



# HARBOR FREIGHT TOOLS SHOPPING CENTER

4325 Highway 6 • Sugar Land, Texas 77478

OFFERING MEMORANDUM



# INVESTMENT OVERVIEW

## INVESTMENT HIGHLIGHTS

- Opportunity to Purchase Prime Sugar Land Highway 6 Property
- Significantly Below-Market Rents
- National Tenant With NNN Lease | Strong Sales & Success at Location
- Average Household Income of \$128,756 Within One Mile; \$141,836 Within Three Miles
- Mature Submarket Supports Tenant Mix
- 47,480 Vehicles Per Day on Highway 6 at Dulles Avenue
- Straight In-Line | Great Visibility

## SITE DESCRIPTION

Property Address	4325 Highway 6   Sugar Land, Texas 77478
Assessors Parcel Number	0089-00-000-1936-907
Zoning	B2- General Business
Year Built	2002
Gross Leasable Area	18,534 SF
Ownership	Fee Simple
Lot Size	1.51 Acre(s)
Parking Ratio	94 Surface Spaces Are Available; Ratio of 5.07/1,000 SF

# EXECUTIVE SUMMARY

OFFERING SUMMARY		PROPOSED FINANCING	
Price	\$3,400,000	Loan Amount	\$2,380,000
Property	HARBOR FREIGHT TOOLS SHOPPING CENTER	Loan Type	Proposed New
Property Address	4325 Highway 6 Sugar Land, Texas 77478	Interest Rate	4.50%
Gross Leasable Area (GLA)	18,534 SF	Amortization	30 Years
Price/SF	\$183.44	Year Due	2024
Current Occupancy	100%		
Year Built/Renovated	2002		
Lot Size	1.51 Acre(s)		
Ownership Type	Fee Simple		

VITAL DATA	YEAR 1	YEAR 2
Cap Rate	6.43%	6.43%
Net Operating Income	\$218,667	\$218,667
Net Cash Flow After Debt Service	\$73,958	\$73,958
Total Return	\$112,352	\$114,116

## **HARBOR FREIGHT TOOLS**

**Quality Tools at Ridiculously Low Prices**

Harbor Freight Tools USA, Inc. is a privately held retailer of discounted tools in the United States. The company was founded in 1977 and is based in Calabasas, California. Harbor Freight has over 900 stores in 47 states. Their stores have thrived with the growth of eCommerce and popularity of discount-goods retailers. Since 2013, Harbor Freight Tools has consistently opened up approximately 100 new stores per year across the United States.

Its products include automotive, air, and power tools, shop equipment, and hand tools. It serves automotive and truck repair shops, government agencies, schools, manufacturers, contractors, and tool enthusiasts. Prices at Harbor Freight are up to 80% cheaper than its competitors.



# PROPERTY MAP



Marcus & Millichap

HARBOR FREIGHT TOOLS SHOPPING CENTER



# PROPERTY MAP



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