

ACQUISITION OPPORTUNITY


Houston Big Box Retail
75% Stabilized with Value-Add Potential
Anchored by Academy Sports + Outdoors

WESTHEIMER CROSSING SHOPPING CENTER
7600 WESTHEIMER ROAD, HOUSTON, TEXAS 77063



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7600 WESTHEIMER RD

PROPERTY SUMMARY

Address 7600 Westheimer Rd
Houston, TX 77063

Building Size 105,918 SF

Financing Free & Clear

Year Built 1994

Signage 2 Anchor Pylon Sign Panels: 1 on Westheimer, 1 on Voss
1 Non-Anchor Pylon Sign Panel on Westheimer
3 TOTAL PANELS

Land Area 8.5 Acres
~370,675 SF

Parking 513 Spaces
4.8+ spaces / 1,000 SF

Recent Capital Improvements &
Prep Vacant Space for Lease \$2,275,000

Exposure Premium visibility along Westheimer and Voss Roads, two
major thoroughfares with approximately 57,000 and 45,000
vehicles per day, respectively.

7600 WESTHEIMER RD

INVESTMENT SUMMARY

	<i>Academy Sports + Outdoors</i>	<i>Value-Add Opportunity*</i>	Total / Average
Square Footage	80,317 SF	25,601 SF	105,918 SF
Rent / Projected Rent	Information to be provided upon execution of a confidentiality agreement		\$14.09/SF/YR \$1,492,139 (1st YR)
Cap Rate			7.54%
Indicated Gross Price			\$19,800,000
Projected Cost to Stabilize	Information to be provided upon execution of a confidentiality agreement		(\$2,050,000)
List Price			\$17,750,000 \$168 / SF

**\$2.05M Lease-up on the value-add opportunity includes \$50/SF in Tenant Improvements, \$6/SF Brokerage Commissions, 8 months of downtime and carry to acquire a tenant, and 6 months of Tenant Construction / Abatement.*

7600 WESTHEIMER RD

PROPERTY HIGHLIGHTS

Building Capital Improvements:

- \$1,925,000 Landlord Investment
- Upgrade entire Academy Sports & Outdoors Premises to its latest store configuration including new restrooms
- Installation of new roof membrane and insulation (increasing R-factor from R-9 to R-25)
- Replacement of large trees obstructing signage with appropriate sized Crape Myrtle
- Parking lot restriping and fence replacement
- Stormwater system repairs & maintenance

White Box of Vacant Space Completed - Ready for Tenant Work:

- \$350,000 Landlord Investment
- Demise and upgrade fire suppression, electrical, and plumbing systems
- Add sign panel to non-anchor Westheimer Crossing center sign (pending)

Highly Desirable Market:

- Premium visibility on Westheimer Road and Voss Road, two major throughfares with exposure to ~57,000 vehicles per day and ~45,000 vehicles per day, respectively
- ~2 miles west of the Galleria mixed-use district
- 1 mile south of high-end Whole Foods anchored Woodway Collection Shopping Center
- Surrounded by a dense residential neighborhood with average household income above \$100,000 within 5 miles of the Property
- Major national retailers less than 1 mile on Westheimer Road include Walmart, Target, Home Depot, Burlington, Michaels, REI, Petco, Office Depot, and Ross Dress for Less

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CAPITAL IMPROVEMENTS

Building Capital Improvements:

New Roof Membrane & 3 Inch. Additional Insulation **\$650,000**
20-Year Warranty
Increased R-Factor from R-9 to R-25

Tree replacement **\$20,000**

Parking lot restriping & Stormsewer R&M **\$70,000**

Replacement of Wooden Fence **\$35,000**

Store Reconfiguration with New Bathrooms **\$1,150,000**

Total Landlord Investment **\$1,925,000**

Vacant Space Separation:

Fire Supression & Electrical **\$150,000**

Misc. Trades (Plumbing, Concrete, Sealants, etc.) **\$75,000**

General Conditions, Tax, Insurance **\$100,000**

Total Landlord Investment **\$325,000**

RECENT CAPITAL IMPROVEMENTS: **\$2,250,000**

ANCHOR TENANT



Headquarters	Katy, TX
Established	1938
Number of Stores	305
Number of Employees	22,000+
Credit Rating	BB / BB+
Stock Ticker	ASO - NASDAQ

Academy Sports + Outdoors is a leading American sporting goods retailer that offers a wide range of products for sports, outdoor activities, and recreation. In addition to its retail offerings, Academy provides services such as equipment maintenance and repair, boresighting and scope mounting, propane tank exchange, and specialized services like firearm sales. The company operates more than 300 stores across 21 states, with Texas remaining its largest market.

7600 WESTHEIMER RD

SITE MAP

 Site Outline

TOTAL BUILDING - 105,918 SF (BREAKDOWN)

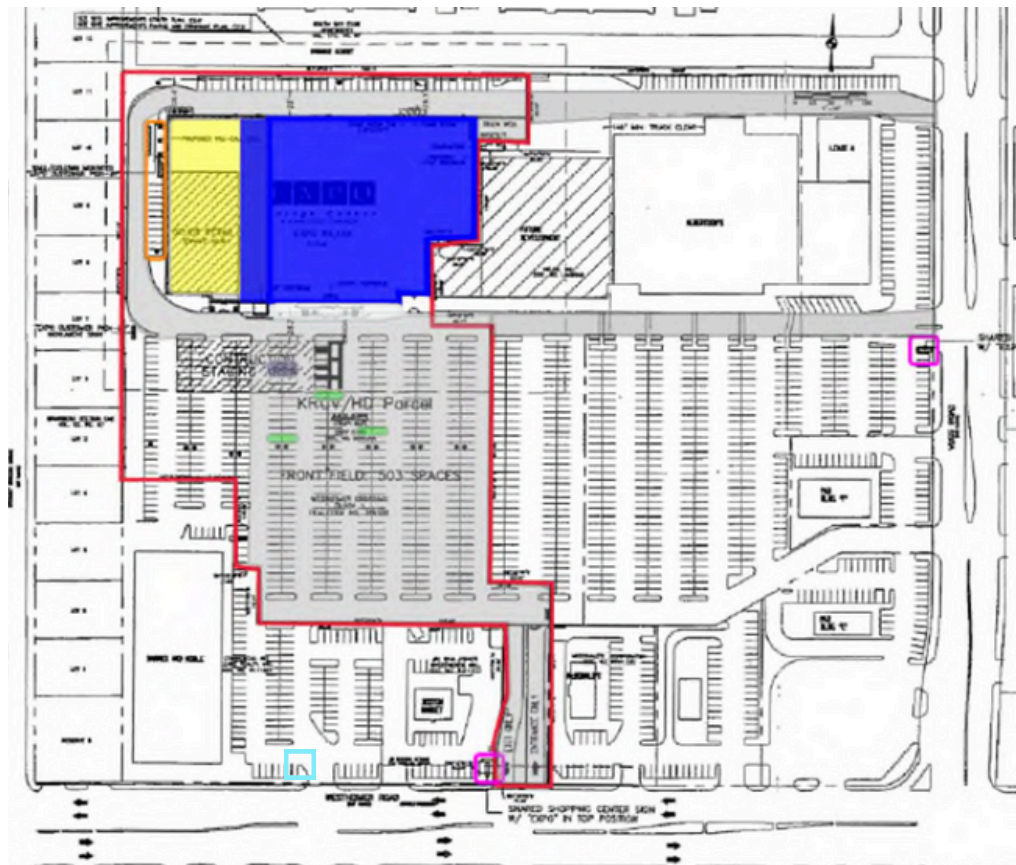
BUILDING SIGNAGE

 80,317 SF Academy Sports + Outdoors

 Anchor Pylon Signs (Academy)

 25,601 SF Vacant Space


 Non-Anchor Pylon Sign (Vacant Space)



WESTHEIMER

VOSS

 Permitted building expansion area

 Academy's cart corrals