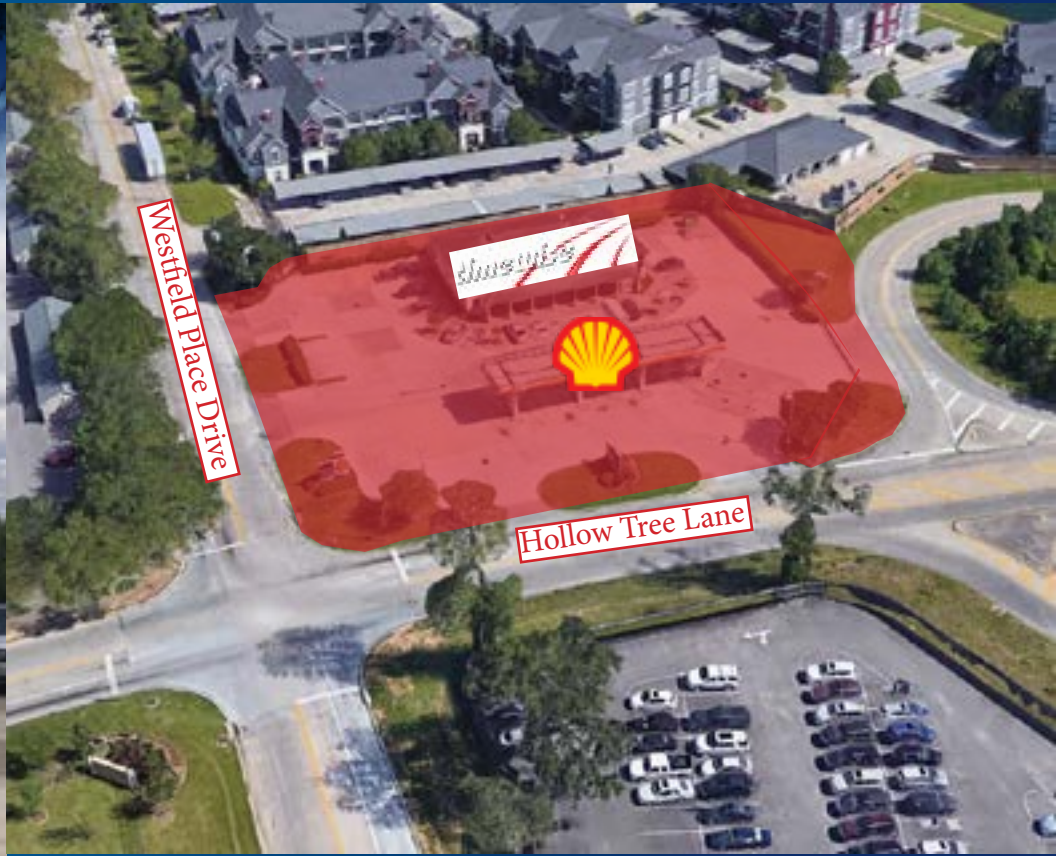


CONVENIENCE STORE | HOUSTON, TX

NNN LEASE OFFERING



90 HOLLOW TREE LANE | HOUSTON, TX 77090

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FOR SALE | 90 HOLLOW TREE LANE, HOUSTON, TX 77090

INVESTMENT OVERVIEW

- › Building Area: 4,420 Square Feet Per HCAD
- › Lot Area: 49,702 Square Feet (1.142 Acres) per HCAD
- › Year Built: 1997 per HCAD
- › Located on the Northeast corner of Hollow Tree Lane and Westfield Place in Harris County, Texas
- › Easy access to I-45
- › Tenant: Landmark Industries dba Timewise Food Stores
- › Term: Through October 30, 2029
- › Net Rent:
 - Current: \$12,278.00 per month
 - November 1, 2019: \$13,199.00 per month
 - November 1, 2024: \$14,189.00 per month
- › Initial CAP Rate: 6%
- › Purchase Price: \$2,639,800.00





TENANT OVERVIEW

LANDMARK INDUSTRIES

Headquartered in Houston, Texas, Landmark Industries owns and operates 240 convenience stores under various major fuel brands. Landmark also is a leading wholesale petroleum distributor of Shell, Chevron, Exxon, Mobil, Texaco and Valero branded products to independent convenience store and grocery store operators in the Texas marketplace.

The retail division began operation under the Timewise Food Store brand in 1982 with one location in Hempstead, Texas. It now markets in 240 stores located in and around the Houston, San Antonio, Austin and Laredo marketplaces with several new units presently being developed.

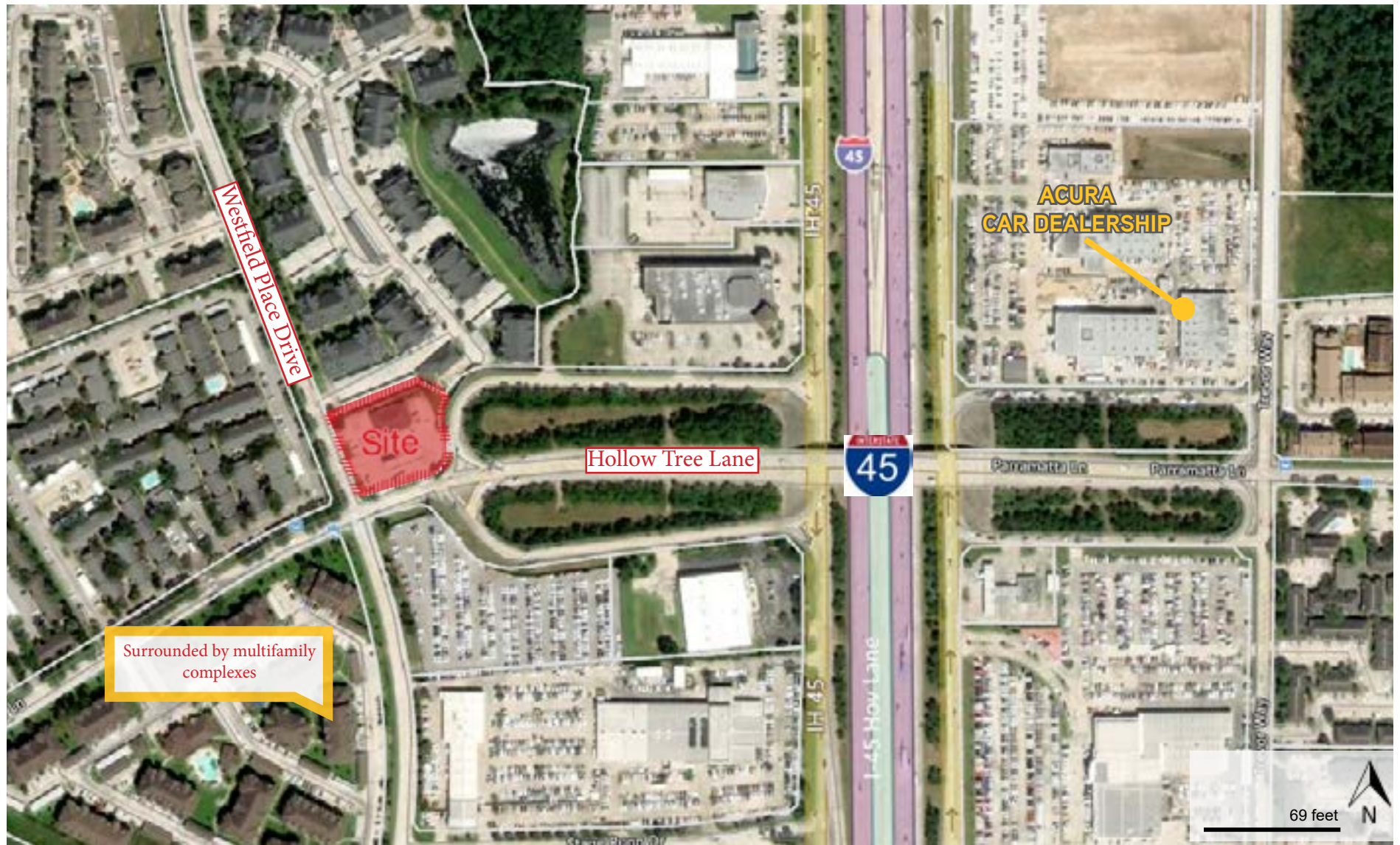
EXXON

Chevron

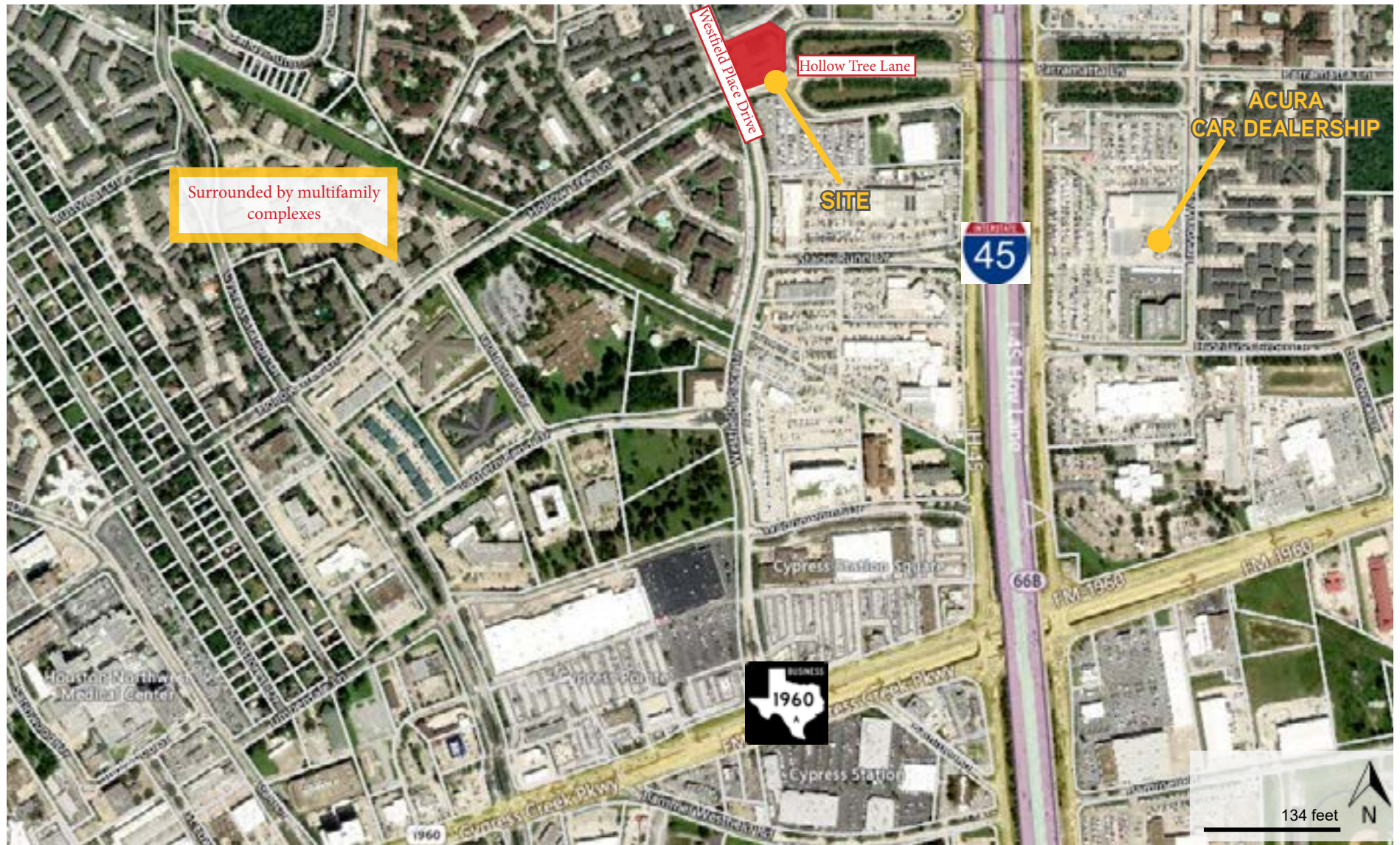
Mobil



AERIAL | 90 HOLLOW TREE LANE, HOUSTON, TX 77090

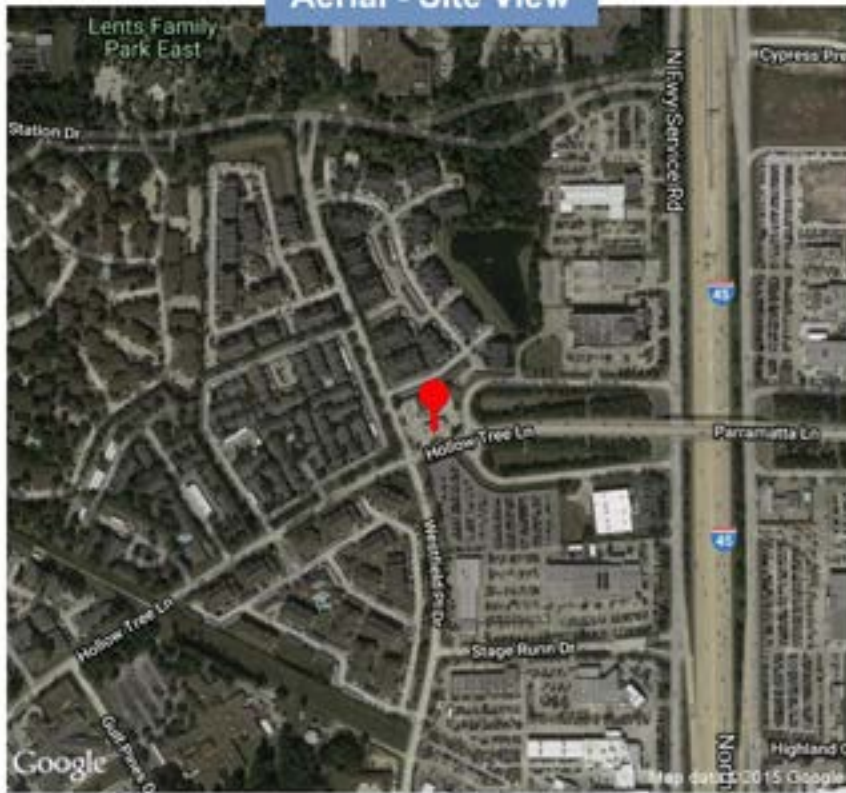


AERIAL | 90 HOLLOW TREE LANE, HOUSTON, TX 77090

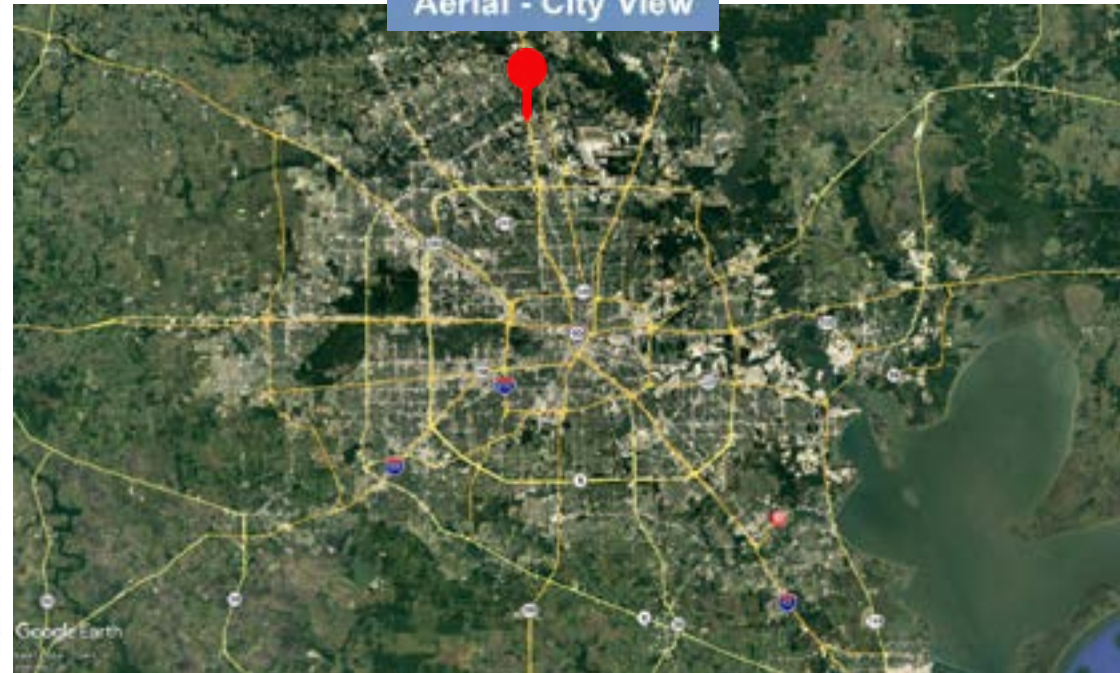


AERIAL | 90 HOLLOW TREE LANE, HOUSTON, TX 77090

Aerial - Site View



Aerial - City View



Demographic Data

	1 mi radius	3 mi radius	5 mi radius
Population (2018)	19,091	117,711	276,391
Households (2018)	8,568	44,282	99,624
Median household income (2018)	\$41,070	\$62,542	\$66,742
Total Employees	10,026	36,398	78,565
Total Establishments	910	3,687	7,925

Source: LandVision 4.23.19

RETURN ON COST | 90 HOLLOW TREE LANE, HOUSTON, TX 77090

Purchase Price	\$2,639,800
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Landmark Industries, dba Timewise Food Stores				
From Date	To Date	# of Months	Rent/Month	Annual Return on Cost
05/01/19	10/31/19	6	\$12,278	5.58%
11/01/19	10/31/24	60	\$13,199	6.00%
11/01/24	10/31/29	60	\$14,189	6.45%
Total / Weighted Average		126		6.19%



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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date