



# OFFERING MEMORANDUM

## Calloway's Nursery - Houston MSA

26710 FM 1093, Richmond, TX 77406

**MLB** COMMERCIAL  
REAL ESTATE

# TENANT SUMMARY



Founded in 1986, Calloway's Nursery was created by local nursery professionals who saw the need for a new Garden Center & Nursery experience. The founders wanted to provide not only the highest quality plants for their customers, but also unique offerings that hadn't been available before – all coupled with industry-leading customer service.

<b># OF LOCATIONS</b>	28
<b>FOUNDED</b>	1986
<b>HEADQUARTERS</b>	Fort Worth, TX
<b>WEBSITE</b>	<a href="http://www.calloways.com">www.calloways.com</a>



# PROPERTY DETAILS

<b>ADDRESS</b>	26710 FM 1093, Richmond, TX 77406
<b>VALUE</b>	\$5,000,000
<b>CAP RATE</b>	6.0%
<b>BUILDING AREA</b>	800 SF
<b>GREENHOUSE</b>	9,211 SF
<b>LAND AREA</b>	2.74 AC
<b>YEAR BUILT</b>	2024

## LEASE OVERVIEW

<b>REMAINING LEASE TERM</b>	18 Years
<b>RENT COMMENCEMENT</b>	8/1/2024
<b>LEASE EXPIRATION</b>	7/31/2044
<b>BASE ANNUAL RENT</b>	\$300,000
<b>LEASE TYPE</b>	Absolute NNN
<b>SCHEDULED RENT INCREASES</b>	5% Every 5 Years; 8/1/2029
<b>OPTIONS &amp; INCREASES</b>	Three (3), 5-Year; 5%
<b>INSURANCE</b>	Paid by Tenant
<b>PARKING LOT MAINTENANCE</b>	Paid by Tenant
<b>PROPERTY TAXES</b>	Paid by Tenant
<b>ROOF &amp; STRUCTURE</b>	Paid by Tenant
<b>HVAC</b>	Paid by Tenant



2024 Calloway's Nursery With 18 Years Remaining on Primary Term



Absolute NNN Lease Requiring Zero Landlord Responsibilities



5% Scheduled Rent Increases Every 5 Years



Affluent Houston Community With 178,600+ Residents Within 5 Miles Having an Average Household Income of Over \$190K



Situated Right off the Westpark Tollway In The Crossing at Katy Fulshear Featuring Major Retailers Walmart, TJ Maxx, Chick-fil-A, and LA Fitness



Strategically Situated Near High Trafficked Intersection With Combined VPD of 43,000+

# AERIAL MAP

26710 FM 1093, Richmond, TX 77406



# SUBJECT AERIAL

26710 FM 1093, Richmond, TX 77406



## Demographics 2025

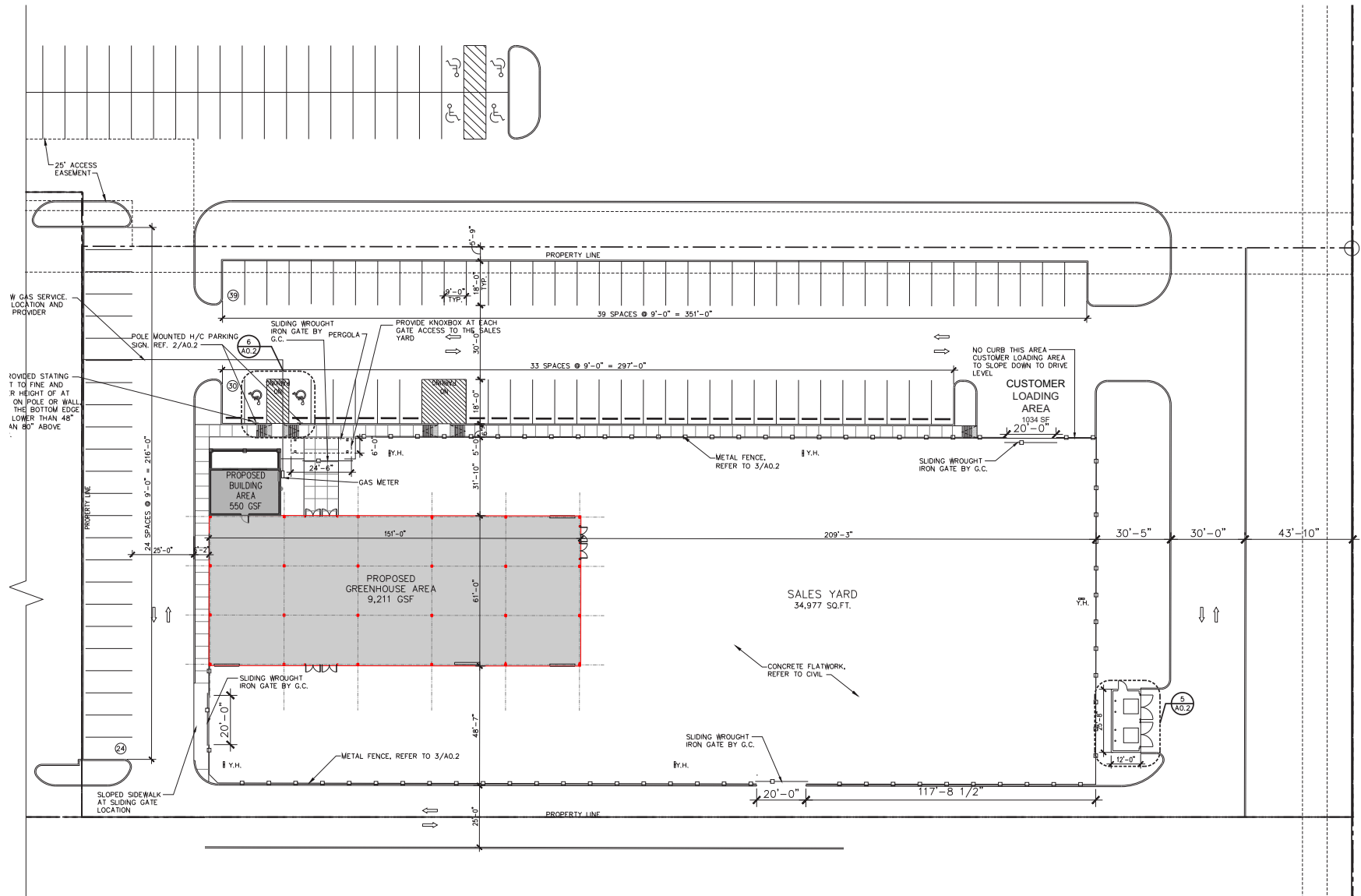
	1 Mile	3 Miles	5 Miles
Total Population	11,856	86,426	187,059
Total Households	3,382	25,308	57,568
Average HH Income	\$158,438	\$191,275	\$193,509

## Demographics 2030 (Projected)

	1 Mile	3 Miles	5 Miles
Total Population	12,977	97,442	213,240
Total Households	3,736	28,871	66,451
Average HH Income	\$167,095	\$206,267	\$210,535

# SITE PLAN

26710 FM 1093, Richmond, TX 77406



# THE TEAM



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