



Bank of America | Spring, TX

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a ground lease interest in the Bank of America property located at 5938 FM 2920 in Spring, Texas (the "Property"). The absolute NNN lease has over 6 years remaining, along with 3, 5-year renewal options that permit Bank of America to occupy the Property until 2041. Bank of America's lease features a robust rent increase of 10% at the beginning of 2023, as well as 10% increases in each of the renewal options.

 **Purchase Price:**
\$4,100,000

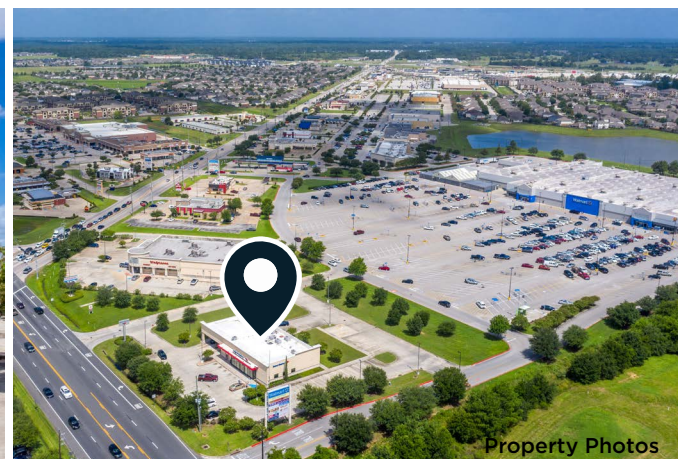
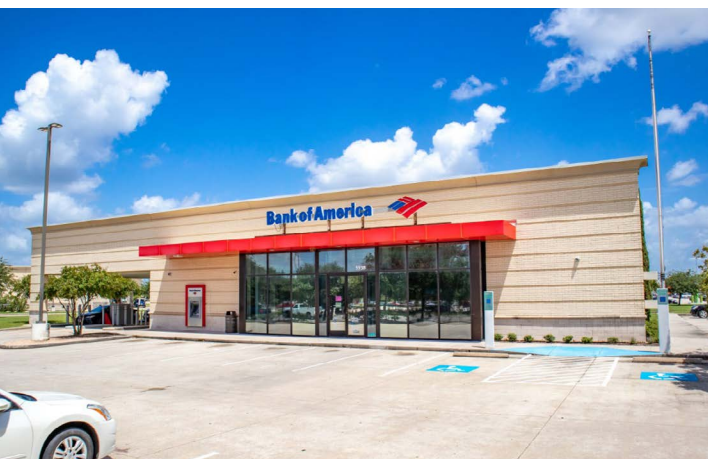
 **Cap Rate:**
5.16%

Property Synopsis

The Property is located in the city of Spring, a suburb of Houston located 27 miles north of downtown. Spring is currently experiencing nation-leading growth rates, with the population size of the area within 1 mile of the Property increasing by more than 4.69% YOY. The dense population of the area is an attractive attribute and will help Bank of America succeed well into the future from this location. The Property is situated as an outparcel to a large Walmart Supercenter. Walmart is a major economic driver for the area and helps drive enormous traffic to the retail corridor and Bank of America.

Investment Highlights

- Best-In-Class Tenant - A+ Credit
- Strong Performing Location with High Deposit Counts
- Absolute NNN w/ Rental Increases - Income Tax-Free
- High Growth Houston Suburb
- Proximity to ExxonMobil Houston Campus
- Strategically Situated in Major Retail Corridor
- Outparcel to Walmart Supercenter



Property Photos

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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