



BOARDWALK SHOPPING CENTER



NNN PORTFOLIO



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WEEKLEY FAMILY
Retail Portfolio

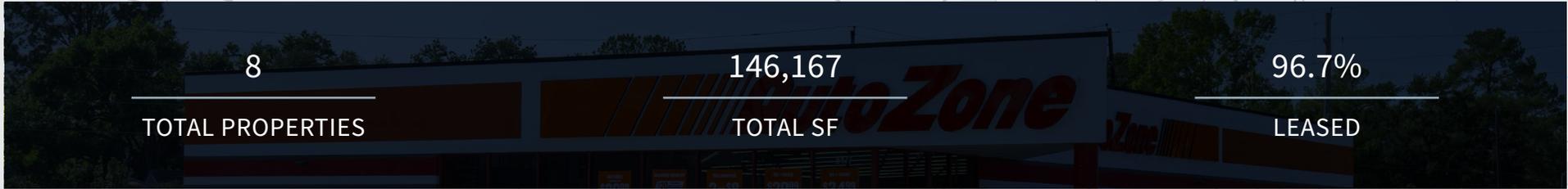


THE EXCHANGE SHOPPING CENTER



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

290

EASTON COMMONS

CIRCLE POINT PARK
996 Multifamily Units

6
TEXAS

-50,359 VPD

WESTON AT COPPERFIELD
330 Multifamily Units

THE EXCHANGE SHOPPING CENTER

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

TOWN SQUARE SHOPPING CENTER

East Facing Aerial - Boardwalk Shopping Center



GALLERIA / UPTOWN

ENERGY CORRIDOR

COPPERWOOD VILLAGE



NNN PORTOFLIO
1.0 Mile



TOWN SQUARE & EXCHANGE
SHOPPING CENTER
0.9 Mile



THE CENTRE AT COPPERFIELD



COPPERFIELD VILLAGE



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

COPPERWOOD VILLAGE

SPROUTS
FARMERS MARKET

Total Wine & MORE

five BELOW

SAN PALMAS
340 Multifamily Units

Marshalls.

popshelf

CAVENDER'S
BOOT CITY

COPPERWOOD VILLAGE

TARGET

CVS

FOOD TOWN

Chipotle Mexican Grill

Bath & Body Works

Michaels

Walmart

THE HOME DEPOT

LOWE'S



NNN PORTFOLIO

THE CENTRE AT COPPERFIELD

BARNES & NOBLE
BOOKSELLERS

BEST BUY

HomeGoods

PETSMART

Office DEPOT

ENCLAVE AT COPPERFIELD
252 Multifamily Units

Town Square Shopping Center - Site Plan



6.41% CAGR
(5 - YR)

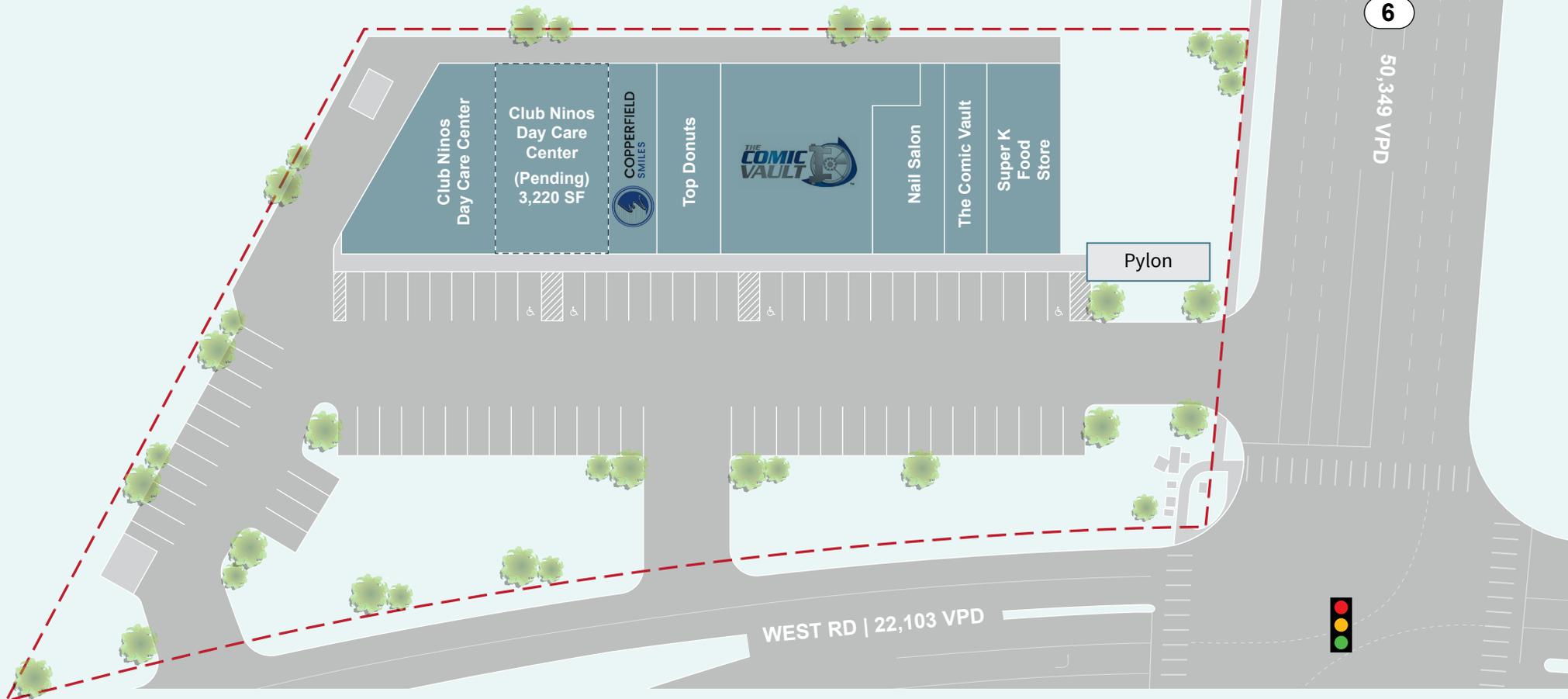
**VALUE
CREATION**
VIA SEPARATE
SELL OF PARCELS

23.5%
BELOW
MARKET RENTS

16 TENANTS
EXPIRING
WITHOUT OPTIONS

8.6
YEARS OF TENURE

The Exchange Shopping Center - Site Plan



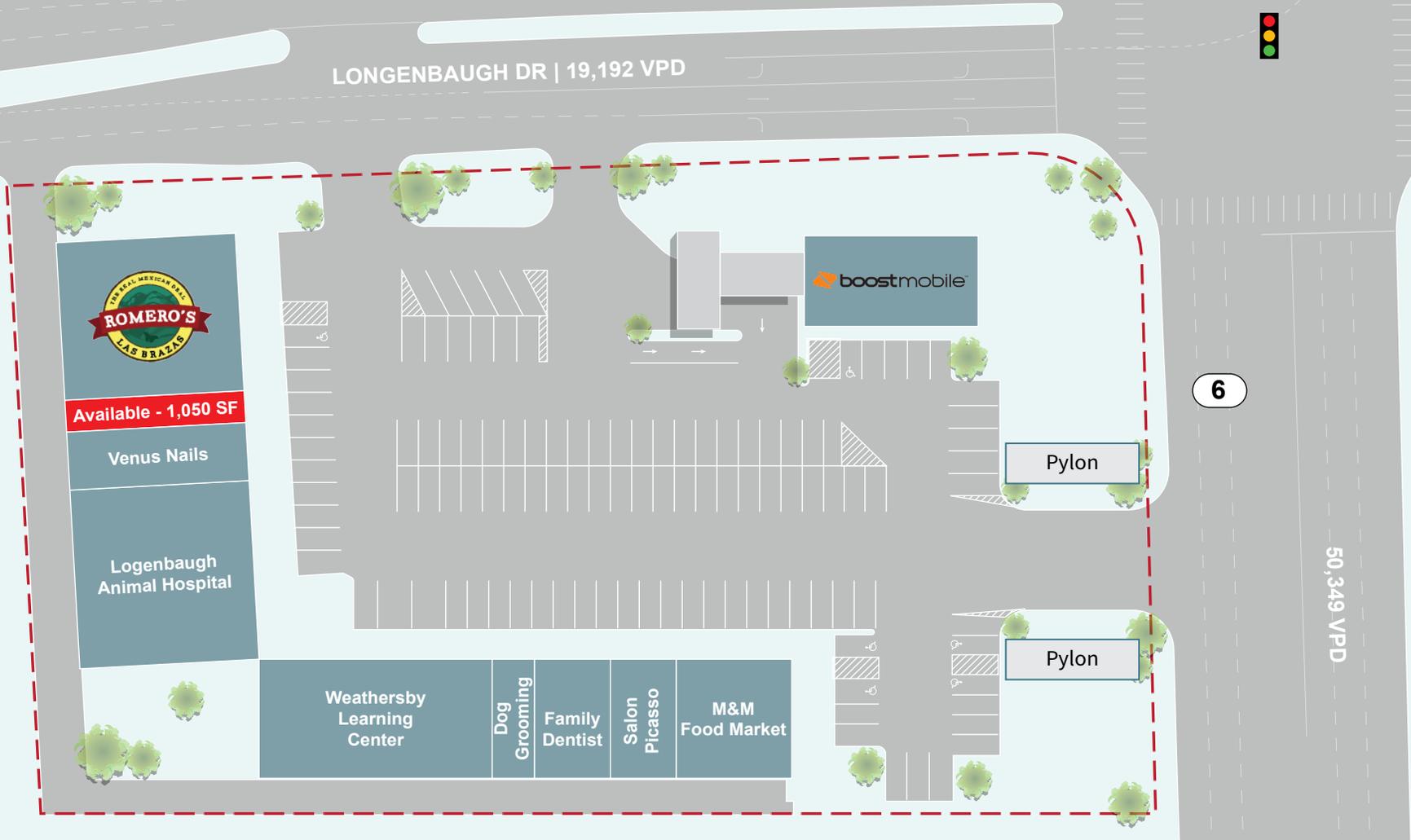
6.72% CAGR
(10 - YR)

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

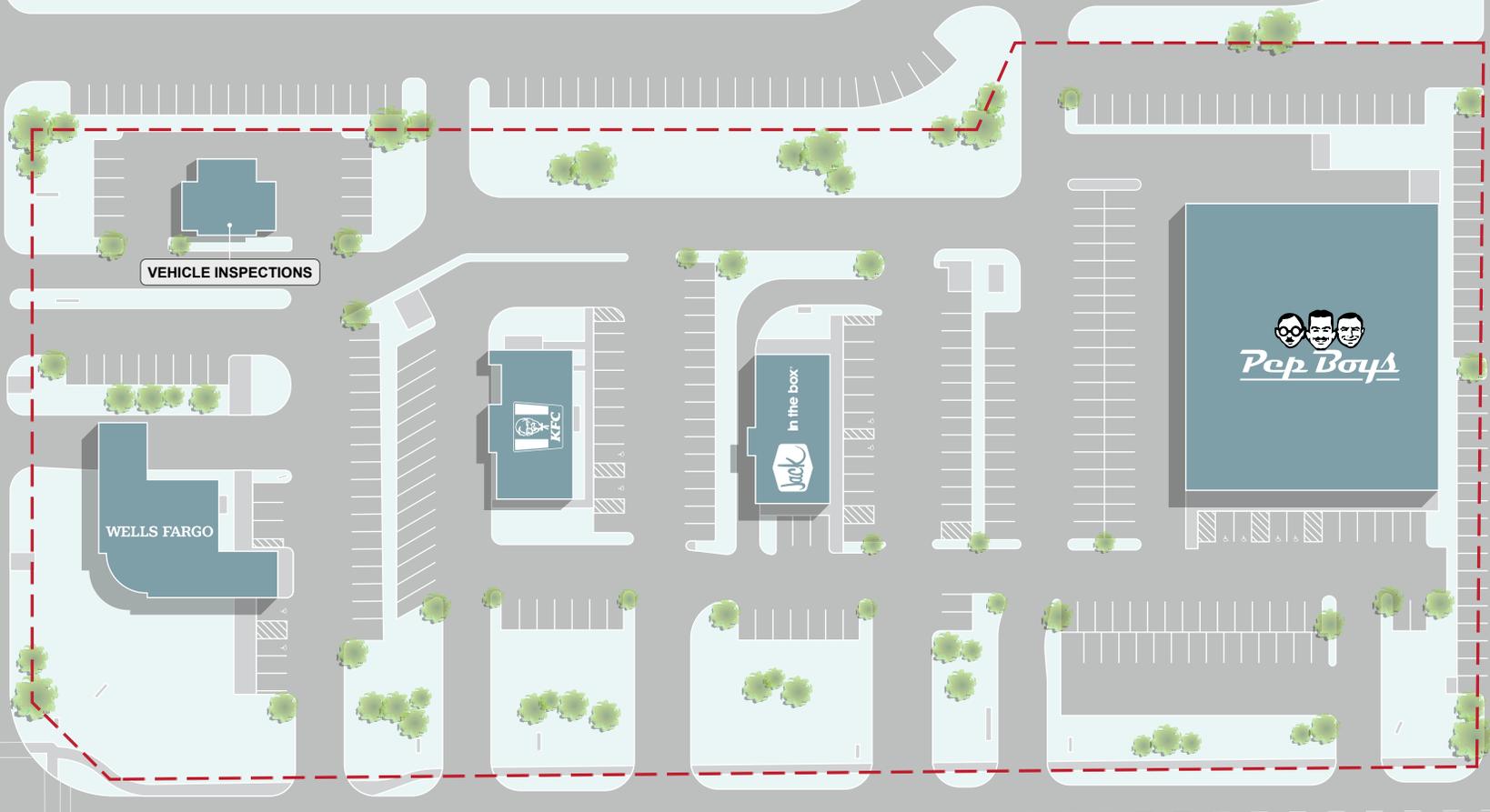
7 TENANTS
EXPIRING WITHOUT OPTIONS

15.5 YEARS
OF TENURE

JV #4: NNN Pads - Site Plan



SPENCER RD | 40,308 VPD



6 50,349 VPD

6

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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