

FOR SALE

Eagles Landing on Huffmeister Retail Center

9522 HUFFMEISTER RD
HOUSTON, TX 77095

\$7.655M	7.15%	\$547.3K
PRICE	CAP RATE	NOI

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Wexford Commercial Properties

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Executive Summary

9522 HUFFMEISTER RD · HOUSTON, TX 77095



PRICE

\$7,655,000



CAP RATE

7.15%



NOI

\$547,329

Fully-Leased Neighborhood Retail Center

Wexford Commercial Properties is pleased to offer Eagles Landing on Huffmeister in Houston, TX. This is a 100% leased asset that offers an investor the opportunity to acquire a well constructed and maintained multi-tenant retail center at a 7.15% cap rate on in-place NOI of \$547,329. The property is a 19,037 square foot inline center located on Huffmeister Road consisting of 12 tenants, including a pad site occupied by a drive-thru coffee concept under a long-term ground lease.

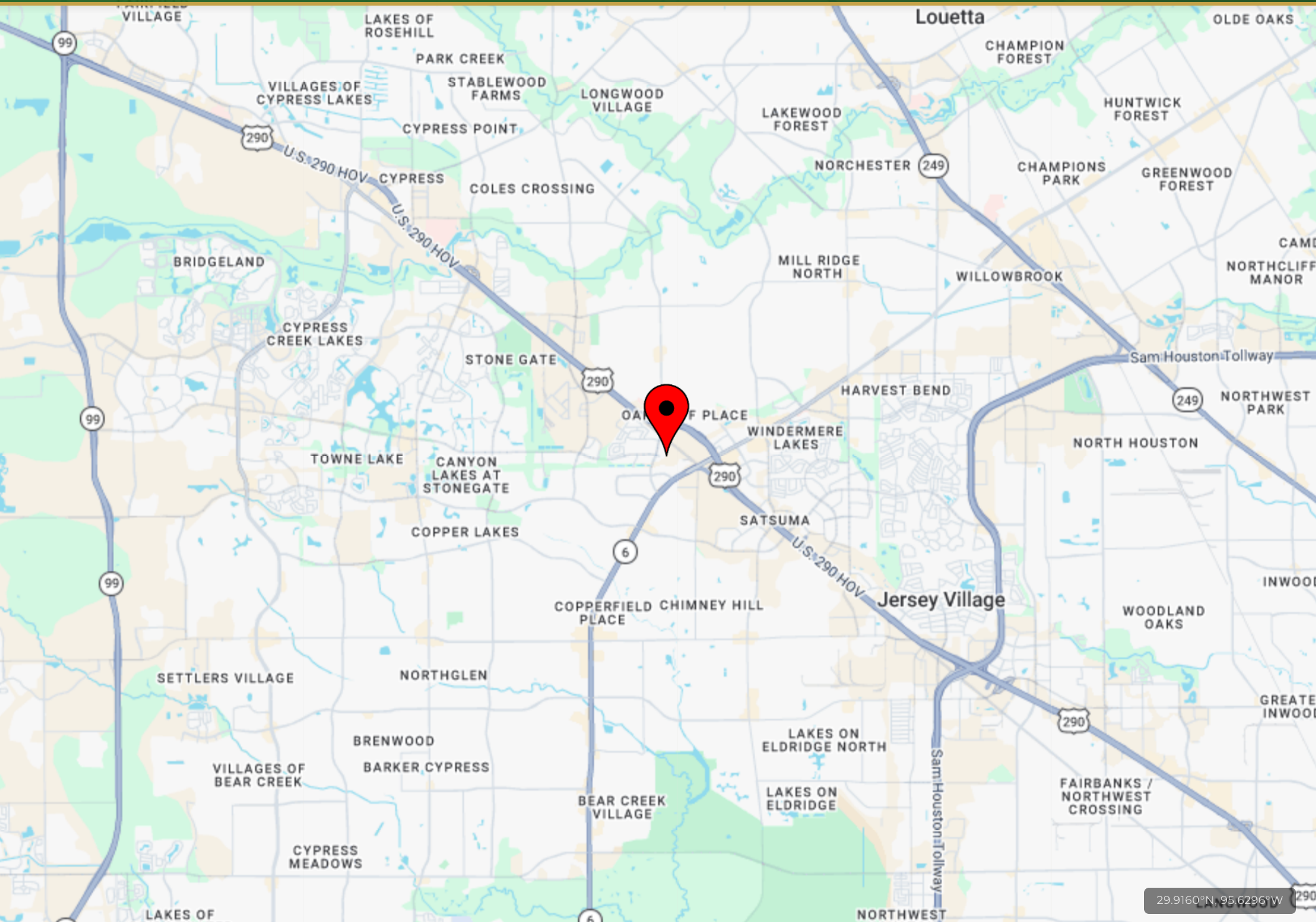
PROPERTY DATA

Building SqFt	19,037 SqFt
Year Built	2010
Lot Size (acres)	2.91
Parcel ID	1301390010006
Zoning Type	Commercial
County	Harris
Frontage	450.00 Ft
Coordinates	29.916035,-95.629579

Investment Highlights

- Mix of national and local tenants
 - Eagles Landing on Huffmeister is being offered at \$7,655,000 with in-place net operating income of \$547,329
- Weighted Average Lease Term (WALT) = 5.75 years
- Attractive channel letter storefront signage
- Shared courtyard
- Stable, diversified, service-oriented tenant mix
- Excellent visibility with prominent storefront and monument signage

Asking Price	\$7,655,000
Cap Rate	7.15%
Price/SF	\$402.11
Building SF	19,037 SqFt
Year Built	2010
Lot Size	2.91
Net Operating Income	\$547,329
Cap Rate	7.15%



29.9160°N, 95.6296°W

Building Photos



Monument Signage



Aerial Photos



Market Overview



The Greater Houston Metropolitan Area

Houston (; HEW-stən) is the most populous city in the U.S. state of Texas and in the Southern United States. Houston is located in Southeast Texas near Galveston Bay and the Gulf of Mexico; it is the seat and largest city of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas–Fort Worth.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	15,511	Population	114,988	Population	317,958
Median HH Income	\$73,924	Median HH Income	\$87,288	Median HH Income	\$96,140
Households	6,006	Households	43,779	Households	113,840

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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