8.6**  
YEARS OF TENURE

# The Exchange Shopping Center - Site Plan



**6.72% CAGR**  
(10 - YR)

**11.7 Years**  
OF Tenure

**4 TENANTS**  
EXPIRING WITHOUT OPTIONS

**3,220 SF**  
OF IMMEDIATE LEASE UP

# Boardwalk Shopping Center - Site Plan



**4.87% CAGR**  
(5 - YR)

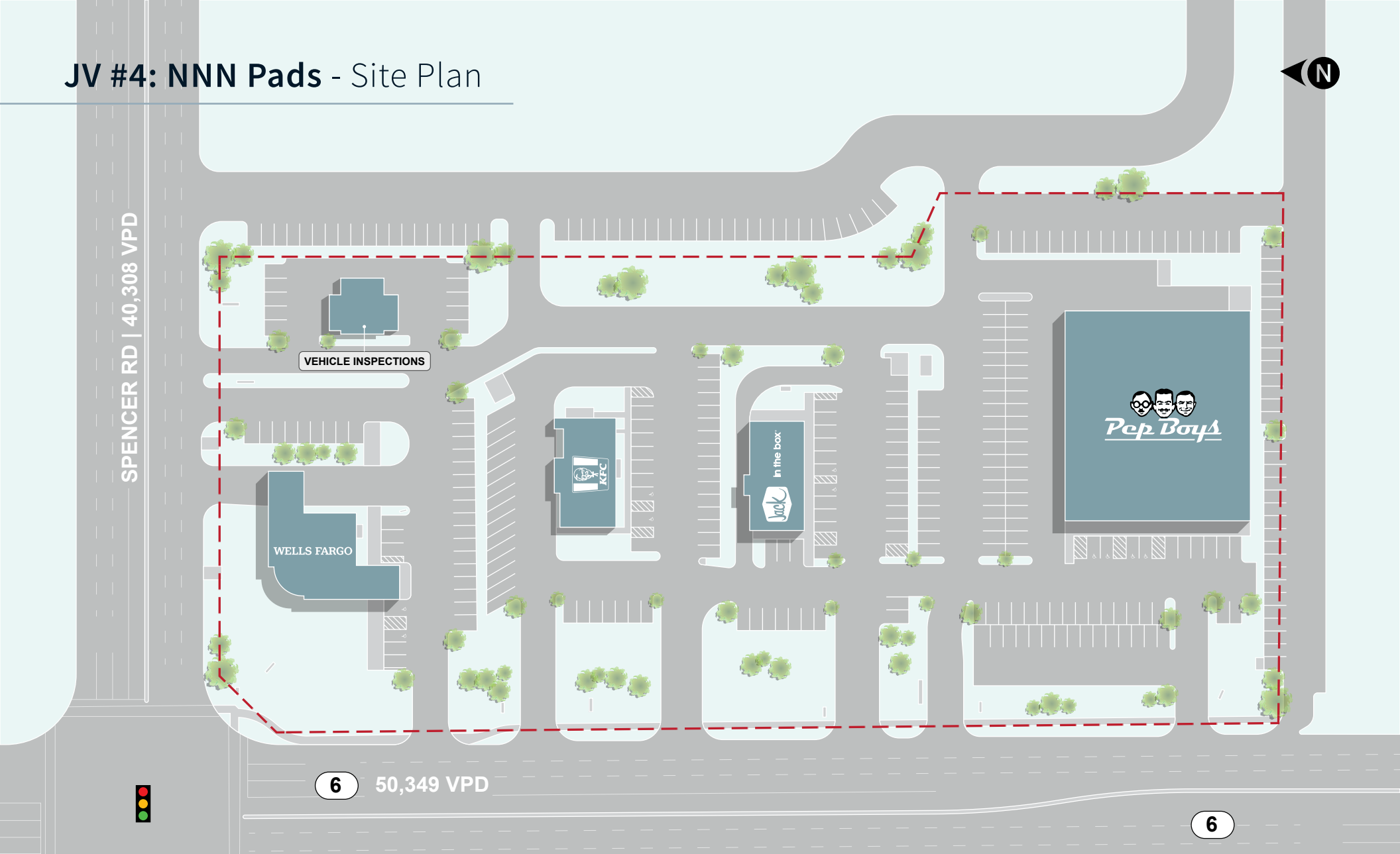
**8.8%**  
BELOW MARKET RENTS

**7 TENANTS**  
EXPIRING WITHOUT OPTIONS

**15.5 YEARS**  
OF TENURE



# JV #4: NNN Pads - Site Plan



4.51  
ACRES

\$123,600  
AVERAGE ANNUAL RENT

30,024  
TOTAL SQUARE FEET

31+ YEARS  
OF TENURE



# Exceptional Demographics in the Cypress Submarket

The shift from Houston's city center to the western and northern suburbs represents a growing aspiration for a blend of affordability, improved housing options, suburban perks, enhanced career prospects, and an overall higher quality of life. The migration of businesses towards these suburbs aligns with evolving workforce priorities, as employees increasingly prioritize a healthier work-life balance and shorter commutes. With the availability of spacious and contemporary office spaces, alongside a wealth of top-tier amenities like restaurants, retail centers, and recreational facilities, these areas have established themselves as highly appealing destinations for both businesses and their employees. Cypress itself boasts a suburban atmosphere with a strong sense of community. Residents can enjoy a slower pace of life, spacious neighborhoods, and a more relaxed environment. The area is known for its family-friendly amenities, including parks, recreational facilities, and top-rated schools, providing an excellent quality of life for residents.

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	14,825	127,846	274,436
2020 Population	15,528	139,367	325,731
2025 Population	15,818	138,041	331,043
2030 Population	15,944	138,299	334,283

POPULATION GROWTH			
Population Growth 2010 - 2025	6.7%	8.0%	20.6%

HOUSEHOLD INCOME			
2025 Avg Household Income	\$122,395	\$109,828	\$122,081
2030 Avg Household Income	\$135,761	\$121,472	\$135,972
Avg Household Income Growth Projected	2.1%	2.0%	2.2%

HOUSEHOLDS			
2020 Households	5,814	47,636	108,997
2025 Households	6,140	48,618	113,626
2030 Households	6,312	49,641	116,795



# Houston Economy

**7.3M**

CURRENT  
POPULATION

**2.4M**

PROJECTED GROWTH  
(2020-2028)

**\$112,250**

AVERAGE  
HOUSEHOLD INCOME

**2.6M**

CURRENT  
HOUSEHOLDS

**70,100**

NEW JOBS  
ADDED IN 2023

**3.4M**

TOTAL NON-FARM  
EMPLOYMENT

**3.5M**

PERSON  
WORKFORCE

**38.7%**

HOUSEHOLDS WITH  
\$100K+ INCOME





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