



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valero
9366 Long Point Road
Houston, TX 77055

SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present For Sale the 3,316 SF Valero Located at 9366 Long Point Road in Houston, TX. This Deal Includes a Perfect Owner/User Opportunity With the Business and Real Estate For Sale in an Area With Over 137,758 Residents Within a 3-Mile Radius, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,900,000
PRICE PER SF	\$874.55

PROPERTY SUMMARY

ADDRESS	9366 Long Point Road Houston, TX 77055
COUNTY	Harris County
BUILDING AREA	3,316 SF
LAND AREA	0.42 AC
BUILT	2013



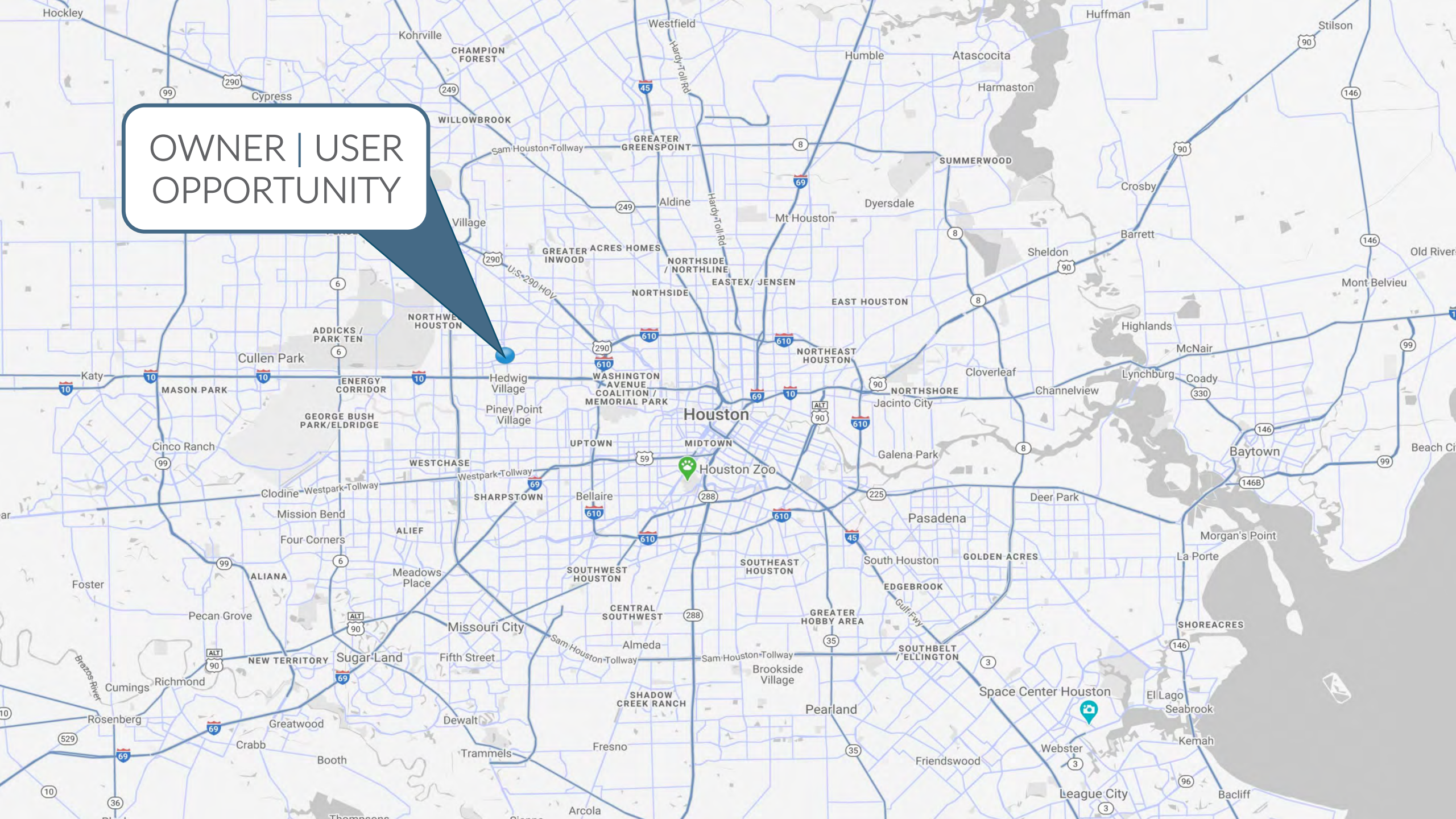
HIGHLIGHTS

- Excellent Owner-User Opportunity
- Business and Real Estate For Sale
- Ideally Situated Within Close Proximity to Several Major Highways Leading Into Houston: I-10, Sam Houston Tollway, Hwy 290 and Loop 610
- Located on a Signalized Corner Location With Dual Access to Long Point Road & Blalock Road Which are Two Dense Retail Corridors With a Combined Traffic Count of 43,823 Vehicles Per Day
- Just 18 Minutes Into Downtown Houston, 30 Minutes to Houston International Airport and Less Than 45 Minutes to NASA's Space Center
- High Income Market With Prime Population Density With Over 137,758 Residents Making an Average Household Income Over \$113,384 Within a 3-Mile Radius of the Property
- Houston is the 4th Most Populous City in the U.S. With Over 2.325 Million Residents (as of 2018) and is the 6th Most Populous City in North America
- Texas is a State Income Tax-Free State
- Nearby Tenants Include: Lowe's, Costco, Best Buy, Academy, Rooms To Go, Target, Macy's, Marshalls, Kroger, Starbucks, Burger King, Ross, Taco Bell, Maggiano's and Cheesecake Factory



ACTUAL PROPERTY IMAGES

OWNER | USER
OPPORTUNITY



Memorial Senior High School



MEMORIAL CITY

1,700,000 SF Mall -
Includes Over 112
of the Finest Stores & Restaurants





HOUSTON COMMUNITY COLLEGE

Cedar Post Townhouses



Davita
Kidney Care

Buzz n Bites Coffee

Family Hair cut

New Community Baptist Church



Valencia
at SPRING BRANCH APARTMENTS



cricket
wireless

Paik's Noodle



SENIOR
1%



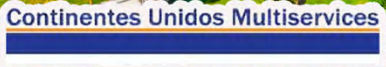
Truxillo
WASHATERIA



Bella's
FURNITURE OUTLET

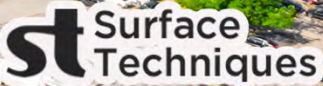
OWNER | USER
OPPORTUNITY

Bella Spring Townhomes



Continentes Unidos Multiservices

Blalock Rd



Surface
Techniques

Pine Shadows Apartments

Long Point Rd

DOWNTOWN HOUSTON

Spring Branch
Elementary

TORNADO TACO

Public
Storage

Spring Branch
High School

DISCOUNT
TIRE

Pines at
Long Point

Southern Garden
Apartments

RENT-A-WHEEL

Pine Shadows
Apartments

Continentes Unidos Multiservices

Paik's
Noodle

Buzz n Bites
Coffee

Bella Spring
Townhomes

cricket
wireless

SENIOR
1%

Long Point Rd

Blalock Rd

st Surface
Techniques

OWNER | USER
OPPORTUNITY

Truxillo
WASHATERIA

Family
Hair cut

Bella's
FURNITURE OUTLET

OWNER | USER
OPPORTUNITY

Belack Rd

Long Point Rd

Sam Houston Tollway



Walmart Supercenter

SONIC SUBWAY

FAMILY DOLLAR Advance Auto Parts

cicis pizza SUBWAY

ACE metro by T-Mobile

BURGER KING Jack in the box

cricket CHASE

THE HOME DEPOT

sam's club

HOBBY LOBBY

Tuesday Morning

Holiday Inn Express

LOWE'S Michaels PETSMART Academy COSTCO HEB

BEST BUY Burlington NORDSTROM rack penny's FIVE GUYS JOANN

ROOMS TO GO Schlotzsky's Bank of America MATTRESSFIRM HOMEWOOD SUITES GNC

Oliver Garden FREEBIRDS WHICH WICH CHASE ME sleep & number RITE AID

WELLS FARGO

24 FITNESS

Capital One

MART

LIFETIME BED BATH & BEYOND ULTA Starbucks Dunkin'

ANTHROPOLOGIE francesca's

FUDDRUCKERS CANDLEWOOD

BARNES & NOBLE ATHLETA POTTERY BARN

WELLS FARGO FOUR POINTS Z GALLERIE smast burger

Bank of America Bath & Body Works red mango

SUBWAY BANANA REPUBLIC TALBOTS SEPHORA

RELAX THE BACK Trustmark Fleming's McCormick & Schmick's

J.P.S.A. BANK TEXAS DE BRAZIL lululemon Randalls Quiznos BRIO

THE CAPITAL ZIONS BANK Frost Quick Lane

PAPER DEUX Yard House URBAN OUTFITTERS

zoë's KITCHEN carter's Walgreens TGF

WHITEHOUSE BLACKMARKET verizon

WILLIAMS-SONOMA BOK FINANCIAL COST CUTTERS Public Storage

J.CREW ANN TAYLOR chico's

Target FOREVER 21 Bath & Body Works Dillard's Chick-fil-A Abercrombie & Fitch Starbucks macy's

AMERICAN EAGLE toby Office DEPOT OfficeMax Apple burn boot camp COTTON:ON

francesca's JCPenney COACH SMOOTHIE KING VICTORIA'S SECRET ATHLETA

Justice PLACE Walgreens PACSUN McDonald's HOLLISTER TACO BELL FOSSIL

OLD NAVY 9ROUND CINEMARK Jason's deli california PIZZA KITCHEN claire's Frost POTBELLY

Bowlers MAC GNC SEPHORA ALDO Hallmark Trustmark GAP

FAMOUS MAGGIANO'S CVS pharmacy WESTIN JOHNSTON & MURPHY CHAMPS SUBWAY

EXPRESS FINISH LINE TILLY'S IBERIABANK CHARLEY'S Clarks SBARRO

BANANA REPUBLIC WHITEHOUSE BLACKMARKET

CIRCLE chico's the Vitamin Shoppe Comenca

Foot Locker CHASE BCBGMAXAZRIA LOFT Sun & Ski T WELLS FARGO

Kroger Marshalls ROSS DRESS FOR LESS Starbucks McDonald's

TJ-maxx HomeGoods MATTRESSFIRM BR

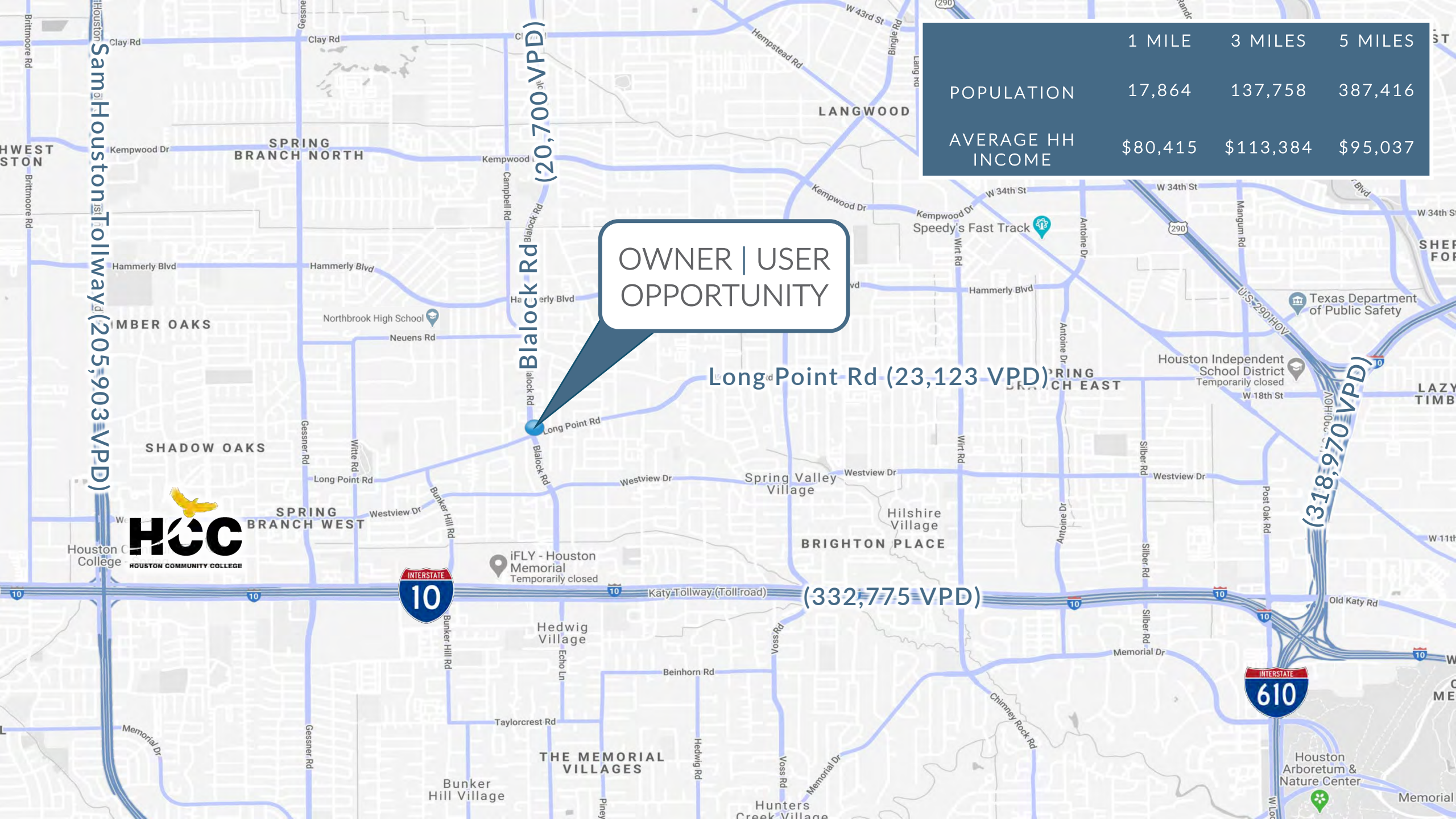
Pier 1 Imports KIRKLAND'S OfficeMax

FIREHOUSE SUBS CATHERINES Walgreens WELLS FARGO

SUBWAY DSW WUTCH WINGS LONCHORN

five BEL'W CHASE

verizon PACIFIC EXXON



	1 MILE	3 MILES	5 MILES
POPULATION	17,864	137,758	387,416
AVERAGE HH INCOME	\$80,415	\$113,384	\$95,037

OWNER | USER OPPORTUNITY

Blalock Rd (20,700 VPD)

Long Point Rd (23,123 VPD)

Katy Tollway (Toll road) (332,775 VPD)

Loop 610 (318,970 VPD)



HOUSTON | HARRIS COUNTY | TEXAS

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States with an estimated population of 2.325 million residents in 2018. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expansive city in the whole country.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.



NASA SPACE CENTER



PORT OF HOUSTON

HOUSTON ACCOLADES

#11 “AMERICA’S
BEST CITIES IN 2019”

BestCities.org
2019

#1 “METRO AREA WITH
THE MOST CAPITAL
INVESTMENT PROJECTS”

Site Selection
2019

#1 “AMERICA’S 50
BEST PLACES TO LIVE”

USA Today
2019

“2018: WORLD'S MOST
COMPETITIVE CITIES-
ENERGY”

Site Selection
2018

“NATION'S BEST CITIES
FOR MILLENNIALS”

The Langston Company
2019

“BEST SEAPORT IN
NORTH AMERICA”

Asia Cargo News
2018

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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