

# Sugar Crossing Shopping Center

403 S. Hwy 6  
Sugar Land, (Houston) TX 77498



## Property Facts

|                       |  |
|-----------------------|--|
| <b>ADDRESS:</b>       | 403 S. Hwy 6, Sugarland, (Houston) TX    |
| <b>LOCATION:</b>      | SEC of Hwy 90 and Hwy 6                  |
| <b>PRICE:</b>         | \$4,438,000                              |
| <b>2015 NOI:</b>      | \$310,721                                |
| <b>CAP RATE:</b>      | 7.00%                                    |
| <b>LOT SIZE:</b>      | 1.15 Ac.                                 |
| <b>BUILDING SIZE:</b> | 11,344 SF                                |
| <b>OCCUPANCY:</b>     | 91% (Economic)                           |
| <b>OCCUPANCY:</b>     | 81% (Physical)                           |
| <b>YEAR BUILT:</b>    | 2005                                     |
| <b>PARKING RATIO:</b> | 7:1                                      |
| <b>ANCHORS:</b>       | 24 hr Walmart Supercenter and Sam's Club |

|                        |   |
|------------------------|---|
| <b>TRAFFIC COUNTS:</b> | 41,130 cars per day on Hwy. 6<br>33,000 cars per day on US 90<br>9,765 cars per day on University Blvd. |
|------------------------|---|

|                          |                     |
|--------------------------|---------------------|
| <b>TENANTS:</b> Gamestop | Subway              |
| Rosy's Salon & Spa       | Original Cigar Mart |
| New York Pizzeria        | Houston Jewelry     |
| Baloch Ice Cream         |                     |

### INVESTMENT HIGHLIGHTS:

Excellent Demographics: Average household income of Sugarland is \$152,000

Excellent Return: 12.36% cash on cash return in 3 years, 19% IRR achievable.

Retail Hub: Area retailers include: HEB, Whole Foods, Memorial Hermann Hospital, Kelsey Seybold Hospital, First Colony Mall and many others.

Excellent Location: shadow anchored by 24hr Walmart Supercenter and Sam's Club at Hwy 90 and Hwy 6 with high traffic counts.



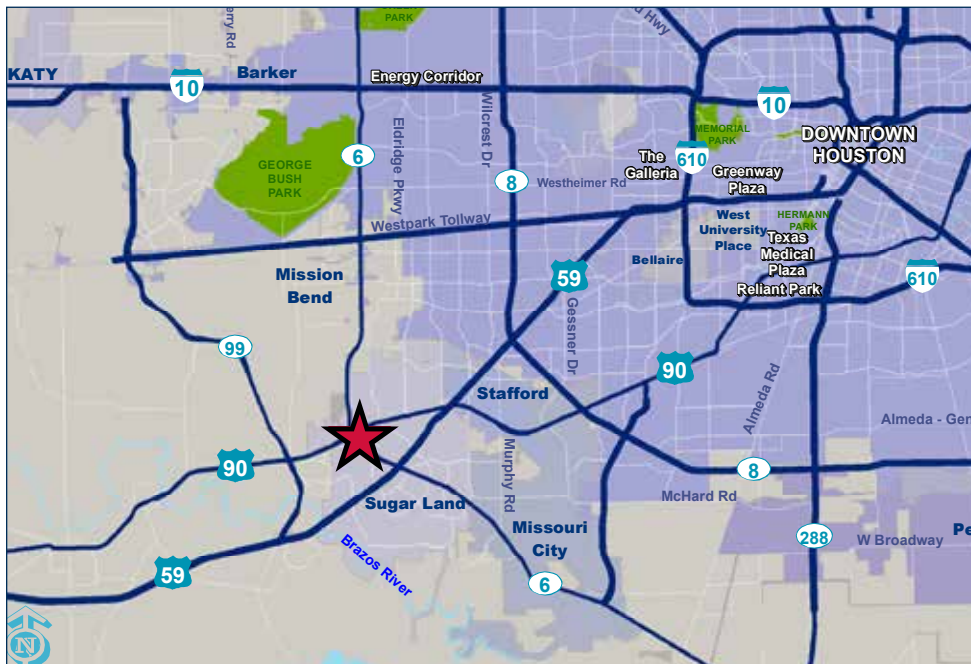
1330 Post Oak Blvd., Suite 1400  
Houston, TX 77056  
www.ngkf.com

### Investment Advisor

Trey Lipsitz

Managing Director

713.599.5188 | [tlipsitz@ngkf.com](mailto:tlipsitz@ngkf.com)



### Demographic



#### 2014 TOTAL POPULATION

| 1 Mile | 3 Mile | 5 Mile  |
|--------|--------|---------|
| 6,605  | 74,488 | 217,556 |



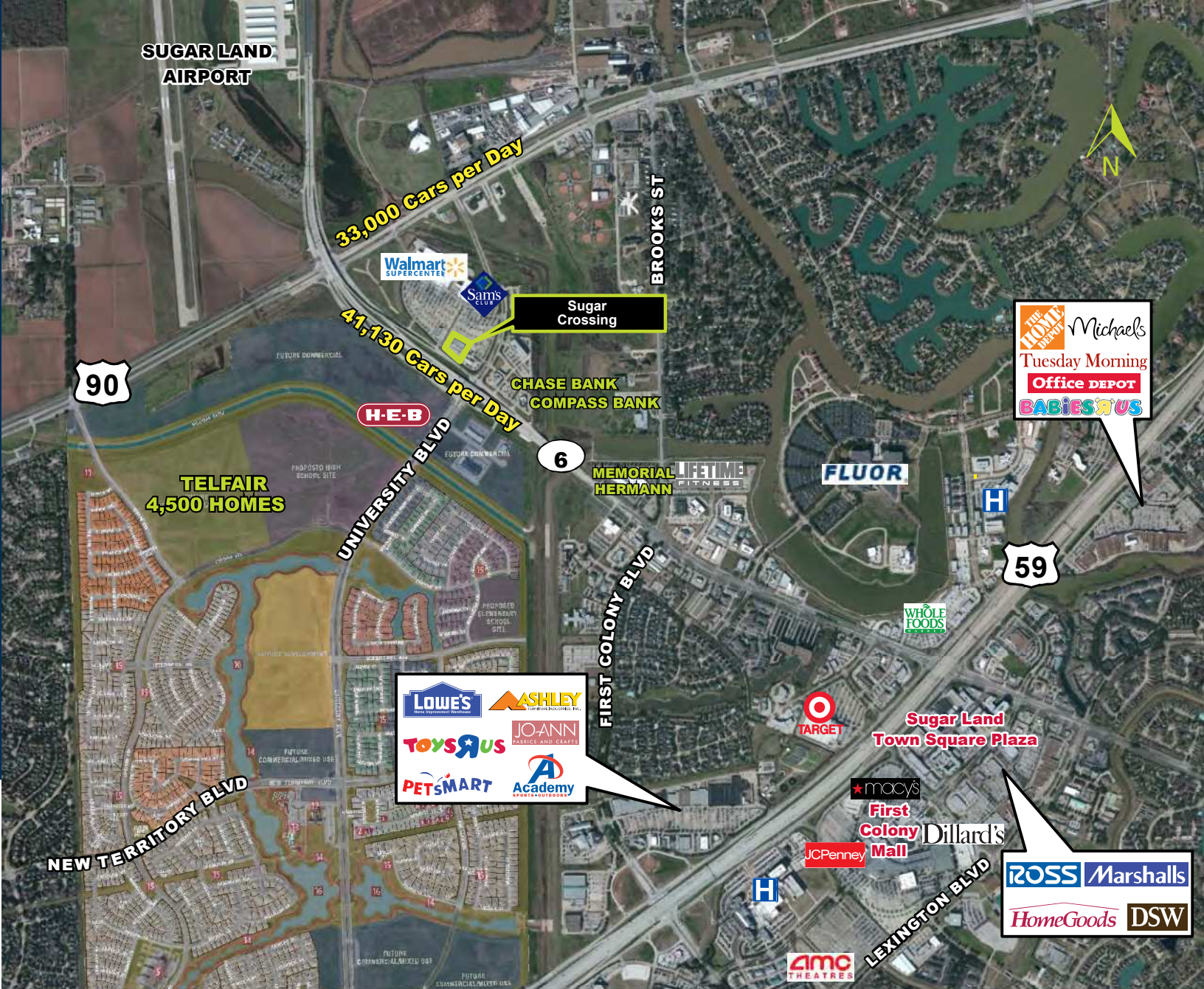
#### 2014 HOUSEHOLDS

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 2,111  | 24,982 | 70,745 |



#### 2014 AVG. HOUSEHOLD INCOME

| \$119,078 to \$142,480 |         |         |
|------------------------|---------|---------|
| 1 Mile                 | 3 Mile  | 5 Mile  |
| 142,480                | 132,564 | 119,078 |



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

REQUEST FOR MARKETING INFORMATION & CONFIDENTIALITY AGREEMENT

The undersigned has been advised that Newmark Grubb Knight Frank has been retained on an exclusive basis by the Owner with respect to the offering for sale of Sugar Crossing Shopping Center (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Newmark Grubb Knight Frank. All fees due Newmark Grubb Knight Frank in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owner, the Owner's Lender or Newmark Grubb Knight Frank for any fees or commissions in connection with the sale of the Property. The undersigned also hereby acknowledges that it has not dealt with any broker, other than Newmark Grubb Knight Frank, regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owner, the Owner's Lender and Newmark Grubb Knight Frank against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding Newmark Grubb Knight Frank) in connection with the sale of the Property.

The Owner has available for review certain information ("Confidential Information") concerning the Property. On behalf of the Owner, Newmark Grubb Knight Frank may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Newmark Grubb Knight Frank, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Newmark Grubb Knight Frank, the Owner nor the Owner's Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement, you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Newmark Grubb Knight Frank except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at negotiations. You hereby agree to return the Confidential Information to Newmark Grubb Knight Frank.

**Prospective Purchaser and Purchaser's Broker, if any, should be aware that Seller will not pay a brokerage commission to any broker other than Newmark Grubb Knight Frank and that Purchaser should plan to compensate any representation he may have.**

|  |  |
|--|--|
| Prospective Purchaser:<br><i>(Print or Type)</i> | Co-Broker / Advisor (If Any)<br><i>(Print or Type)</i> |
| Company: _____                                   | Company: _____   |
| Address: _____                                   | Address: _____   |
| City, State, Zip: _____                          | City, State, Zip: _____                                |
| Telephone: _____                                 | Telephone: _____                                       |
| Facsimile: _____                                 | Facsimile: _____                                       |
| E-mail: _____                                    | E-mail: _____  |
| By: _____  | By: _____  |
| Its: _____                                       | Its: _____   |
| Date: _____                                      | Date: _____  |
| Signature: _____                                 | Signature: _____                                       |

**Please fill out and email form to: [jtello@ngkf.com](mailto:jtello@ngkf.com)**



## Approved by the Texas Real Estate Commission for Voluntary Use

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore 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 subagency 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 that 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K