



CUTTEN ROAD SHOPPING PLAZA

12723 Cutten Road, Houston, TX 77066



LOGAN ZHOU


Principal

(832) 495-8855

Logan@gtcapitalusa.com

FOR SALE
RETAIL • RESTAURANT • OFFICE

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

 www.GTCapitalUSA.com

GT CAPITAL

INVESTMENT OVERVIEW

OFFERING

LIST PRICE
\$3,000,000

PARCEL NUMBER
1182490010005

ADDRESS
12723 Cutten Road. Houston, TX 77066

PROPERTY SPECS

RENTABLE AREA
11,150 SF

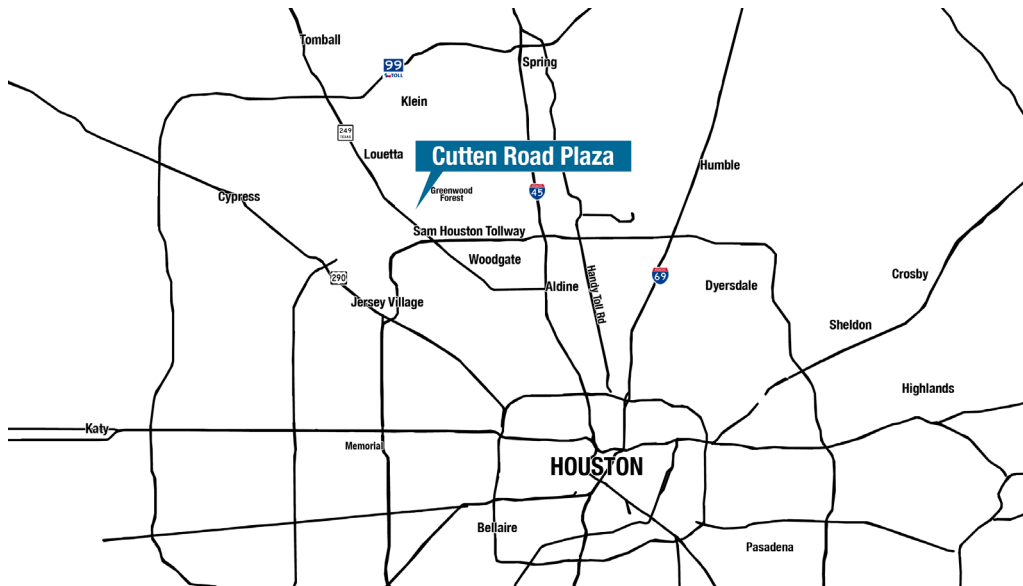
LAND AREA
39,422 SF

YEAR BUILT
2019

PARKING
± 36 SPACES

OWNERSHIP
Fee Simple

PARKING RATIO
3.20 : 1,000 SF



INVESTMENT HIGHLIGHTS

- * Very little maintenance - recent construction in 2019
- * Adjacent to busy intersection FM 1960 & Cutten Rd
- * Newly signed Safelite lease with attractive annual rent escalations
- * Seller financing available

AREA HIGHLIGHTS



ZONING

F1 - Commercial

TRAFFIC COUNTS

Cutten Road..... 14,461+/- VPD

FM 1960 West..... 50,064+/- VPD

ACCESS

There are three (3) access points, on Cutten Rd, Cockrum Blvd, and Willow Center.

Buyer must verify all information and bears all risk for any inaccuracies.



RENDERING



RENDERING



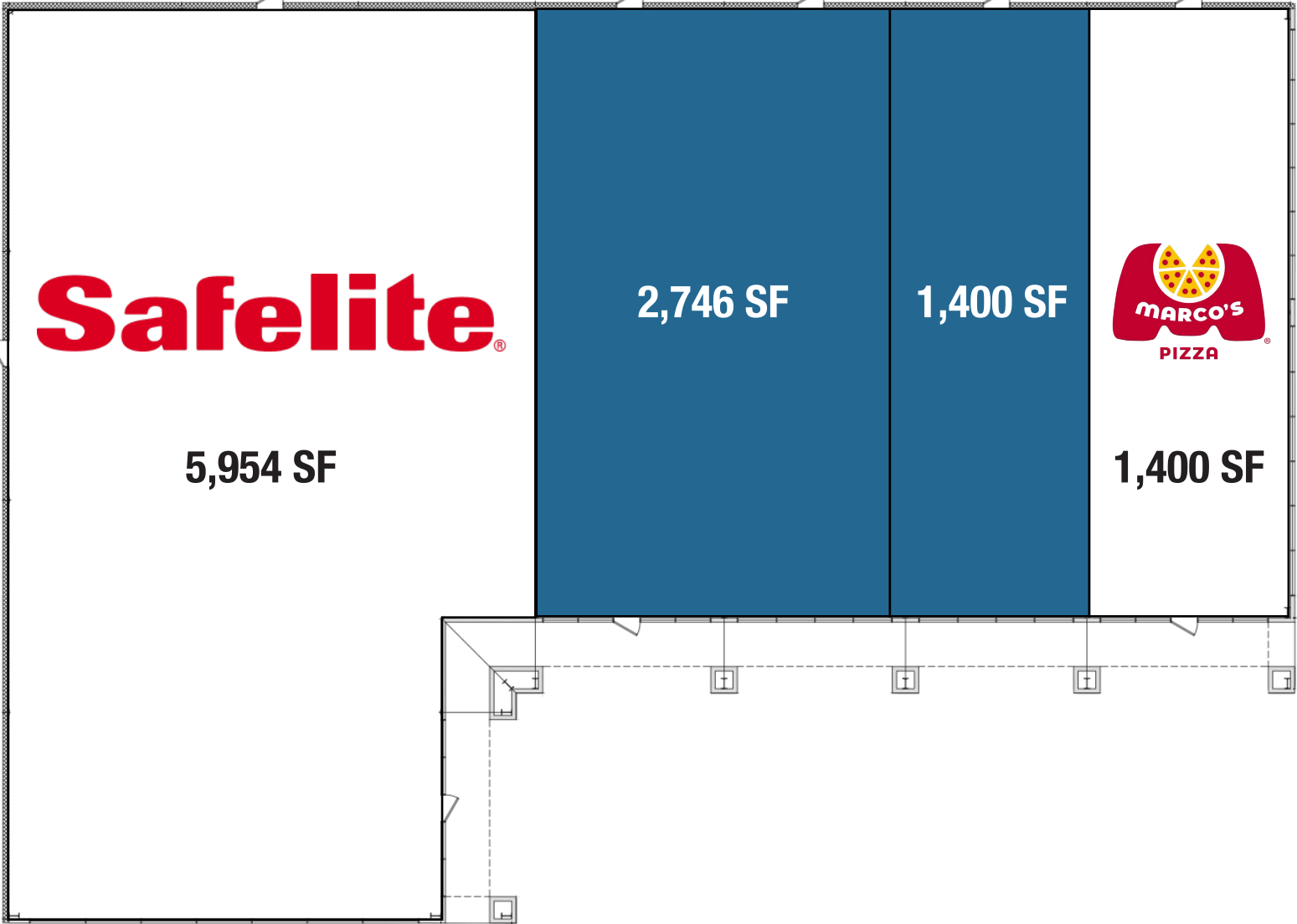
RENDERING



RENDERING



FLOOR PLAN



RENT ROLL

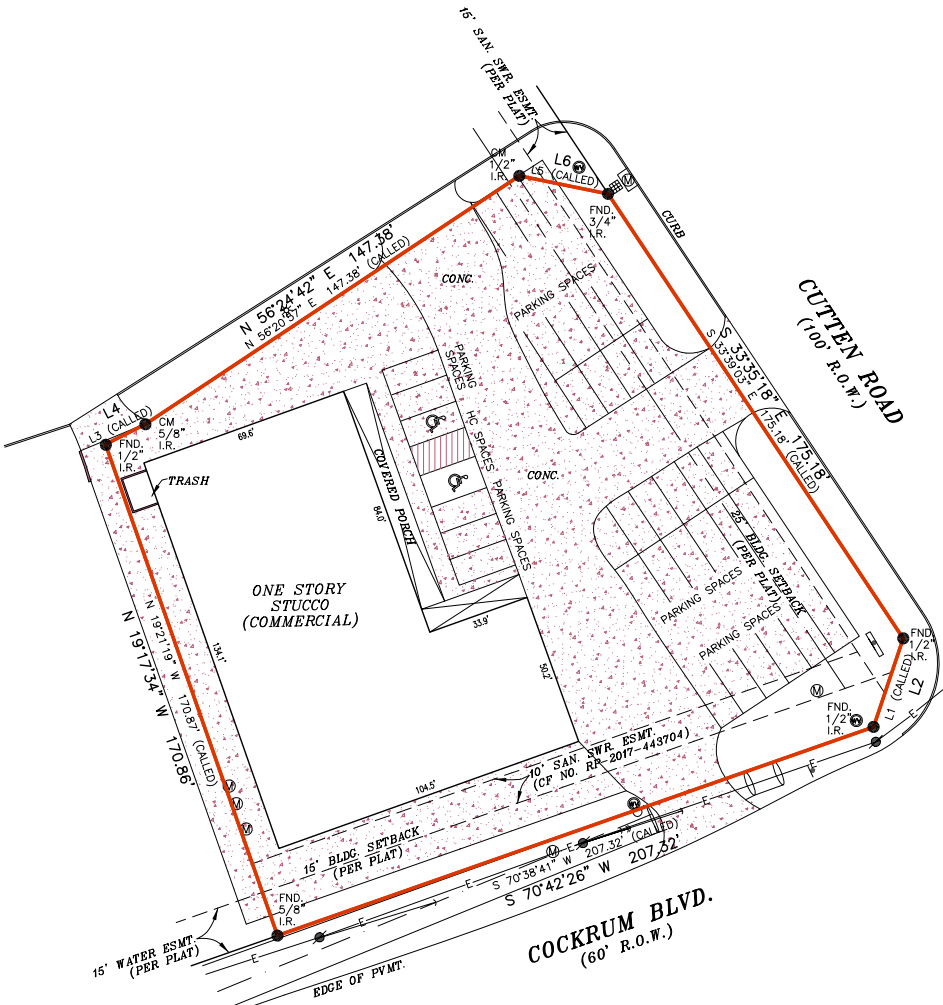
Tenant Summary					Lease Terms		Lease Summary					
Tenant Name	Unit	Leased	Vacant	% of GLA	Lease Start	Lease Expiry	Date	Rent/PSF	Monthly Rent	Annual Rent	Renewal Options	Expense Reimb
Safelite Fulfillment, LLC	110	5,594		50.22%	05/30/2025	05/29/2032	05/30/2026	\$18.00	\$8,391.00	\$100,692.00	1 x 60 mos (FMV, min 10% increase)	NNN
							05/30/2027	\$18.54	\$8,642.73	\$103,712.76		
							05/30/2028	\$19.10	\$8,903.78	\$106,845.40		
							05/30/2029	\$19.67	\$9,169.50	\$110,033.98		
							05/30/2030	\$20.26	\$9,444.54	\$113,334.44		
							05/30/2031	\$20.87	\$9,728.90	\$116,746.78		
Marco's Pizza (MPKTY1, LLC)	400	1,400		12.57%	12/14/2021	08/14/2028	02/14/2026	\$19.10	\$2,228.33	\$26,740.00	3 x 5 yrs (annual 1.5% increase)	NNN
							01/14/2027	\$19.39	\$2,262.17	\$27,146.00		
							12/14/2027	\$19.68	\$2,296.00	\$27,552.00		
Master Lease	200 & 300		4,146	37.22%			1 Year	\$20.00	\$6,910.00	\$82,920.00		

OCCUPIED	6,994	62.78%	TOTAL CURRENT	\$18.88	\$17,529.33	\$210,352.00
VACANT	4,146	37.22%				
CURRENT TOTAL	11,140	100.00%				

Buyer must verify all information and bears all risk for any inaccuracies.

SURVEY

TransAct
TITLE
Amanda Kishpaugh



LINE	BEARING	DISTANCE
L1	S 18°29'49" W	30.68'
L2	N 63°11'44" E	14.66'
L3	S 78°37'46" E	29.71'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- POWER POLE
- GUY ANCHOR
- MANHOLE
- FIRE HYDRANT
- CULVERT
- WATER VALVE
- SIGN
- CONTROL MONUMENT

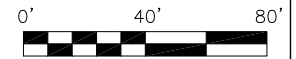
SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
FLOOD INFORMATION
FIRM: 48201C PANEL: 0435 M
REV. DATE: 10/16/2013
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TRANSACT TITLE, LLC and

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: CUTTEN ROAD SHOPPING PLAZA LLC
Address: 12723 CUTTEN RD., HOUSTON, TX 77066 GF No. 12001383

Legal Description of the Land:
All of Reserve "E" of Wal-Mart/Willowbrook, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 363029 of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 363029, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 3096, PAGE 384, DEED RECORDS, HARRIS COUNTY, TEXAS FILE NOS. H205428, R261804, R948806, S281385, S578085, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

LAND TITLE SURVEY

JOB NO.:	NO.	REVISION	DATE
2205034218	01	UPDATE SURVEY	10/29/18
DATE:	10/12/15	01	ADDED IMPROVEMENTS
DRAWN BY:	UB	02	ADDED IMPROVEMENTS
APPROVED BY:	[PREVIOUS JOB 1810012378]		



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SURVEYOR'S NOTE:
THE EASEMENTS AS RECORDED IN CLERK'S FILE NOS. P761866, R093572, HARRIS COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THERE EXIST A EASEMENTS AS RECORDED IN CLERK'S FILE NOS. R101047, R261803, R261805, R278029, R780502, HARRIS COUNTY, TEXAS.

DEMOGRAPHICS - 1 MILE

1 mile

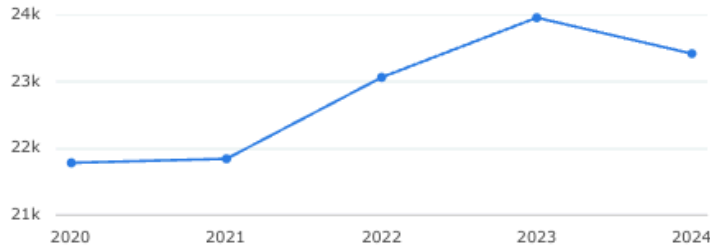
3 miles

5 miles

Population

23.4k

↓ 2% Compared to 23.9k in 2023 ↑ 7% Compared to 21.8k in 2020



Household Income

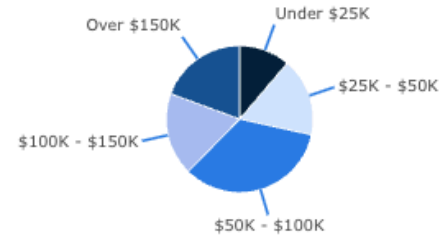
\$81.6k

Median Income

\$72.8k

2029 Estimate

↓ 11% Growth Rate



Age Demographics

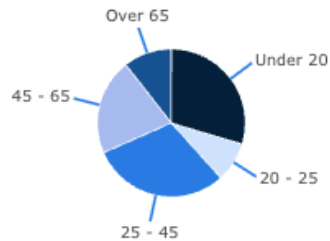
32

Median Age

38

2029 Estimate

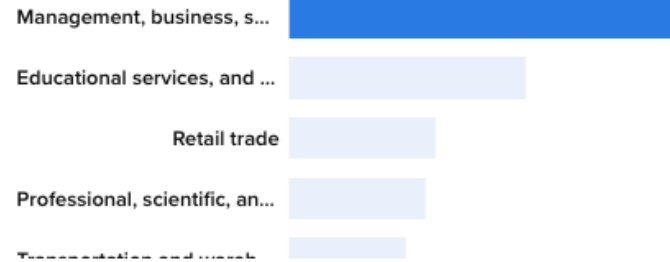
↑ 18% Growth Rate



Number of Employees

18k

Top Employment Categories



Housing Occupancy Ratio

8:1

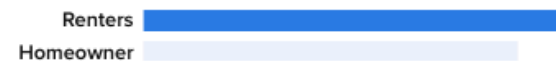
7:1 predicted by 2029



Renter to Homeowner Ratio

1:1

2:1 predicted by 2029



DEMOGRAPHICS - 3 MILES

1 mile

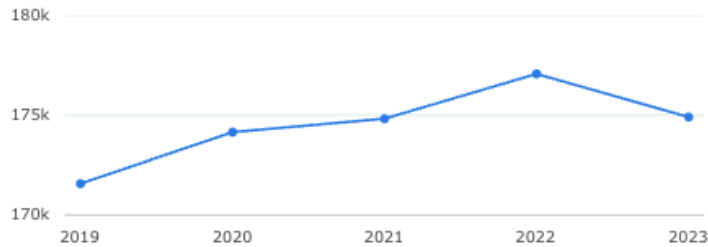
3 miles

5 miles

Population

174.9k

↓ 1% Compared to 177.1k in 2022
↑ 1% Compared to 171.6k in 2019



Household Income

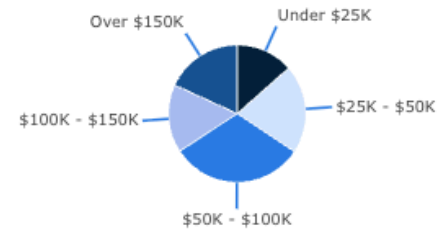
\$73.5k

Median Income

\$81.6k

2028 Estimate

↑ 11%
Growth Rate



Age Demographics

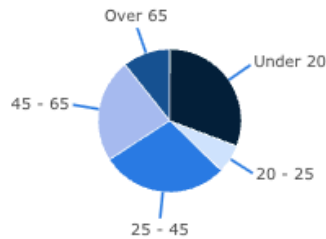
34

Median Age

38

2028 Estimate

↑ 11%
Growth Rate



Number of Employees

133.2k

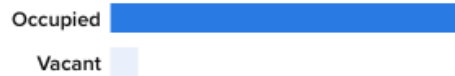
Top Employment Categories



Housing Occupancy Ratio

12:1

15:1 predicted by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028



DEMOGRAPHICS - 5 MILES

1 mile

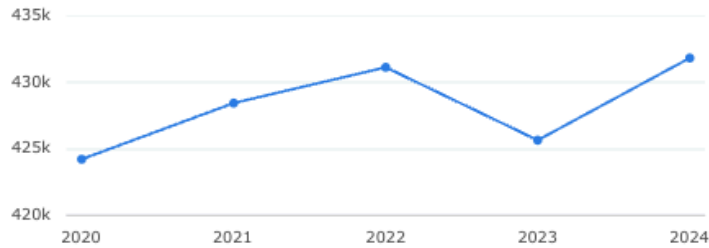
3 miles

5 miles

Population

431.8k

↑ 1% Compared to 424.2k in 2020 ↑ 1% Compared to 425.6k in 2023



Household Income

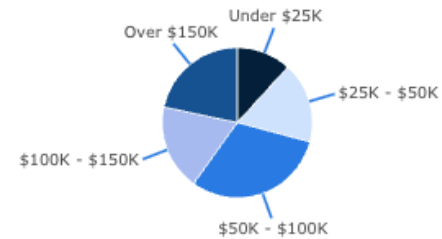
\$82.3k

Median Income

\$87.2k

2029 Estimate

↑ 6% Growth Rate



Age Demographics

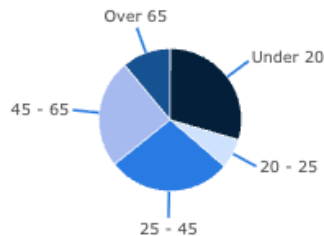
36

Median Age

38

2029 Estimate

↑ 6% Growth Rate



Number of Employees

331.8k

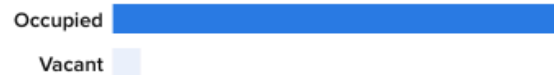
Top Employment Categories



Housing Occupancy Ratio

15:1

18:1 predicted by 2029



Renter to Homeowner Ratio

1:2

1:2 predicted by 2029



INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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>GT Capital</u> Licensed Broker / Broker Firm Name / Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Licensed Supervisor of Sales Agent / Associate	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (832) 495-8855

Fax: (713) 785-6631

Purchase. 3