



Sugar Land, TX (Houston MSA)

Pep Boys

Longstanding Corporate Location



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc.
A Licensed Texas Broker #9009637



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COMMERCIAL REAL ESTATE

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Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



Pep Boys

10225 S Texas 6, Sugar Land, TX 77498 [▶](#)

PRICE: **\$5,026,000**

CAP RATE: **7.00%**

NOI	\$351,820
PRICE/SF	\$350
LEASE TYPE	Corporate
BUILDING SIZE	14,380 SF
LAND AREA	1.50 AC
PARKING	60 Spaces



Longstanding corporate location in a rapidly expanding Houston suburb

A corporate Pep Boys with 10% rental increases in each of the renewal options. The subject property is positioned on a **dense retail corridor** with **high visibility** and **immediate access to Hwy 6 (43,340 VPD)**.

The Offering

- 15-year corporate lease
- Three, 5-year renewal options
- 10% rental increases in each renewal option

Established location with strong real estate fundamentals

- High quality, 2013 construction
- Tenant has successfully operated at the site for 9+ years through multiple economic cycles
- Supply-constrained submarket, with high barriers to entry for sites featuring access and visibility along Hwy 6

Dense retail corridor in major Houston MSA

- Hwy 6 location with direct exposure to 43,000+ vehicles per day
- Dynamic retail corridor serves both Sugar Land and Missouri City markets
- Excellent demographics: 145,000+ residents with average household incomes of over \$113,000 in a 3-mile radius
- Major housing developments in the immediate vicinity include: Marquis at Sugar Land (312 units), Provisions at Four Corners (131 units), Townewest, Sugar Grove and Woodbridge Estates
- Neighboring retailers include: Home Depot, Aldi, Whataburger, CVS, Crash Champions

INCOME & EXPENSE		
Price		\$5,026,000
Capitalization Rate		7.00%
Building Size (SF):		14,380
Lot Size (Acres):		1.50
Stabilized Income	Per Square Foot	
Scheduled Rent	\$24.47	\$351,820
Effective Gross Income	\$24.47	\$351,820
Less	Per Square Foot	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Equals Net Operating Income		\$351,820

LEASE ABSTRACT	
Premise & Term	
Tenant	Pep Boys – Manny, Moe & Jack of Delaware, Inc. (Corporate)
Lease Term	15 Years
Lease Term Remaining	2 Years
Options	Three, 5-Year Options
Rent Increases	10% Every Option Period
Expenses	
CAM	Tenant Responsible
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
HVAC	Tenant Responsible
Roof & Structure	Tenant responsible for maintenance & repairs, Landlord responsible for replacement

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Contact listing broker for more detail.

Tenant Info		Lease Terms	Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS	CAPITALIZED RENT	MONTHLY RENT	YEARLY RENT
Pep Boys	14,380	4/1/2023 - 3/31/2028	\$351,820	\$29,318	\$351,820
<i>Three 5-Year Renewal Options at 10% Rental Increases</i>	Option 1	4/1/2028 - 3/31/2033		\$32,250	\$387,002
	Option 2	4/1/2033 - 3/31/2038		\$35,479	\$425,744
	Option 3	4/1/2038 - 3/31/2043		\$39,035	\$468,423
TOTALS:	14,380		\$351,820	\$29,318	\$351,820

LEGEND



Property Boundary

14,380

Rentable SF

1.50

Acres

60

Parking Spaces



Egress





\$2.1 Billion

ESTIMATED ANNUAL REVENUE
(FY 2025)

800+

STORES WORLDWIDE

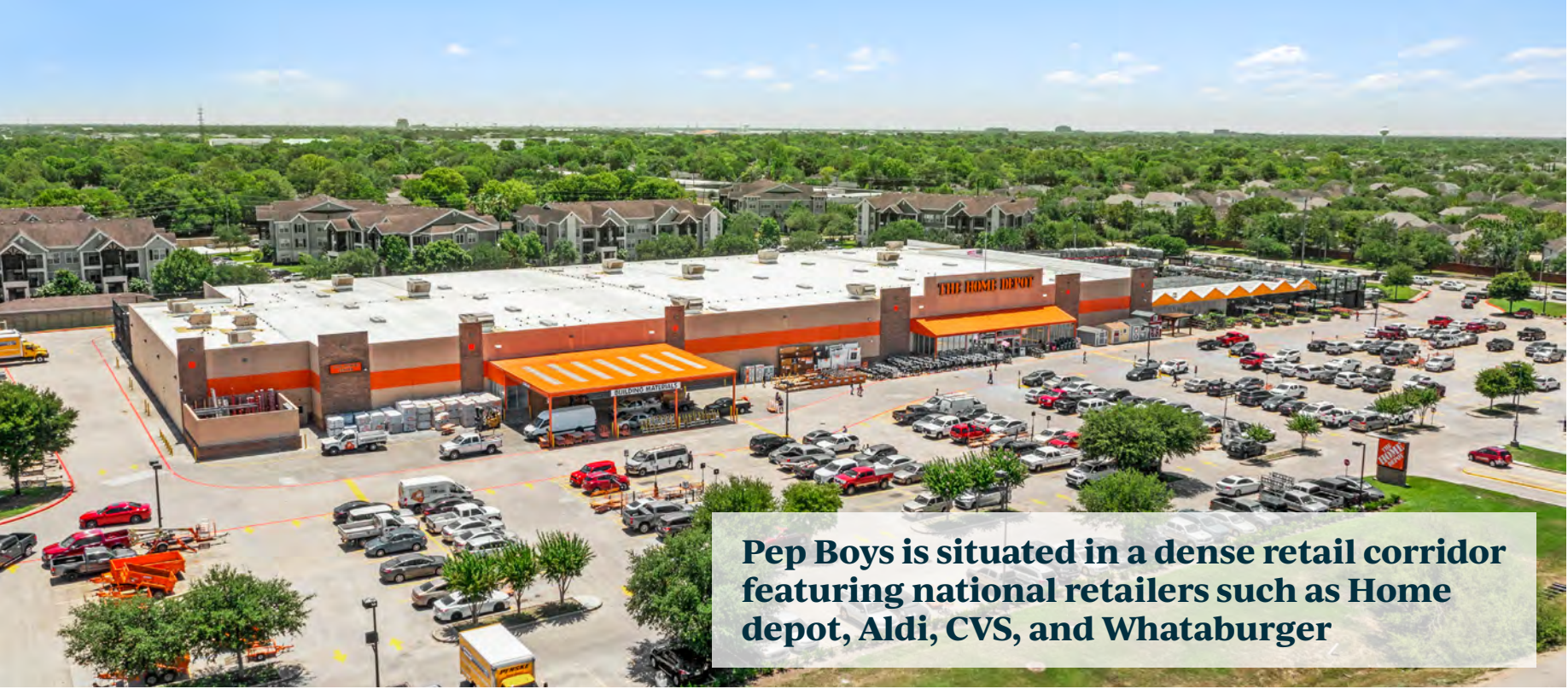
Pep Boys

A National Auto Service Chain

Overview

- Pep Boys is an American automotive aftermarket service chain founded in Philadelphia, Pennsylvania, in 1921 by three Navy friends
- The company provides automotive repair, routine maintenance, tires, and related installed parts/materials across the United States and Puerto Rico
- Core customer offerings include tires, oil changes, brake services, battery replacement, suspension and steering work, A/C repair, engine diagnostics, transmission services, wheel alignment, tire installation / repair / rotation, and TPMS services
- With over 800 locations in 35 states and Puerto Rico, and 8,000 service bays, Pep Boys has a nationwide footprint that helps customers go further no matter where they are
- The company takes pride in their well-trained 5,000+ ASE-certified technicians to help maintain safety, reliability, and longevity of the vehicle
- Pep Boys is currently owned by Icahn Enterprises, acquired in 2016

[TENANT WEBSITE](#) 



Pep Boys is situated in a dense retail corridor featuring national retailers such as Home depot, Aldi, CVS, and Whataburger



Mission Glen

Providence

Eaglewood

Kingsbridge

6

Dover

Keegans Wood

Beckford West

Waterford

Subject Property



Townewest

Sugar Grove

6

Barrington Place

Woodbridge Estates

Glen Laurel

Neighborhood Aerial | 10





Subject Property

Pep Boys

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

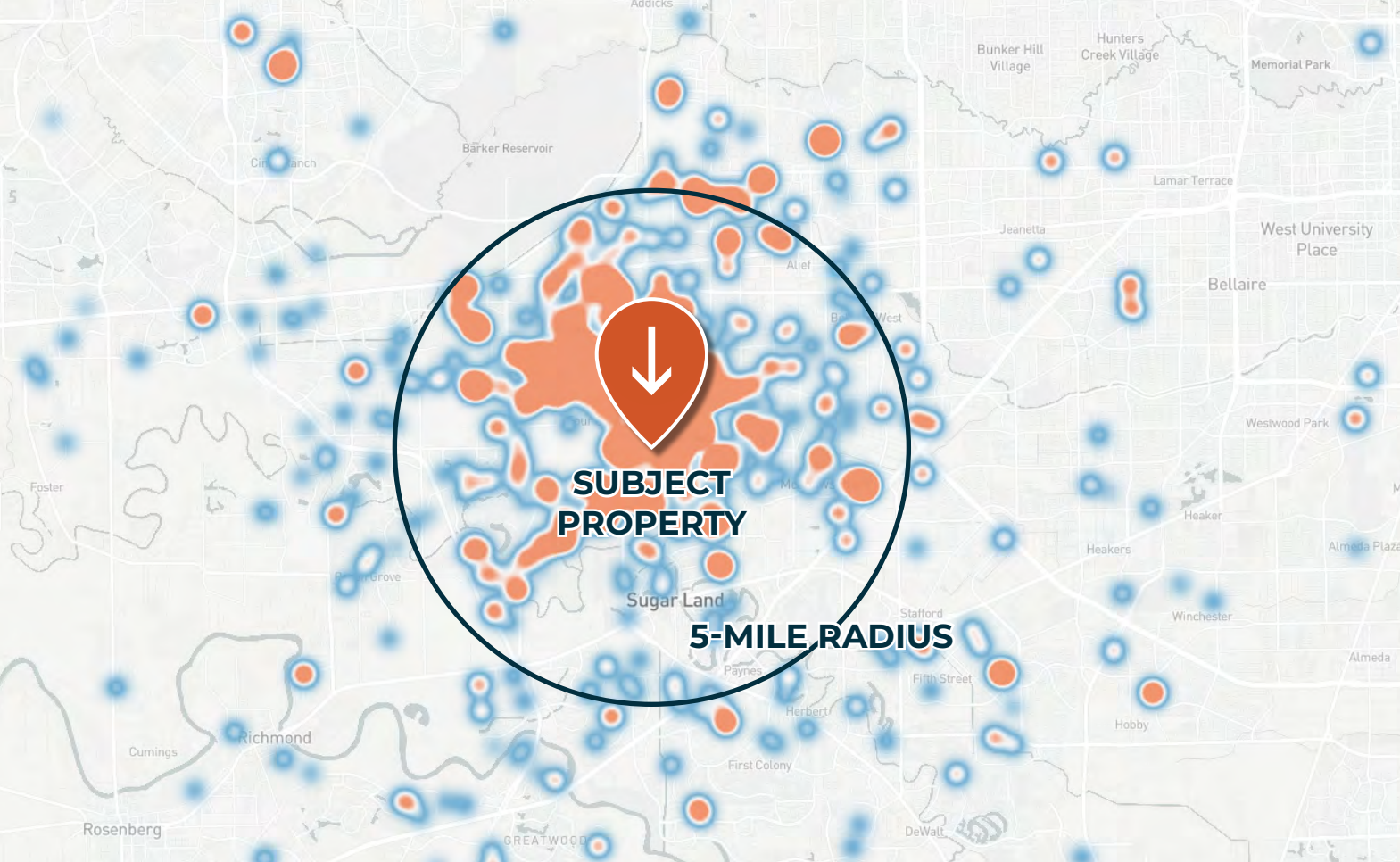
51,298 VPD

133,779 VPD

52,550 VPD

185,699 VPD

HCC
 HOUSTON COMMUNITY COLLEGE
 STAFFORD CAMPUS



Demographics

Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	23,218	145,285	368,154

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$117,992	\$113,429	\$107,009
MEDIAN	\$98,872	\$84,649	\$77,320

Ring Radius Vehicles per Household Data

	1-Mile	3-Mile	5-Mile
TOTAL #	15,234	93,624	227,508
AVERAGE	2.23	2.12	1.93

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location. Demographic Data is sourced from Popstats 2025 dataset.

Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

12.8K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

35 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Sugar Land, Texas

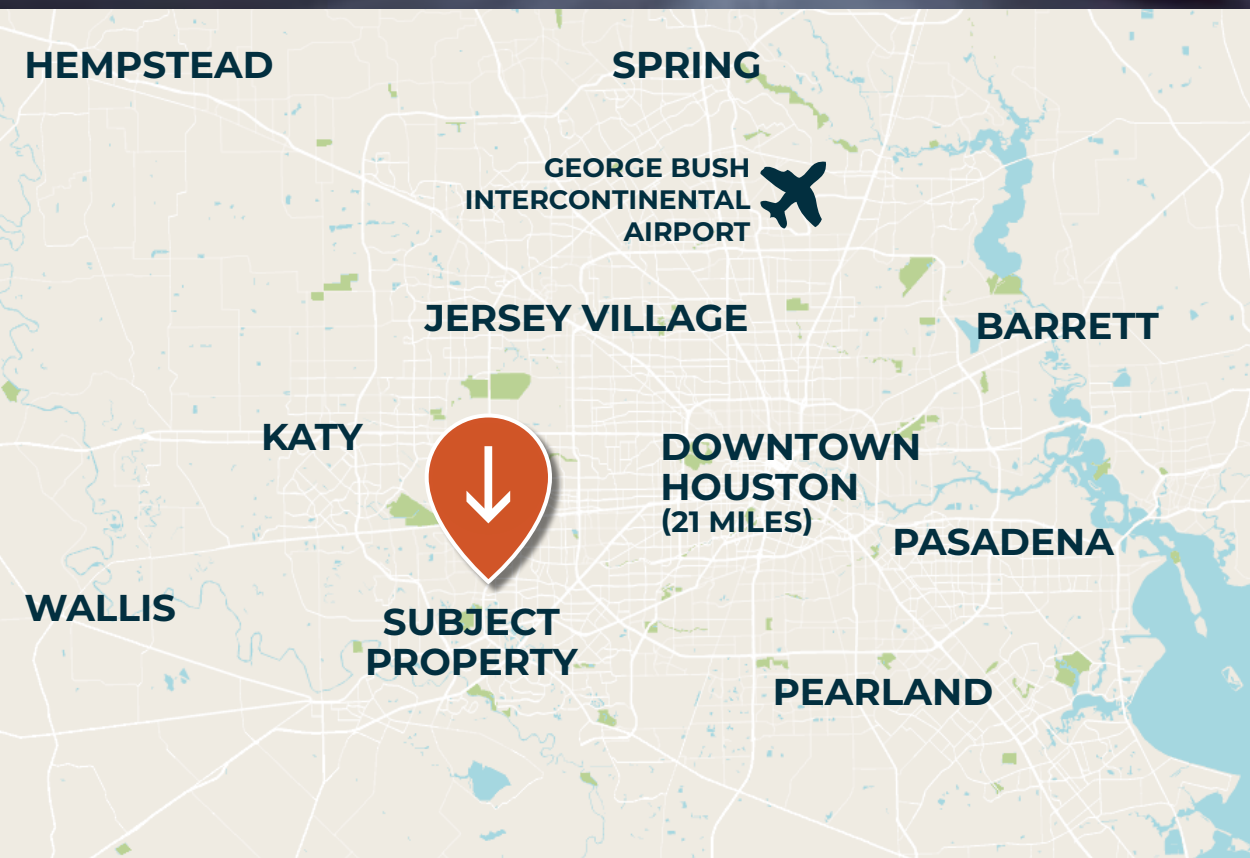
An Affluent, Amenity-Rich Houston Suburb

The Sweetest City in Texas

- Sugar Land is an established Houston suburb in Fort Bend County, about 20 miles southwest of Downtown Houston
- Home to approximately 109,850 residents, it is one of the region’s most prominent master-planned communities with a strong corporate and residential profile
- Historic roots tied to Imperial Sugar and the city’s long-standing identity as a company town

Access, Economy, & Quality of Life

- Strong regional access via U.S. 59 / I-69, Highway 6, and the broader Houston freeway network
- Sugar Land Regional Airport supports corporate aviation and business connectivity
- Benefits from the depth and diversity of the greater Houston economy
- University of Houston at Sugar Land adds higher education and workforce-training presence, offering more than 20 academic programs
- Sugar Land Town Square serves as the city’s walkable mixed-use core destination



7.8 Million

HOUSTON MSA ESTIMATED POPULATION (2025)

\$758.3 Billion

HOUSTON MSA GDP

Why Houston?

Space City - One of America's Most Dynamic Commercial Hubs

The Fifth-Largest U.S. Metro

- The Houston Metropolitan Area is the fifth-largest in the United States, home to more than 7.8 million residents, and among the fastest-growing major regions nationally
- The metro adds over 125,000 new residents annually, driven by job creation, affordability, and strong international in-migration
- With a regional GDP exceeding \$525 billion, Houston ranks among the top 10 U.S. metro economies, powered by energy, trade, medical innovation, and aerospace

Corporate Magnet

- Home to over 20 Fortune 500 headquarters and more than 10,000 corporate offices, including major energy, engineering, healthcare, logistics, and technology firms
- The Texas Medical Center, the largest in the world, anchors a high-growth innovation ecosystem in life sciences and biotech
- The Port of Houston, the nation's busiest port by foreign tonnage, positions Houston as a premier trade and distribution hub
- Centrally located for business: 93% of the U.S. population can be reached within a 3-hour flight from Houston, supporting corporate expansion and connectivity
- No state income tax & highly competitive operating costs attract corporations, logistics operators, and entrepreneurs



Downtown Houston



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Contact the Team

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>ParaSell, Inc.</u>	<u>9009637</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Scott Reid</u>	<u>739436</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date