

For Sale

Atascocita Market Square

8080 FM 1960 Road E, Humble, TX 77346

±49,937 SF Retail Shopping Center

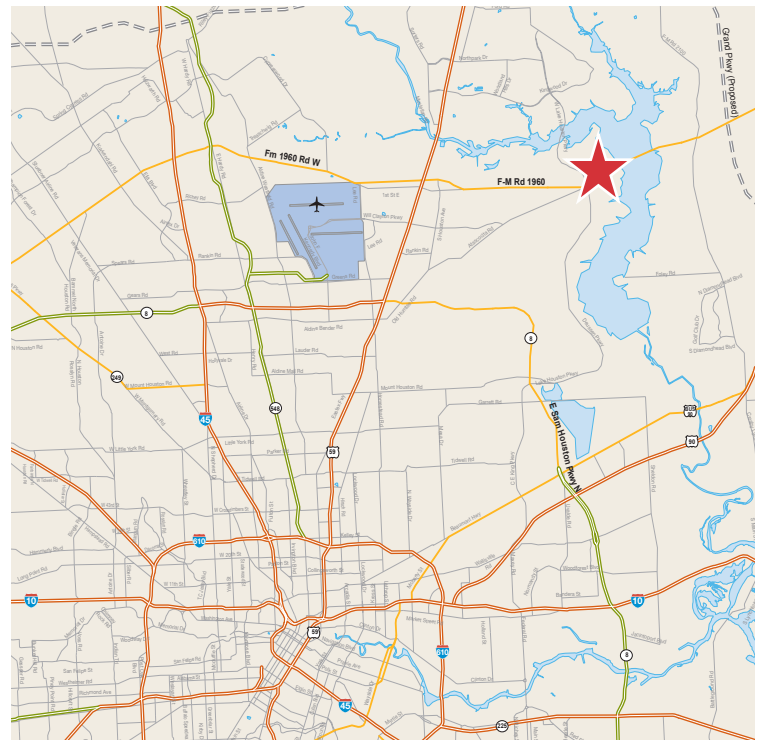


Investment Overview

PROPERTY SUMMARY

- Property Address: 8080 FM 1960 Road E
- Price: \$5,150,000
- Price/SF: \$103.13
- Price/SF of Land: \$21.04
- Net Rentable Area: 49,937 SF
- Land Size: 5.62 Acres
- Built: 1979/2016
- Property Type: Retail Shopping Center
- Tenancy: Multi-Tenant

INVESTMENT SUMMARY Atascocita Market Square is a 49,937 square foot retail center located at 8080 FM 1960 in Humble. The property was built in 1979 and was recently renovated in the past year. Atascocita Market Square is 96% occupied being sold on a price per square foot basis of \$103.13 per square foot. The property has an average net rental rate of \$7.80 which is significantly below the market, given its submarket average of \$15.00-\$20.00 NNN. A Buyer benefits from increasing rental rates to market rate, thus increasing NOI and acquiring an asset well below its replacement cost. The center has a great mix of national credit tenants and local businesses. Atascocita Market Square is located in the rapidly growing Lake Houston submarket and feeds off of the growing population and high traffic counts. The property did not see any damage from Hurricane Harvey.



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