

OFFERED
FOR SALE

Walgreens

**AFFLUENT HOUSTON SUBURB OF HUMBLE
8 YRS REMAINING | ABSOLUTE NNN LEASE**

9510 N Sam Houston Parkway, Humble (Houston), Texas

Gavin M Kam
Brad F Kam

972.375.3437

NNN Retail Advisors
Dallas, Texas
www.nnnretailadvisors.com

17304 Preston Road
Suite #800
Dallas, Texas 75252

gavin@nnnretailadvisors.com
brad@nnnretailadvisors.com



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CONFIDENTIALITY AND DISCLAIMER STATEMENT

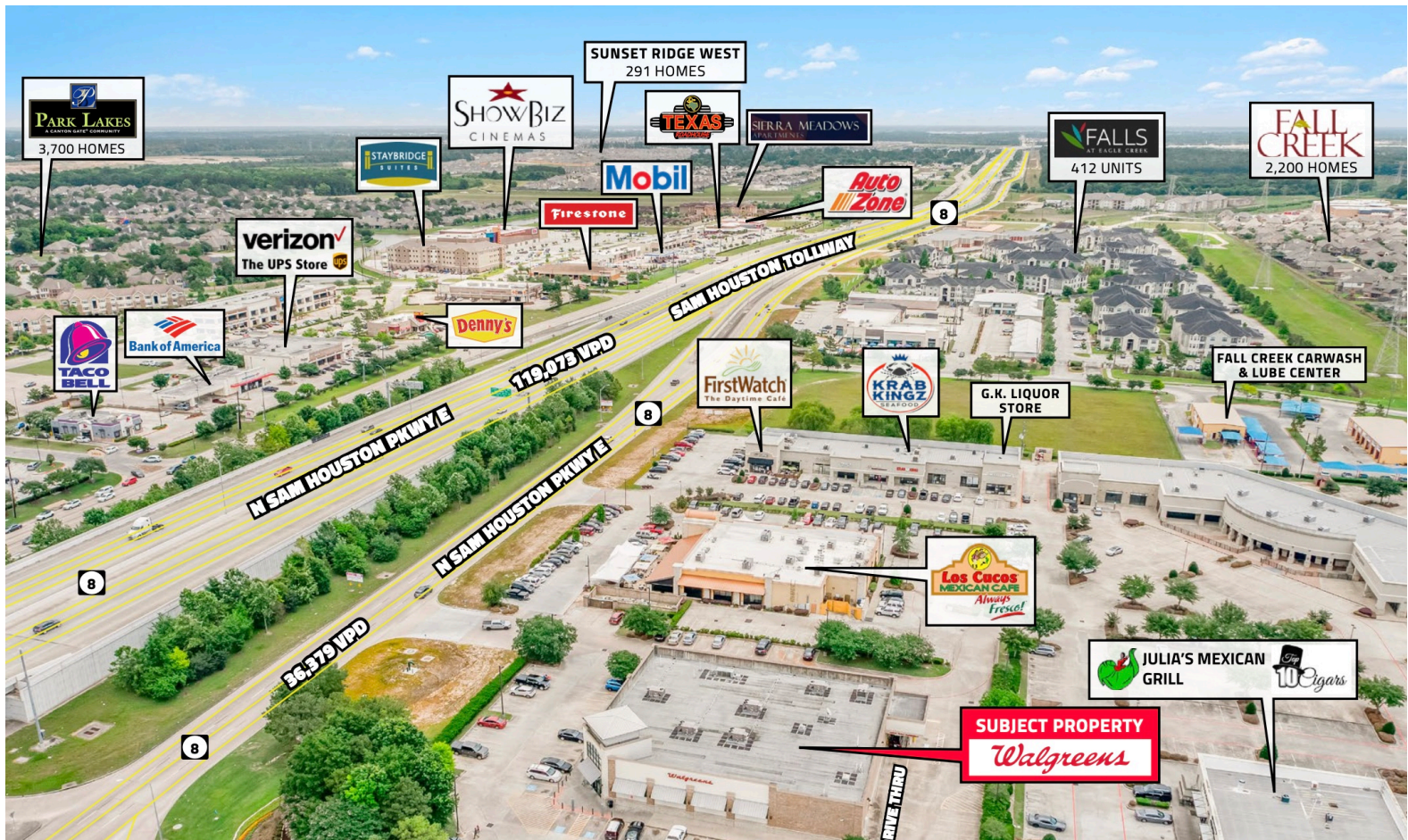
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.

MAP





Walgreens

9510 N Sam Houston Pkwy E, Humble, TX



OFFERING SUMMARY

PRICING SUMMARY:

Asking Price: **\$6,180,000**

CAP: **5.0%**

Year Built: 2005

Building Size: 14,820 SF

Annual Rent: \$309,000

Lot Size: 1.91

TENANT SUMMARY:

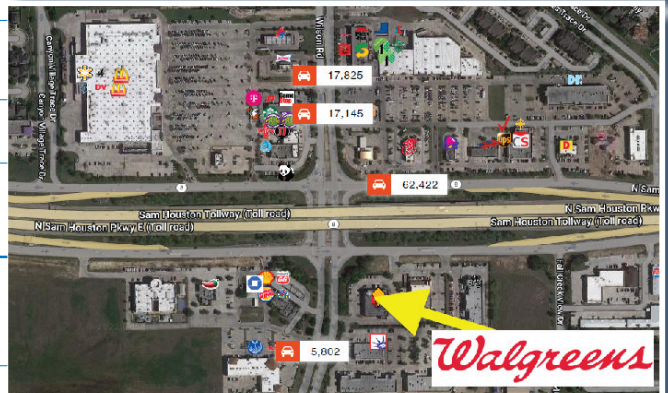
Tenant Name: Walgreens Co.

Lease Type: Absolute NNN Lease

Lease Term: 25 Year Term/8 Years
Remaining

Options: 10-5 Year Options

Primary Term: **October 31, 2030**



INVESTMENT HIGHLIGHTS

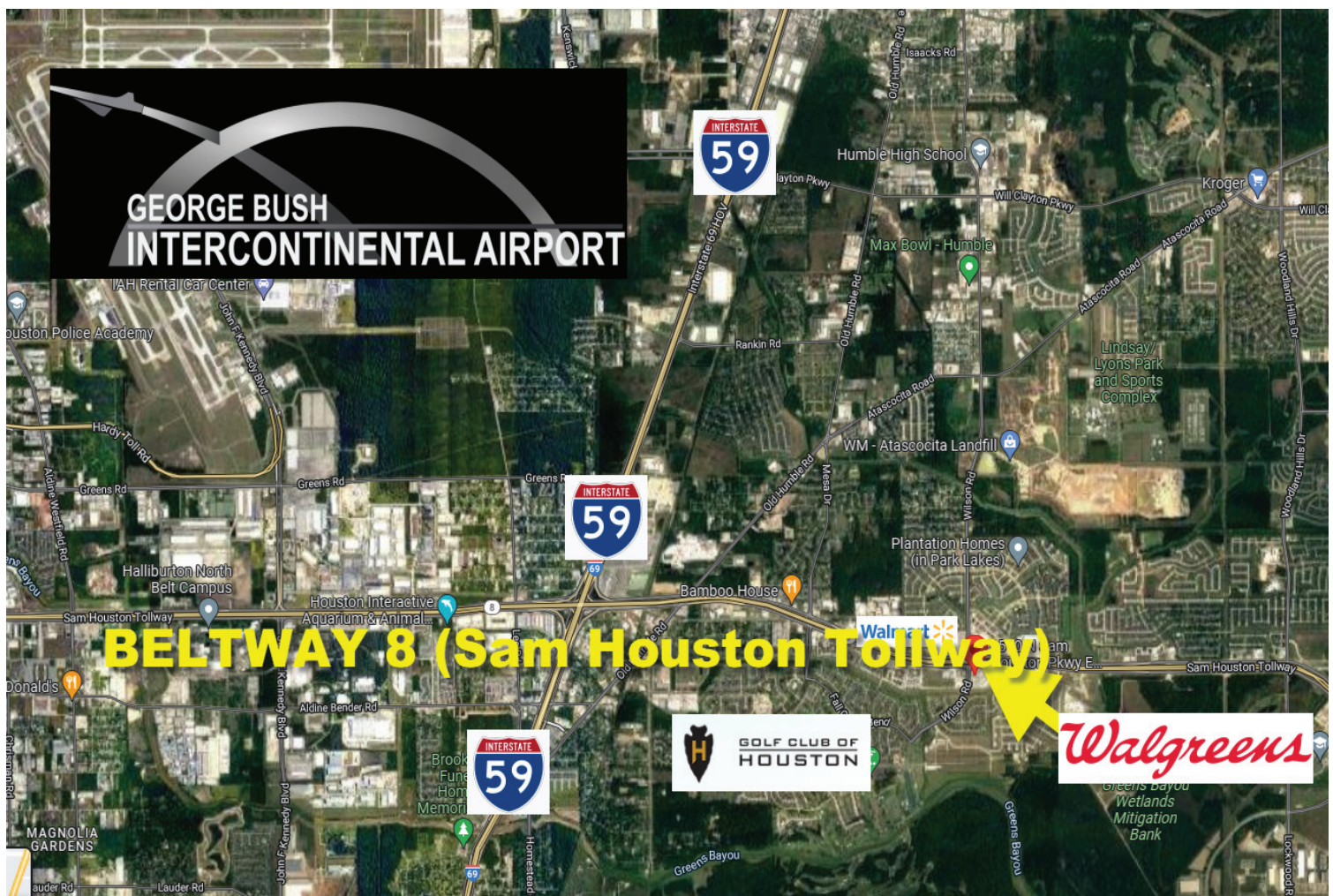
- Absolute NNN Walgreens, 8 Years Remaining on Original 25 Year Term
- Dense Infill Houston, Texas MSA Location
- Close Proximity to Houston George Bush International Airport (IAH)
- Humble is an affluent suburb of Houston, with a population was 16,800 people
- Nearby the Golf Club of Houston
- Across from Walmart Supercenter and Numerous National Retailers





800.727.3147

MAP





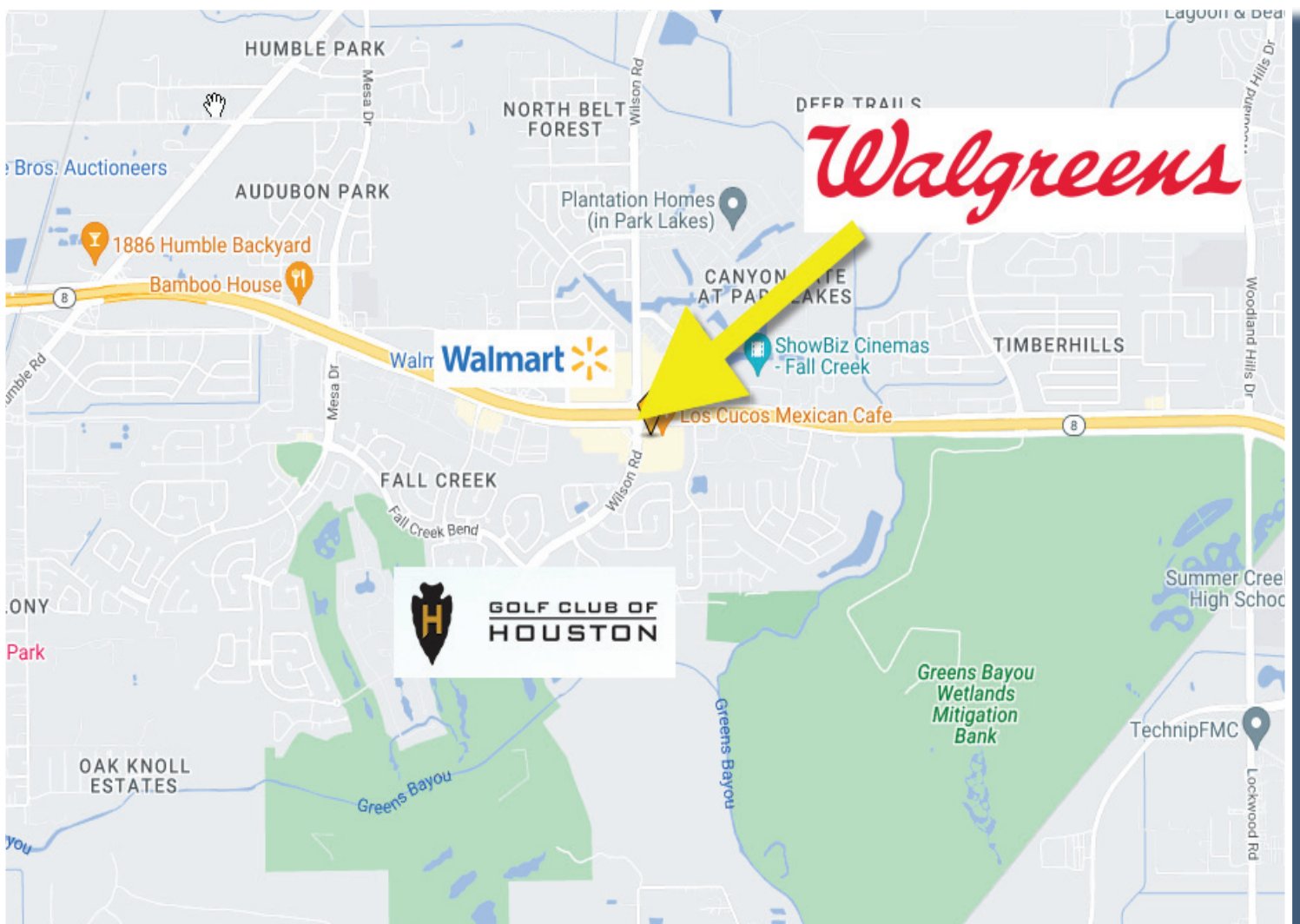
NET REALTY
ADVISORS

Walgreens

NET LEASED PROPERTY SPECIALISTS

800.727.3147

MAP



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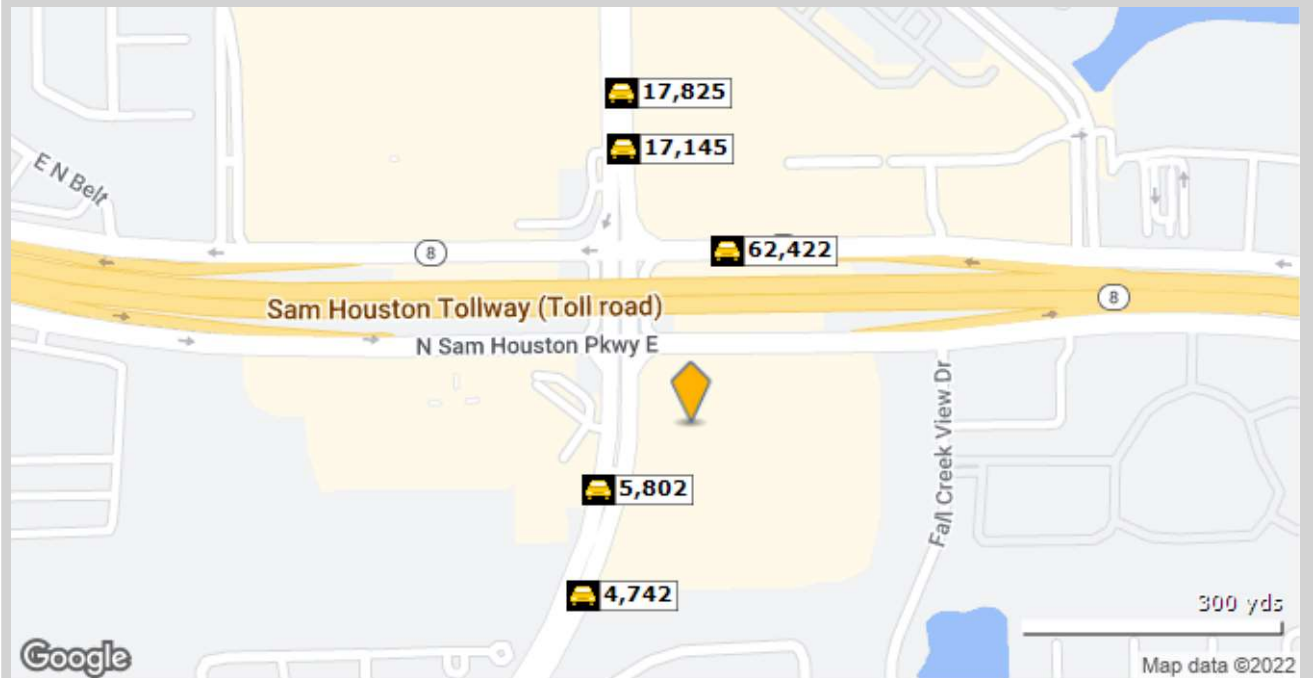


Traffic Count Report

Walgreens

9510 N Sam Houston Pky E, Humble, TX 77396

Building Type: **General Retail**
 Secondary: **Drug Store**
 GLA: **14,820 SF**
 Year Built: **2005**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wilson Road	Beltway 8	0.09 N	2022	5,802	MPSI	.07
2	North Sam Houston Parkway East	Wilson Rd	0.07 W	2021	62,422	MPSI	.12
3	Wilson Rd	Beltway 8	0.23 N	2022	4,742	MPSI	.13
4	Wilson Road	Sam Houston Pkwy	0.07 S	2022	17,145	MPSI	.19
5	Wilson Rd	Beltway 8	0.10 S	2022	17,825	MPSI	.23



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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Demographic Summary Report

Walgreens									
9510 N Sam Houston Pky E, Humble, TX 77396									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Drug Store		% Leased: 100%							
GLA: 14,820 SF		Rent/SF/Yr: -							
Year Built: 2005									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		12,669		56,183		154,413			
2022 Estimate		11,831		52,532		145,575			
2010 Census		7,911		35,540		106,133			
Growth 2022 - 2027		7.08%		6.95%		6.07%			
Growth 2010 - 2022		49.55%		47.81%		37.16%			
2022 Population by Hispanic Origin		4,696		22,735		61,856			
2022 Population		11,831		52,532		145,575			
White		7,094	59.96%	32,808	62.45%	89,982	61.81%		
Black		3,632	30.70%	15,867	30.20%	46,460	31.91%		
Am. Indian & Alaskan		127	1.07%	599	1.14%	1,619	1.11%		
Asian		693	5.86%	2,097	3.99%	4,459	3.06%		
Hawaiian & Pacific Island		30	0.25%	134	0.26%	350	0.24%		
Other		255	2.16%	1,027	1.95%	2,704	1.86%		
U.S. Armed Forces		12		31		40			
Households									
2027 Projection		4,465		17,914		49,126			
2022 Estimate		4,152		16,668		46,208			
2010 Census		2,671		10,772		33,053			
Growth 2022 - 2027		7.54%		7.48%		6.31%			
Growth 2010 - 2022		55.45%		54.73%		39.80%			
Owner Occupied		2,666	64.21%	11,803	70.81%	31,042	67.18%		
Renter Occupied		1,487	35.81%	4,865	29.19%	15,165	32.82%		
2022 Households by HH Income		4,152		16,668		46,209			
Income: <\$25,000		473	11.39%	1,894	11.36%	7,883	17.06%		
Income: \$25,000 - \$50,000		643	15.49%	2,494	14.96%	8,418	18.22%		
Income: \$50,000 - \$75,000		1,043	25.12%	4,117	24.70%	9,211	19.93%		
Income: \$75,000 - \$100,000		451	10.86%	2,037	12.22%	5,850	12.66%		
Income: \$100,000 - \$125,000		476	11.46%	2,135	12.81%	4,824	10.44%		
Income: \$125,000 - \$150,000		149	3.59%	946	5.68%	2,792	6.04%		
Income: \$150,000 - \$200,000		345	8.31%	1,414	8.48%	3,692	7.99%		
Income: \$200,000+		572	13.78%	1,631	9.79%	3,539	7.66%		
2022 Avg Household Income		\$107,392		\$100,571		\$90,346			
2022 Med Household Income		\$72,582		\$73,822		\$67,581			