

WALGREENS STNL INVESTMENT ON FRY RD

1710 Fry Rd
Houston, TX 77084 (Katy)



5%
CAP RATE



\$4,501,950
Price



13,500 SF
GLA

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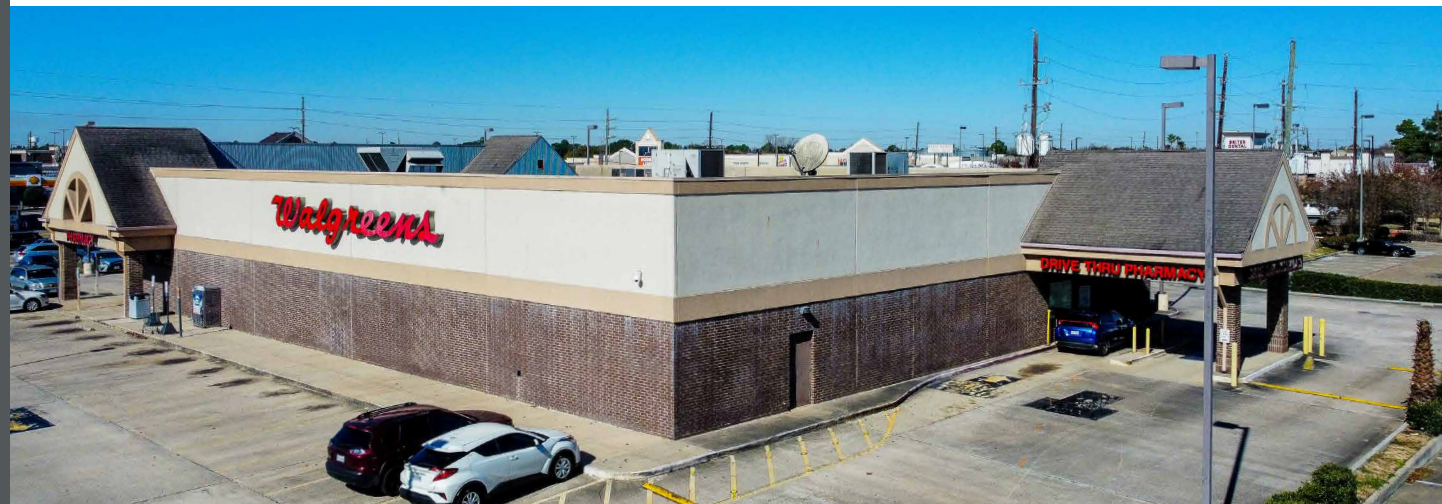
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RESOLUT



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WALGREENS STNL INVESTMENT ON FRY RD

- Prime retail real estate on hard corner of high traffic intersection
- HEB, Walmart, Home Depot & many other national brand retailers and restaurants surround the site
- Walgreens corporate lease
- Excellent surrounding density and demographics
- Prime location in Katy submarket near Energy Corridor and just off I-10 at Fry Rd
- Strong performing store with low rent-to-sales ratio
- **[Click here](#)** for aerial video of region

Confidential Memorandum and Disclaimer

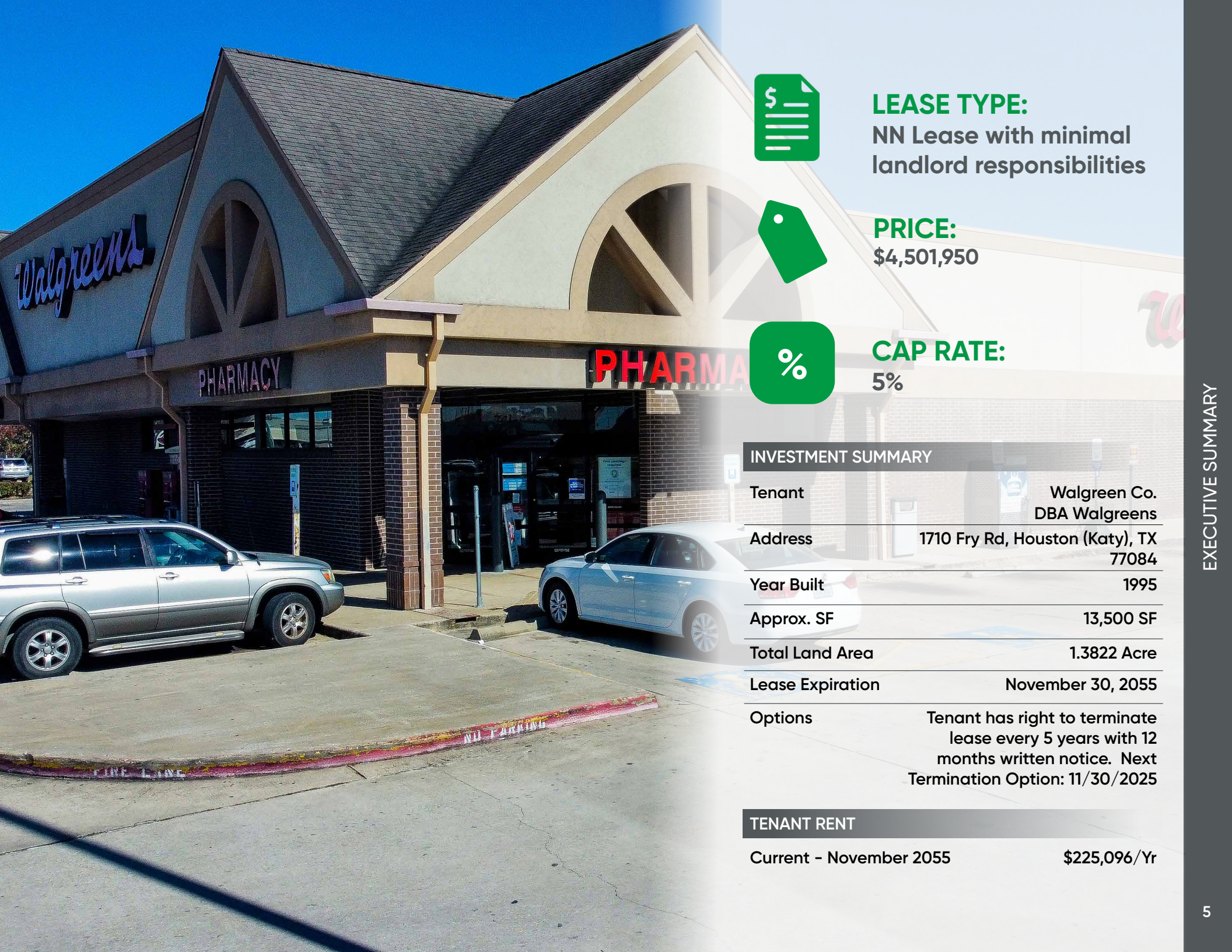
Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.

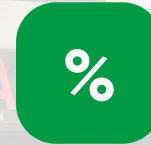




LEASE TYPE:
NN Lease with minimal
landlord responsibilities



PRICE:
\$4,501,950



CAP RATE:
5%

INVESTMENT SUMMARY

| | |
|------------------|---|
| Tenant | Walgreen Co. DBA Walgreens |
| Address | 1710 Fry Rd, Houston (Katy), TX 77084 |
| Year Built | 1995 |
| Approx. SF | 13,500 SF |
| Total Land Area | 1.3822 Acre |
| Lease Expiration | November 30, 2055 |
| Options | Tenant has right to terminate lease every 5 years with 12 months written notice. Next Termination Option: 11/30/2025 |

TENANT RENT

Current - November 2055 \$225,096/Yr

Walgreens



ESTABLISHED IN 1901



FOUNDED IN CHICAGO, ILLINOIS



**MORE THAN 9,277 LOCATIONS
IN THE UNITED STATES**

WE'RE AMERICA'S PREMIER PHARMACY

How did a neighborhood drugstore, founded in 1901 and measuring just 50 feet by 20 feet, become the pharmacy all others are measured by and one of the most respected American corporations?

IT ALL STARTED IN A TOWN CALLED DIXON

It would be impossible to tell the story of Walgreens drugstores without telling the story of Charles R. Walgreen, Sr. the man who started it all. Walgreen was born near Galesburg, Illinois, before his family relocated to Dixon, Illinois - a town 60 miles north of his birthplace - when his father, a farmer turned businessman, saw the great commercial potential of the Rock River Valley. It was here that Walgreen, at the age of 16, had his first experience working in a drugstore, though it was far from a positive one. Working at Horton's Drugstore (for \$4 a week) was a job he took only because of an accident that left him unable to take part in sports. While working in a local shoe factory, Walgreen accidentally cut off the top joint of his middle finger, ending his athletic competition. Were it not for the accident, Walgreen might never have become a pharmacist, business owner and phenomenally successful entrepreneur. Ironically, his initial experience working at Horton's was itself a failure. Walgreen left after just a year and a half on the job.

Still, Walgreen realized that his future lay not in Dixon, but in a far larger city - Chicago.

OUR PAST

"The heart of the store - the primary source of profit - was the prescription department. Walgreen filled the prescriptions and took pride in the work being done."



SITE PLAN MAP



AERIAL MAP



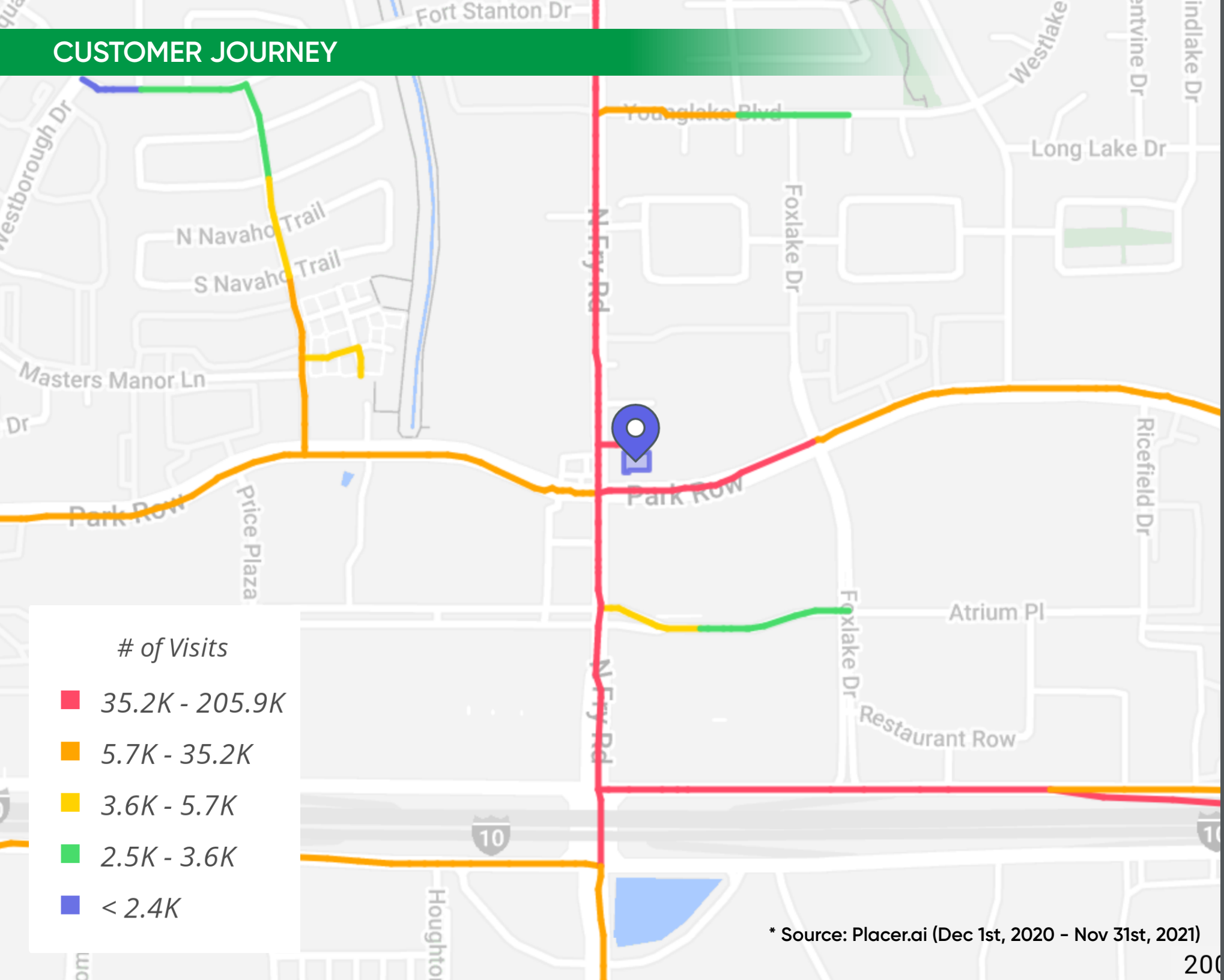
Grand Morton Town Center

Walmart Supercenter
Michaels
TACO BELL
McDonald's
CHASE
DUNKIN'
L-HAUL
Petco
Chick-fil-A
GNC
Starbucks
The UPS Store
HomeGoods
Verizon
MATTRESS ONE
KUMON
SportClips
SUPER CUTS



LOCATION OVERVIEW

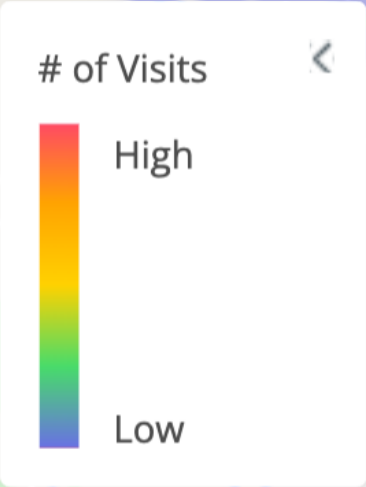
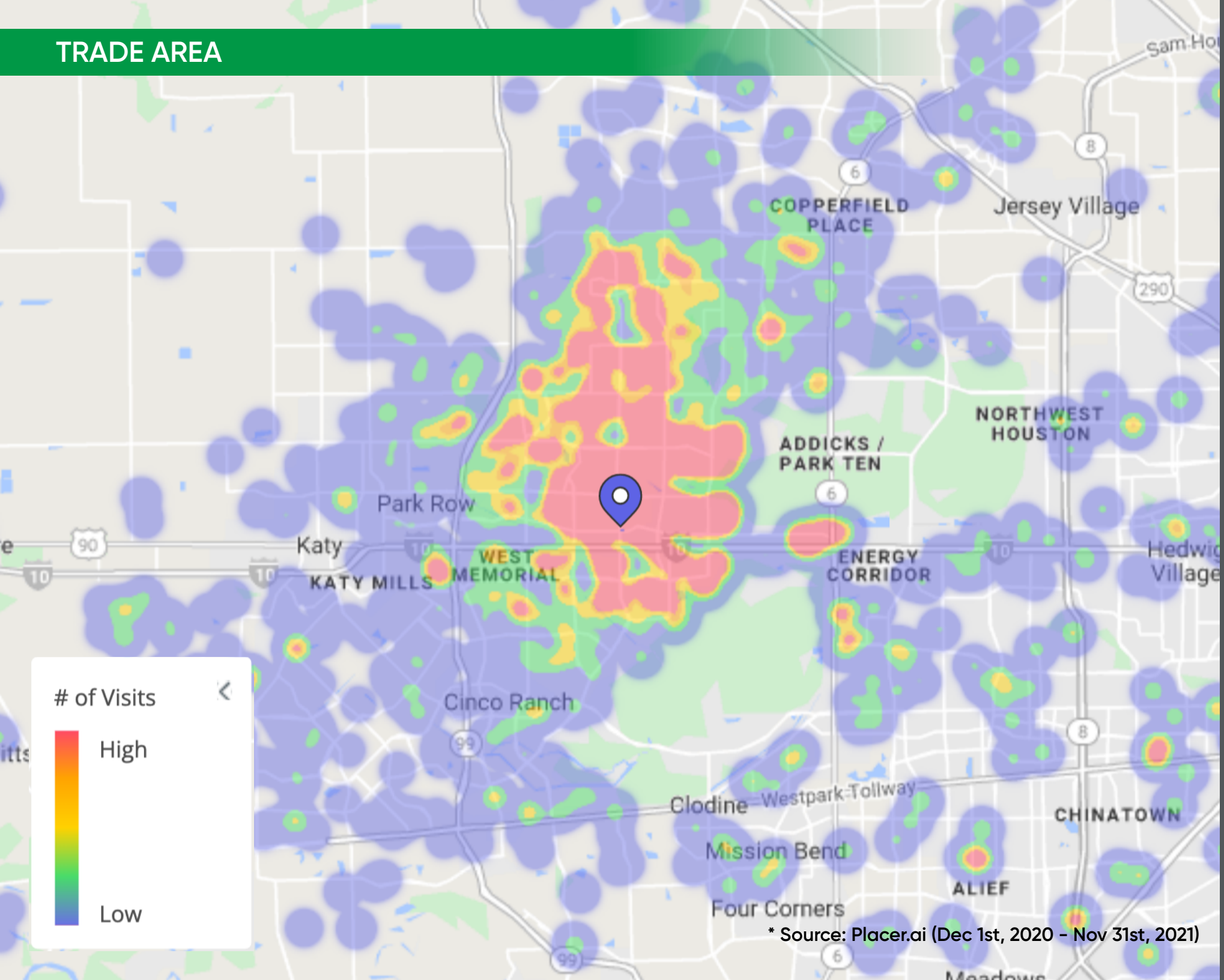
CUSTOMER JOURNEY



LOCATION OVERVIEW

* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)

TRADE AREA



* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)



POPULATION
127,508 (3 MILE)



INCOME:
\$107,961 (3 MILE)



TRAFFIC:
38,004 VPD
(FRY RD)

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|---------|---------|
| 2021 Population | 21,287 | 127,508 | 262,772 |
| 2026 Population Projection | 22,429 | 131,851 | 276,580 |
| Annual Growth 2010-2021 | 3.9% | 2.0% | 3.2% |
| Annual Growth 2021-2026 | 1.1% | 0.7% | 1.0% |
| Medium Age | 31.8 | 34.3 | 33.8 |
| Bachelor's Degree or Higher | 23% | 36% | 37% |
| U.S. Armed Forces | 19 | 92 | 199 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|-----------|-----------|
| Avg Household Income | \$87,702 | \$107,961 | \$109,692 |
| Medium Household Income | \$70,227 | \$82,215 | \$86,250 |
| < \$25,000 | 1,082 | 4,175 | 7,734 |
| \$25,000- 50,000 | 1,319 | 7,588 | 14,655 |
| \$50,000- 75,000 | 1,562 | 8,058 | 15,544 |
| \$75,000- 100,000 | 983 | 5,663 | 12,243 |
| \$100,000 - 125,000 | 902 | 3,262 | 9,713 |
| \$125,000 - 150,000 | 498 | 3,382 | 7,099 |
| \$150,000 - 200,000 | 545 | 3,598 | 8,393 |
| \$200,000+ | 407 | 5,158 | 10,048 |

| TRAFFIC | CROSS STREET | TRAFFIC VOLUME | COUNT YEAR | DISTANCE FROM PROPERTY |
|----------|--------------|----------------|------------|------------------------|
| Park Row | Fry Rd W | 15,135 | 2018 | 0.04 mi |
| Fry RD | Park Row S | 38,004 | 2018 | 0.07 mi |

*Source: CoStar

LISTING AGENTS



MARTIN TURNER

Chief Executive Office

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In 2016, Martin Turner was appointed to serve as RESOLUT RE's Chief Executive Officer, previously leading its Houston division.

In his tenure as CEO, Turner expanded the company's footprint and revenue considerably. This momentum landed RESOLUT RE a spot on the prestigious Inc. 5000 list of Fastest Growing Companies in America, and a ranking of #1 Real Estate Services Firm in America by Entrepreneur Magazine.

Real Estate Forum Magazine also recognized RESOLUT as one of the nation's fastest growing real estate companies, and featured Turner on its "Fifty Under Forty" list of Commercial Real Estate Rising Stars in 2018. In 2021, Turner was selected to the Houston Business Journal's list of Most Admired CEOs.

Turner originally joined RESOLUT (called Retail Solutions at the time) in 2010 during its formative years, and earned recognition as an Austin Business Journal Heavy Hitter. In 2013, Turner relocated to run the company's Houston division. While leading this team, Turner tripled office revenues for three consecutive years, built a 20-person office, and serviced a large portfolio of properties, national tenant accounts and compiled an impressive list of investment sales transactions. By 2016, the division was a top producer, joining the ranks of Houston's largest commercial real estate brokerages, per the Houston Business Journal (a distinction it still holds).

Prior to joining Retail Solutions, Turner managed a two million square foot portfolio of properties across Texas & Louisiana as a Leasing Executive with Weingarten Realty Investors (NYSE: WRI).

He attended the University of California at Davis, where he studied Economics and played on the men's varsity tennis team. He earned an MBA with a concentration in Finance from Rice University in Texas. Turner lives in Houston with his wife and their three kids, who are rapidly growing up with larger than life personalities!

FOR MORE INFORMATION PLEASE VISIT:

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LISTING AGENTS



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Taki Dallis has an extensive background in commercial real estate finance, transactions and brokerage. He worked at Daikin Corporation in a corporate finance function where he maintained and created financial models for tracking sales and real estate data. He was also responsible for formulating key financial analytics concerning the new 4 million square foot North American headquarters for Daikin located just northwest of Houston in Waller, Texas.

Prior to that, Taki worked for Hewlett Packard in a corporate real estate finance position. There he asset managed a portfolio of over 66 million square feet of office/warehouse real estate at Hewlett Packard, and served as the direct liaison for the acquisition and disposition of assets within the HP portfolio.

Taki has established a strong history of converting challenged, value-add assets into deals ready for disposition. He has closed on a variety of shopping center deals in Central Texas, North Texas, the Houston area, Louisiana, Mississippi and Oklahoma. He has handled over 300,000 SF of leasing transactions with national and regional tenants, such as Petland, HEB, Olive Garden, La Bodega, Conn's, CVS, Walgreens and Stein Mart.

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FOR MORE INFORMATION PLEASE VISIT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|----------------------------------|------------------------------|-----------------------|
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Buyer/Tenant/Seller/Landlord Initials _____

Date _____