

SUGAR LAND, TX NOAH'S EVENT VENUE

± 10,288 SF RETAIL BUILDING FOR SALE



16555 CREEK BEND DRIVE
SUGAR LAND, TX 77478

BriskyNetLease
the NNN platform of BRISKY COMMERCIAL

CONTENTS

OVERVIEW	3
TENANT PROFILE	4
FINANCIAL SUMMARY	5
COMMUNITY OVERVIEW	6
SURVEY	7
AERIAL	8
AREA OVERVIEWS	9-10
PROPERTY PHOTOS	11-12
DISCLAIMER	13
ABOUT BRISKY NET LEASE	14



OVERVIEW

Ideal NNN opportunity at this NOAH'S Event Venue. The E-commerce resistant asset is wonderfully located in Sugar Land, Texas in the thriving Fluor Central neighborhood. Also, Brooks Lake surrounds the property adding to the ambiance.

Appreciate a long term absolute triple net lease, with no landlord responsibilities and annual rent bumps.

PROPERTY HIGHLIGHTS

- GREAT VISIBILITY & LOCATION
- LONG TERM ABSOLUTE NNN LEASE W/ OPTIONS
- EXCELLENT DEMOGRAPHICS
- 73 PARKING STALLS

PROPERTY SUMMARY

- ASKING PRICE: \$ 6,670,000
- YEAR BUILT: 2014
- LOT SIZE: ±1.792 AC
- BUILDING SIZE: ±10,288 SF

Sugar Land is one of the more affluent and fastest-growing cities in Texas. Between 1990 and 2000 its population increased more than 158% and is continuing to grow exponentially. It was ranked as one of the "Top Cities in Texas" for business relocation and expansion by both Outlook Magazine and Texas Business.

NOAH'S is the industry leader when it comes to providing unparalleled customer service and a versatile and beautiful venue for your event. Currently, Noah's operates 59 locations in 24 states and growing!

TENANT PROFILE



NOAH'S is an event venue for all of life's events including weddings, corporate events and special occasions. With locations across the country, NOAH'S is the industry leader when it comes to providing unparalleled customer service and a versatile and beautiful venue for your event.

With over 10 years of experience, NOAH'S Traditional Venues are famous for being beautiful, sophisticated and professional. Each NOAH'S Traditional building has elegant, nuanced architecture, and is the perfect amount of space to accommodate events of every shape and style for up to 250 of your closest friends and family.

From noahseventvenue.com

FINANCIAL SUMMARY

NOAH'S EVENT VENUE
16555 CREEK BEND DRIVE
SUGAR LAND, TX 77478

- **PRICE:** \$6,670,000*
- **CAP RATE:** 6.85%

LEASE SUMMARY

- **ANNUAL RENT:** \$456,924*
- **LEASE TYPE:** NNN - NO LANDLORD RESPONSIBILITIES
- **LEASE COMMENCEMENT:** 12/2/2014
- **LEASE EXPIRATION:** 12/31/2034
- **RENT INCREASES:** 2% ANNUAL INCREASES
IN LEASE YEARS 7-20
- **OPTIONS:** TWO 10-YEAR

*ANNUAL RENT OF \$456,924 BEGINS 1/1/2020, CURRENT RENT IS \$415,385.

**TENANT REPORTS FINANCIALS (WITH THIS LOCATION BEING A STRONG, POPULAR PERFORMER).

TENANT SUMMARY

- **TENANT:** NOAH'S EVENT VENUE**
- **TENANT TYPE:** MEETING & EVENT FACILITY
- **GUARANTY:** NOAH CORPORATION, A UTAH CORPORATION
- **SQUARE FEET LEASED:** ± 10,288 SF
- **OCCUPANCY:** 100%

COMMUNITY OVERVIEW

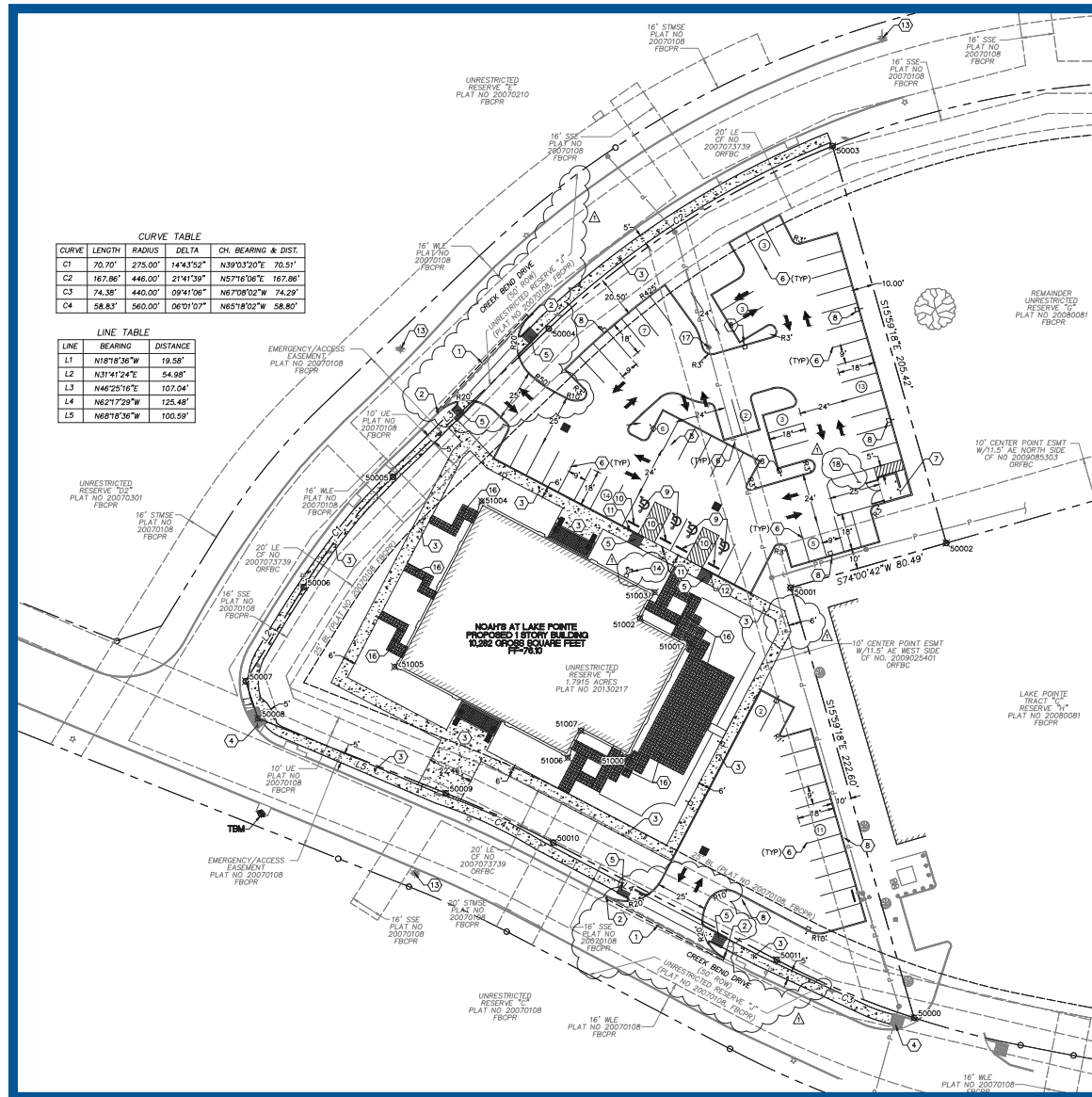


DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	82,069	239,798	1,006,779
MEDIAN HH INCOME	\$111,986	\$94,152	\$60,223
MEDIAN AGE	40.4	37.9	35.5
HOUSEHOLDS	28,545	78,354	336,884
DAILY TRAFFIC COUNT	5,000+ CARS PER DAY ON CREEKBEND DRIVE		



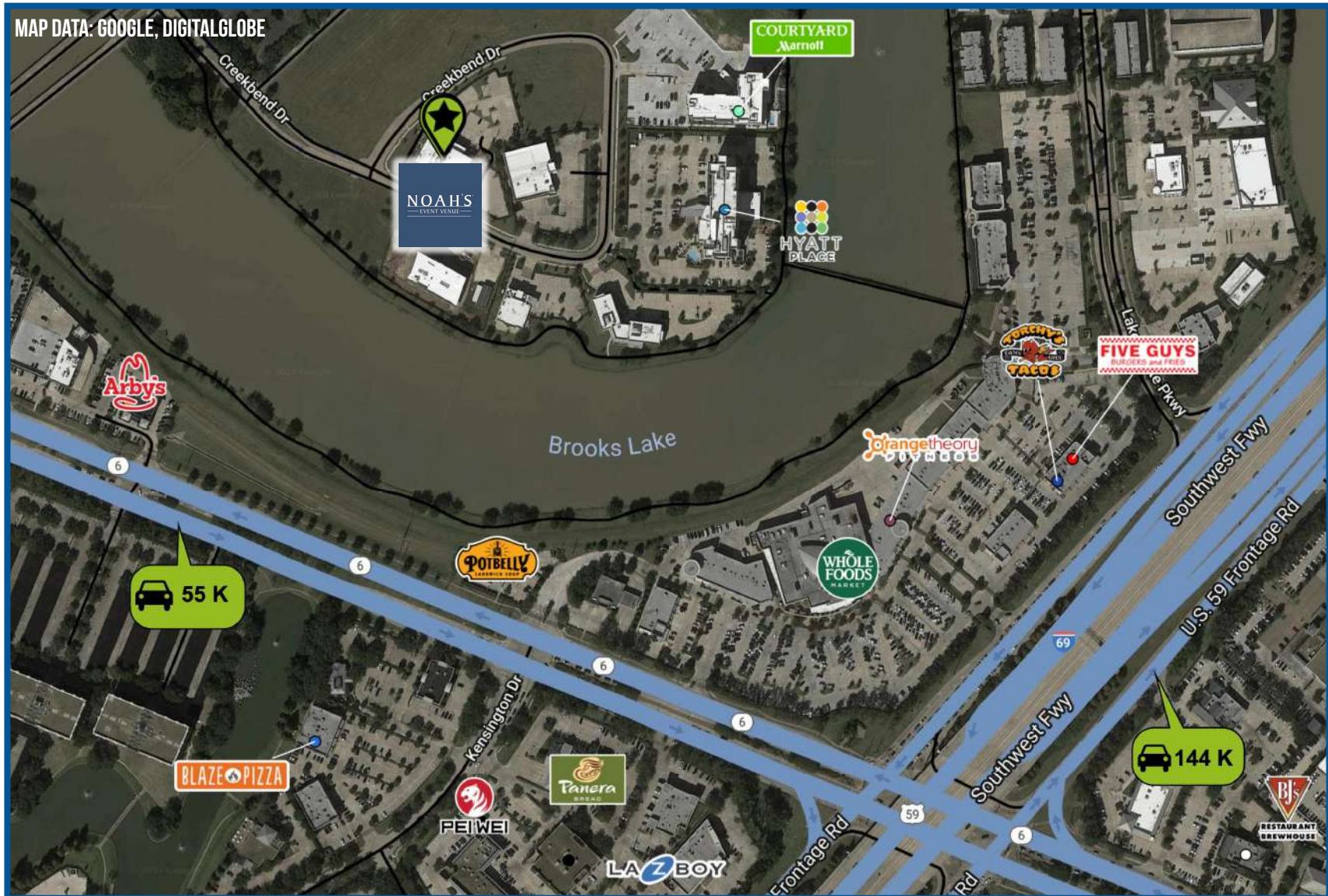
NOAH'S EVENT VENUE | 7



AERIAL



AREA OVERVIEW



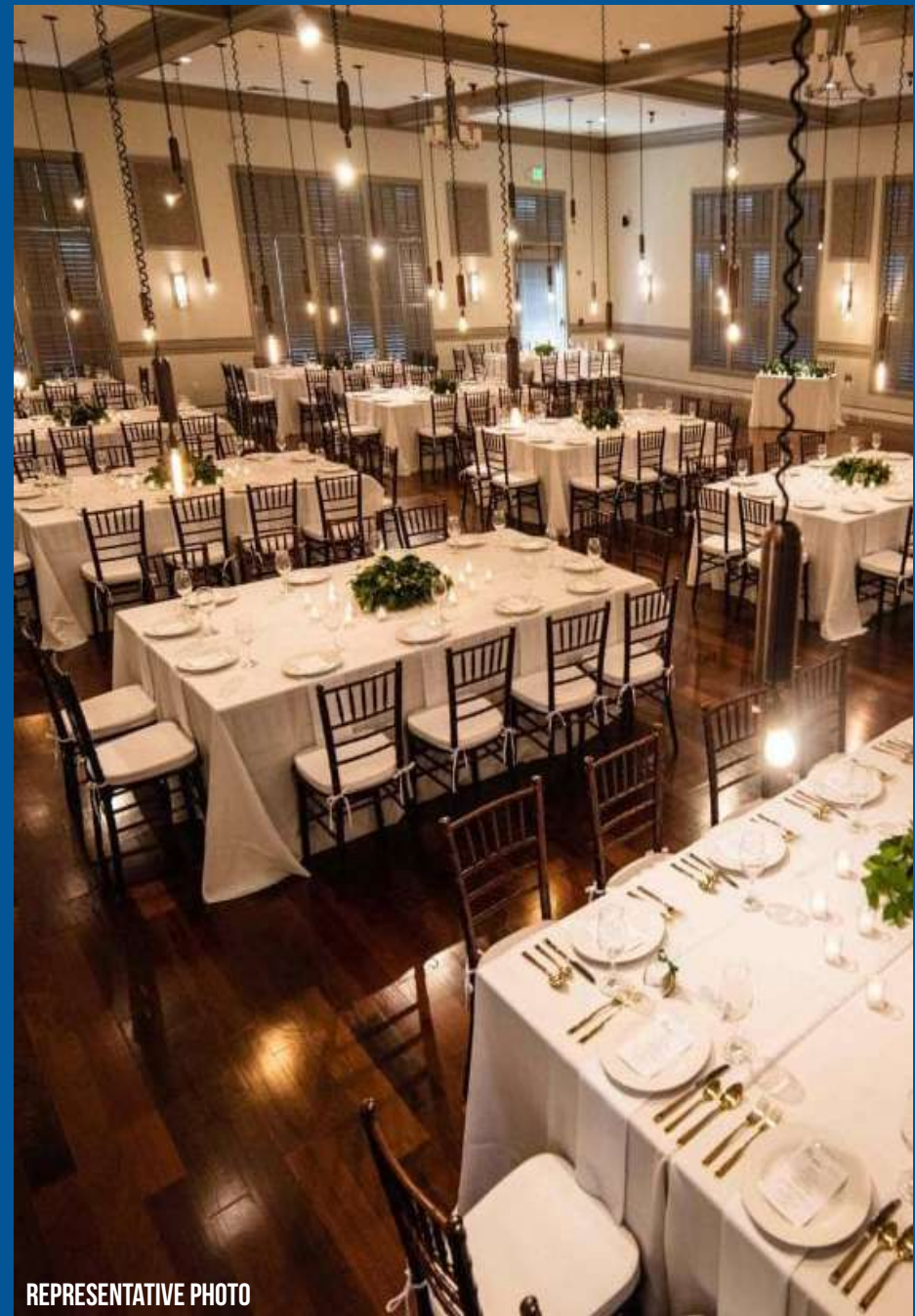
AREA OVERVIEW CONTINUED



PROPERTY PHOTOS



PROPERTY PHOTOS CONT.



DISCLAIMER

DISCLAIMER

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*Continue to page 14

ABOUT BRISKY NET LEASE & DISCLAIMER CONT.

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At Brisky, expect a dynamic, aggressive approach to commercial real estate investing. Our listings include assets in many great markets, from a wide variety of global, national and local brands. Explore our site more fully, and give us a try. You'll be glad you did!

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