



# TOWN PARK PLAZA

6000-6050 S GESSNER DR. | HOUSTON, TEXAS



# PROPERTY MAP & INVESTMENT HIGHLIGHTS

## 93% LEASED ASSET WITH UPSIDE POTENTIAL

3,050 SF OF IMMEDIATE  
LEASE UP

## RECENT CAPITAL IMPROVEMENTS BY OWNERSHIP

SIGNIFICANT CAPEX  
UPDATES INCLUDING  
FACADE, PARKING LOT, &  
LIGHTING

## HIGHLY TRAFFICKED LOCATION ON GESSNER & TOWN PARK

GESSNER: 34,159 VPD  
TOWN PARK DR: 17,715 VPD

## TOP PERFORMING RETAIL ASSET WITH 960K ANNUAL VISITORS

## 23 TENANTS EXPIRING WITHOUT OPTIONS

88% OF GLA

— TOWN —  
PARK PLAZA

Houston



# EAST FACING AERIAL

LOCATED IN THE  
MOST DENSELY  
POPULATED ZIPCODE  
IN HTX

6,595 MULTI-FAMILY  
UNITS WITHIN A  
10-MINUTE WALK

GALLERIA /  
UPTOWN

CBD

TEXAS  
MEDICAL CENTER

WESTPARK TOLLWAY (64,245 VPD)

SANDSPPOINT COVE  
142 Multifamily Units

VISTA ON GESSNER  
802 Multifamily Units

GESSNER RD (34,159 VPD)

TOWN  
PARK PLAZA





# SITE PLAN



SANDS POINT DR

S GESSNER RD (34,159 VPD)

TOWN PARK DR (17,715 VPD)

PROPERTY DASHBOARD

PROPERTY SUMMARY

Address	6000-6050 S Gessner Dr. Houston, TX 77036
Year Built	1978 / 2026
Property Size	43,526
Land Area	3.85 AC
In-Place Occupancy	93.0%
Parking Spaces	100 Spaces (2.76 / 1,000 Spaces)

FINANCIAL SUMMARY

NOI (Year 1)	\$1,014,827
Wtd. Average In-Place Rent	\$25.95
Percent Below Market	7.0%
Wtd. Average Remaining Lease Term	3.2 Years
Rollover Summary	
Within 2 Years of Operation	51.0%
Within 3 Years of Operation	85.0%
5-10% Capex	0.40%
10-15% Capex	0.40%

NOI GROWTH CHART



PROPERTY SUMMARY

Property	Unit	2021-2025 Wtd. Avg. Rent	2026-2030 Wtd. Avg. Rent	2021-2025 Wtd. Avg. Rent	2026-2030 Wtd. Avg. Rent	Year	Lease Type	Lease Term	Lease Start	Lease End
Property 1	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 2	5	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 3	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 4	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 5	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 6	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 7	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 8	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 9	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 10	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 11	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 12	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 13	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 14	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 15	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 16	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 17	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 18	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 19	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 20	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 21	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 22	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 23	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 24	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 25	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 26	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 27	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 28	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 29	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 30	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 31	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 32	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 33	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 34	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 35	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 36	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 37	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 38	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 39	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 40	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 41	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 42	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 43	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 44	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 45	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 46	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 47	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 48	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 49	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 50	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 51	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 52	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 53	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 54	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 55	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 56	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 57	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 58	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 59	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 60	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 61	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 62	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 63	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 64	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 65	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 66	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 67	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 68	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 69	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 70	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 71	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 72	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 73	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 74	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 75	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 76	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 77	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 78	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 79	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 80	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 81	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 82	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 83	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 84	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 85	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 86	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 87	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 88	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 89	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 90	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 91	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 92	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 93	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 94	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 95	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 96	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 97	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 98	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 99	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031
Property 100	1,000	\$25.00	\$25.00	\$25.00	\$25.00	2021	Fixed	10 Years	2021	2031

Assuming tenant retention 10 year retention - see assumptions page for notes  
Assuming tenant retention 10 year retention - see assumptions page for notes

# CONTACTS

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