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RE/MAX CORRIDOR

209 S. Main Street  
Cibolo, TX 78108  
REMAXCCG.COM

FOR SALE | RETAIL PROPERTY

# SEALY BUSINESS CENTER

418 HIGHWAY 90 WEST, SEALY, TX 77474



PRESENTED BY:

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	10,620 SF
Number of Units:	9
Price / SF:	\$136.53
Cap Rate:	8.34%
NOI:	\$120,880
Market:	Houston

## PROPERTY OVERVIEW

Welcome to 418 Highway 90 W, an exceptional shopping center located in the bustling city of Sealy, TX.

Situated in a highly visible and convenient location, this shopping center boasts strong foot traffic and provides an ideal opportunity for businesses to thrive. With an array of well-known brands and local businesses as tenants, this center offers a diverse shopping experience for customers, ensuring high occupancy and steady income.

In addition to the strong investment potential, this property also offers the opportunity for growth and expansion. With its high population density and a thriving economy, Sealy is a prime location for businesses looking to establish or expand their presence. The surrounding area is also undergoing rapid development, making this shopping center an even more desirable investment.

## PROPERTY HIGHLIGHTS

- Fully leased for stable and steady income | All Net Leases, 100% Expense Reimbursement
- Tremendous potential for future growth in booming Houston economy
- Ideal investment for any savvy investor looking to diversify their portfolio
- Diverse mix of tenants including popular regional brands and local businesses

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# TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year
				Comm.	Exp.			
Dippin Donuts	1 & 2	1,240	11.7%	5/7/14	1/31/29	\$12.58	\$1,300	\$15,600
New Image Nail	3	800	7.5%	12/1/23	11/30/25	\$19.50	\$1,300	\$15,600
Clinica Hispana	4 & 6	2,400	22.6%	11/1/19	4/30/24	\$8.51	\$1,701	\$20,416
RLZ Development	7	800	7.5%	10/1/23	11/30/26	\$11.04	\$736	\$8,832
Castillo Hair	8	1,240	11.7%	10/1/14	M2M	\$9.68	\$1,000	\$12,000
KHA Vo Teahouse	9B & 10	800	7.5%	8/1/23	9/30/26	\$14.04	\$936	\$11,232
Maribel Villalon	11	1,000	9.4%	10/1/13	5/31/27	\$12.00	\$1,000	\$12,000
Infinity Smoke Shop	12	900	8.5%	10/1/21	8/31/24	\$9.73	\$730	\$8,760
Lauren & Carlo	13	1,440	13.6%	1/1/21	12/31/25	\$11.42	\$1,370	\$16,440
<b>Total</b>		<b>10,620</b>				<b>\$11.38</b>	<b>\$10,073</b>	<b>\$120,880</b>

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# OPERATING STATEMENT

Income	Current	Year 1	Year 2	Per SF
Scheduled Base Rental Income	120,880	120,880	120,880	11.38
Expense Reimbursement Income				
CAM	35,316	36,024	36,743	3.46
Total Reimbursement Income	\$35,316 100.0%	\$36,024 100.0%	\$36,743 100.0%	\$3.46
Effective Gross Revenue	\$156,196	\$156,904	\$157,623	\$14.84
Operating Expenses	Current	Year 1	Year 2	Per SF
CAM	35,316	36,022	36,743	3.46
Total Expenses	\$35,316	\$36,022	\$36,743	\$3.46
Expenses as % of EGR	22.6%	23.0%	23.3%	
Net Operating Income	\$120,880	\$120,881	\$120,880	\$11.38

Operating Data				
Income		Year 1		Year 2
Scheduled Base Rental Income		\$120,880		\$120,880
Total Reimbursement Income	29.8% <span style="color: green;">▲</span>	\$36,024	30.4%	\$36,743
Other Income		\$0		\$0
Potential Gross Revenue		\$156,904		\$157,623
Effective Gross Revenue		\$156,904		\$157,623
Less: Operating Expenses	23.0%	(\$36,022)	23.3%	(\$36,743)
Net Operating Income		\$120,881		\$120,880
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$120,881		\$120,880
Debt Service		(\$90,164)		(\$90,164)
Net Cash Flow After Debt Service	8.23%	\$30,717	8.23%	\$30,716
Principal Reduction	<span style="color: green;">▲</span>	\$17,286	<span style="color: green;">▲</span>	\$18,490
Total Return	12.86%	\$48,003	13.18%	\$49,206
Operating Expenses		Year 1		Year 2
CAM (Utilities & Op Exp - Combined)		\$36,022		\$36,743
Insurance		\$0		\$0
Real Estate Taxes		\$0		\$0
Management Fee		\$0		\$0
Total Expenses		\$36,022		\$36,743
Expenses/Suite		\$4,002		\$4,083
Expenses/SF		\$3.39		\$3.46

Summary		
Price	\$1,450,000	
Down Payment	\$373,375	26%
Number of Suites	9	
Price Per SqFt	\$136.53	
Gross Leasable Area (GLA)	10,620 SF	
Lot Size (SqFt)	0 SF	
Year Built/Renovated	0	

Returns	Year 1	Year 2
CAP Rate	8.34%	8.34%
Cash-on-Cash	8.23%	8.23%
Debt Coverage Ratio	1.34	1.34

Financing	1st Loan
Loan Amount	\$1,087,500
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2028

Loan information is subject to change.

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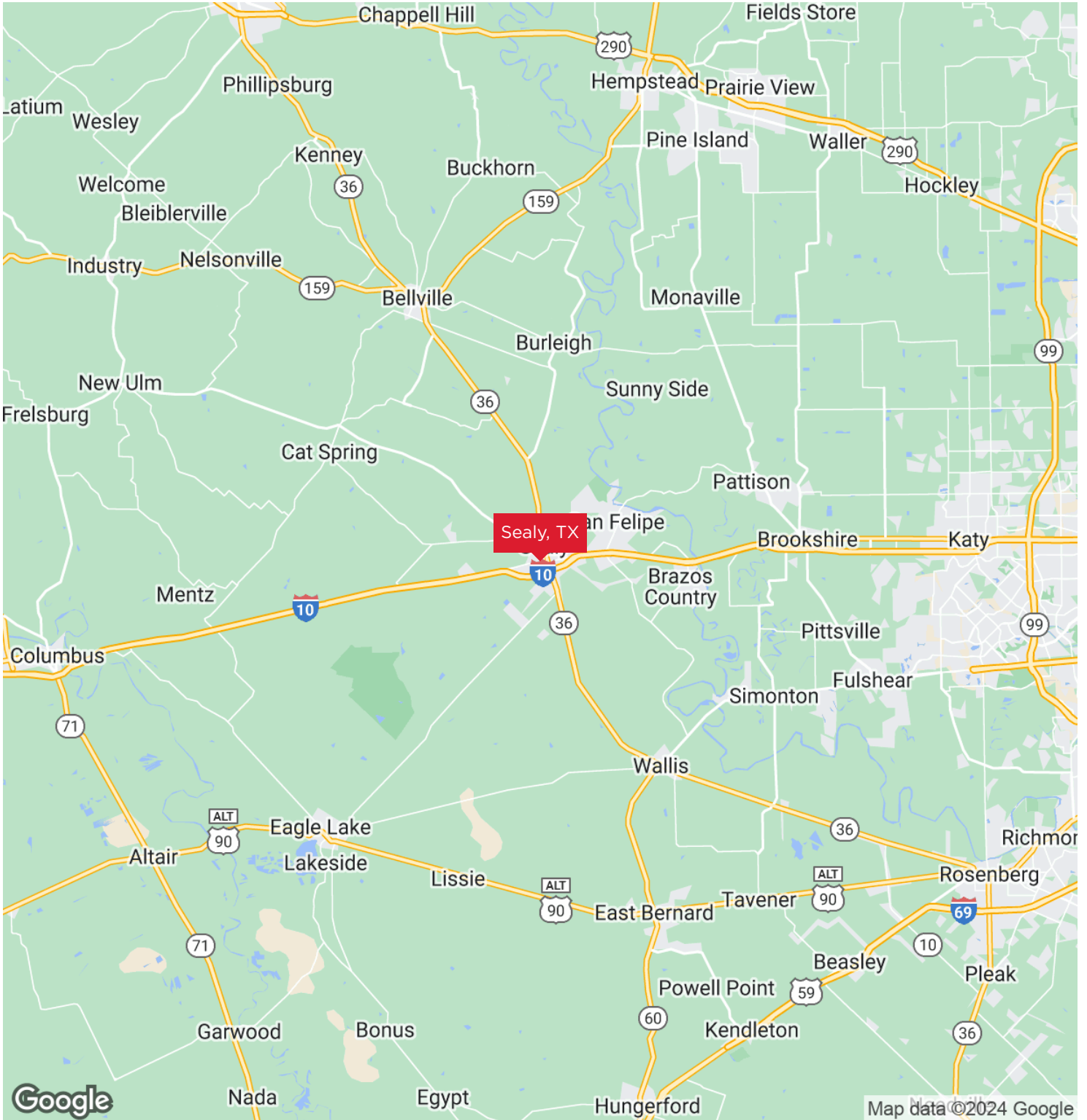
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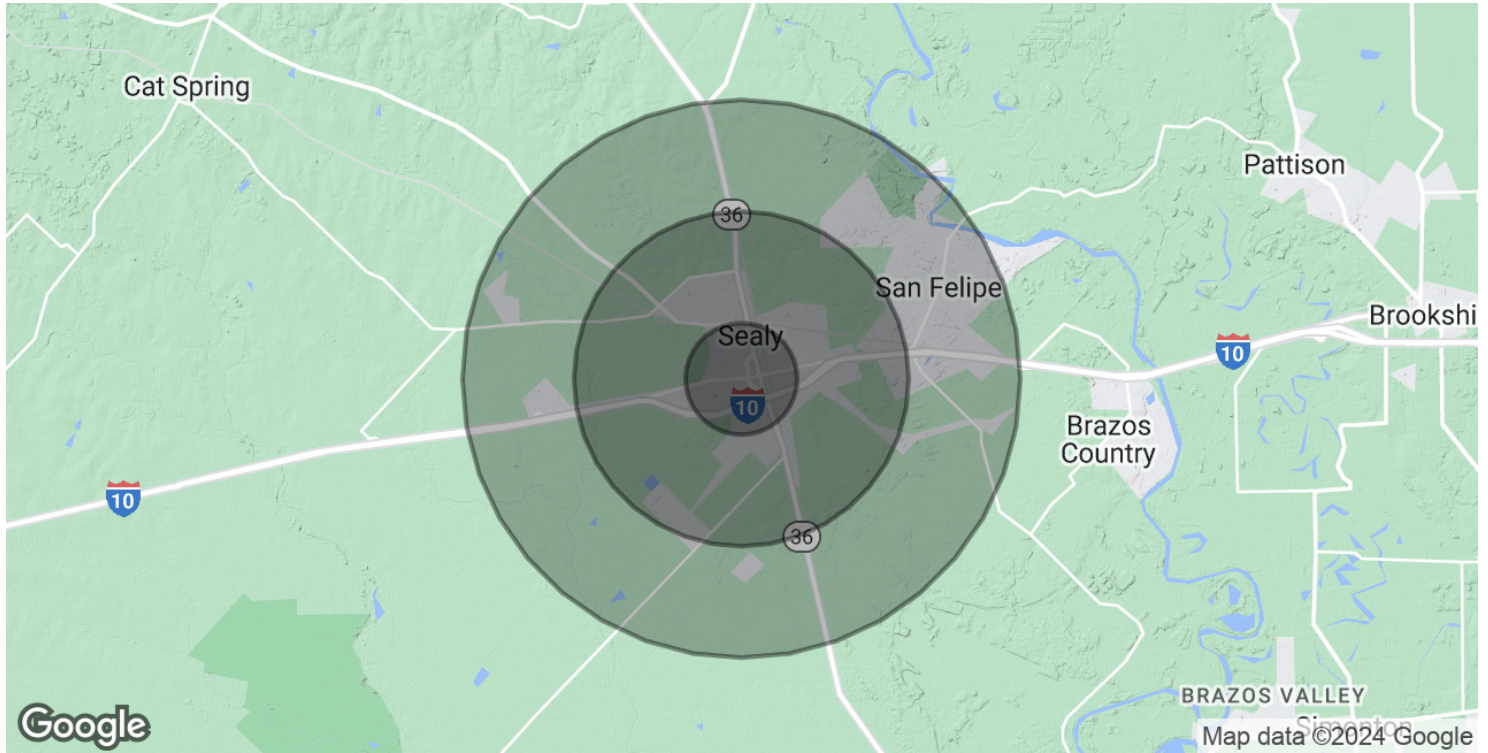
# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,868	4,245	7,389
Average Age	32.7	34.4	36.7
Average Age (Male)	32.2	32.4	34.2
Average Age (Female)	32.1	35.1	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	772	1,707	3,063
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$57,311	\$64,850	\$68,531
Average House Value	\$152,318	\$172,386	\$190,179

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

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

<b>RE/MAX Corridor</b>	<b>9000109</b>	<b>tbrown1@remax.net</b>	<b>(210)659-6700</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Tim Brown</b>	<b>511523</b>	<b>tbrown1@remax.net</b>	<b>(210)659-6700</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Anthony Lagred</b>	<b>664432</b>	<b>anthony.lagred@remax.net</b>	<b>(210)216-8925</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Victoria Aguirre</b>	<b>682061</b>	<b>victoria.aguirre.remax@gmail.com</b>	<b>(210)837-8036</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date