

# SECURE

NET LEASE



## Houston Ground Lease Portfolio

- ✓ 9 Individual Ground Lease Properties that Include Several Investment Grade Tenants
- ✓ 6 Properties are Pad Sites to the Baybrook Mall and Located Along I-45
- ✓ Ideal High-Traffic Location - 182,000+ Combined VPD
- ✓ Strong Demographics – 200,000+ Population in 5-Mile Radius

BAY AREA BOULEVARD 36,184 VPD

### BAYBROOK MALL

- 1,800,000+ TOTAL SF
- 550,000 SF MALL EXPANSION IN 2015
- 18+ MILLION VISITORS ANNUALLY
- #2 PERFORMING MALL IN HOUSTON MSA
- RANKED IN TOP 100 MALLS IN U.S.

Dillard's   Apple   Foot Locker  
 macy's   DICK'S SPORTING GOODS   GAP  
 KAY JEWELERS   JCPenney   FOREVER 21  
 claire's

ROSS DRESS FOR LESS  
 PET SMART  
 TORRID  
 JOANN

DSW   OLD NAVY  
 HomeGoods   LA BOY  
 Burlington   Marshalls

T-Mobile

McDonald's

ULTA

FIVE GUYS

CRAZY ALAN'S SWAMP SHACK RESTAURANT

Starbucks

Capital One

Cane's

Bank of America

MATTRESS FIRM

PF CHANG'S

the Burger Joint

The Cheesecake Factory

ETHAN ALLEN

ROOMS TO GO PATIO

ROOMS TO GO

Visionworks

charles SCHWAB

INTERSTATE 45

GULF FREEWAY 146,486 VPD

STAPLES

MIAS TABLE

THE VITAMIN SHOPPE

Comerica

ROLEX

BEST BUY

LIFETIME

LONGHORN STEAKHOUSE

LOWE'S

# HOUSTON GROUND LEASE PORTFOLIO

## INVESTMENT OVERVIEW

Tenants	Address
Lowe's Home Improvement	19225 Gulf Fwy, Webster, TX
Charles Schwab	19205 Gulf Fwy, Webster, TX
Longhorn Steakhouse	19019 Gulf Fwy, Webster, TX
Visionworks	19210 Gulf Fwy, Friendswood, TX
Rooms To Go	19250 Gulf Fwy, Friendswood, TX 19258 Gulf Fwy, Friendswood, TX
Ethan Allen	19240 Gulf Fwy, Friendswood, TX
Olive Garden	1310 W Bay Area Blvd, Friendswood, TX
Swamp Shack	1330 W Bay Area Blvd, Friendswood, TX
The Burger Joint	1350 W Bay Area Blvd, Friendswood, TX

### CONTACT FOR DETAILS

#### Kyle Varni

Senior Associate  
(469) 694-4189

kvarni@securenetlease.com

#### Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

#### NOI

\$2,527,199

- ✓ **9 ground lease properties** that consist of long and short term leases. This provides investors with both stable and value-add income.

#### Total Building Area

±262,183 SF

- ✓ **6 of the 9 properties are pad sites to the Baybrook Mall** which benefits from 18 million visitors annually.

- ✓ **Excellent access and visibility** - Ideally located along Interstate 45 & Bay Area Blvd providing a combined VPD of 182,000+.

#### Total Land Area

±26.11 AC

- ✓ **Signature property is situated in a high-traffic dense retail corridor** with neighboring national tenants including: Best Buy, Staples, Walmart, Sam's Club, Costco, Target, HEB, & Starbucks

- ✓ **Friendswood is a growing and affluent suburb of Houston** with Avg HHI incomes of \$102,118 (1-mile radius), \$90,089 (3-mile radius), and \$115,953 (5-mile radius) respectively.

#### Lease Types

Ground Lease\*

- ✓ **The City of Webster is the nucleus of Bay Area Houston** with its strategic position midway between Downtown Houston and Galveston - Webster is known as the retail, dining, and entertainment capital of Bay Area Houston.

- ✓ **Houston is the fifth most populous MSA in the nation, and the second largest in Texas behind DFW.** With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities.

#### Occupancy

100%

\*2 Leases Have Minimal Landlord Responsibilities

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

CLEAR LAKE INTERMEDIATE SCHOOL  
(926 STUDENTS)

CLEAR LAKE CITY ELEMENTARY SCHOOL  
(589 STUDENTS)

NASA DISC GOLF COURSE

GULF FREEWAY  
±16,486 VPD

BAY AREA BOULEVARD  
±36,184 VPD



NASA JOHNSON SPACE CENTER

SPACE CENTER INTERMEDIATE SCHOOL  
(978 STUDENTS)

SPACE CENTER HOUSTON



KOHL'S



DAVID'S BRIDAL

H-E-B  
(UNDER CONSTRUCTION)

DOLLAR TREE

CVS pharmacy

H-E-B  
PET SUPPLIES PLUS  
Minus the basic.

Walmart Supercenter



NASA BYPASS  
±41,318 VPD

HOUSTON METHODIST CLEAR LAKE HOSPITAL  
(178 BEDS)

**BAYBROOK MALL**

- 2<sup>ND</sup> LARGEST MALL IN HOUSTON MSA
- 1,800,000+ TOTAL SF
- 200+ RETAILERS

SUBJECT PROPERTIES

Office DEPOT

SPACE CENTER HOUSTON

LIFETIME

TARGET

COSTCO WHOLESALE

3 TEXAS

EGRET BAY BOULEVARD  
±34,244 VPD



GREENE ELEMENTARY SCHOOL  
(727 STUDENTS)



BIG LOTS!

BROOKSIDE INTERMEDIATE SCHOOL  
(810 STUDENTS)

FM 528 ROAD  
±42,428 VPD

Kroger

CINEMARK

GALVESTON ROAD  
±23,796 VPD

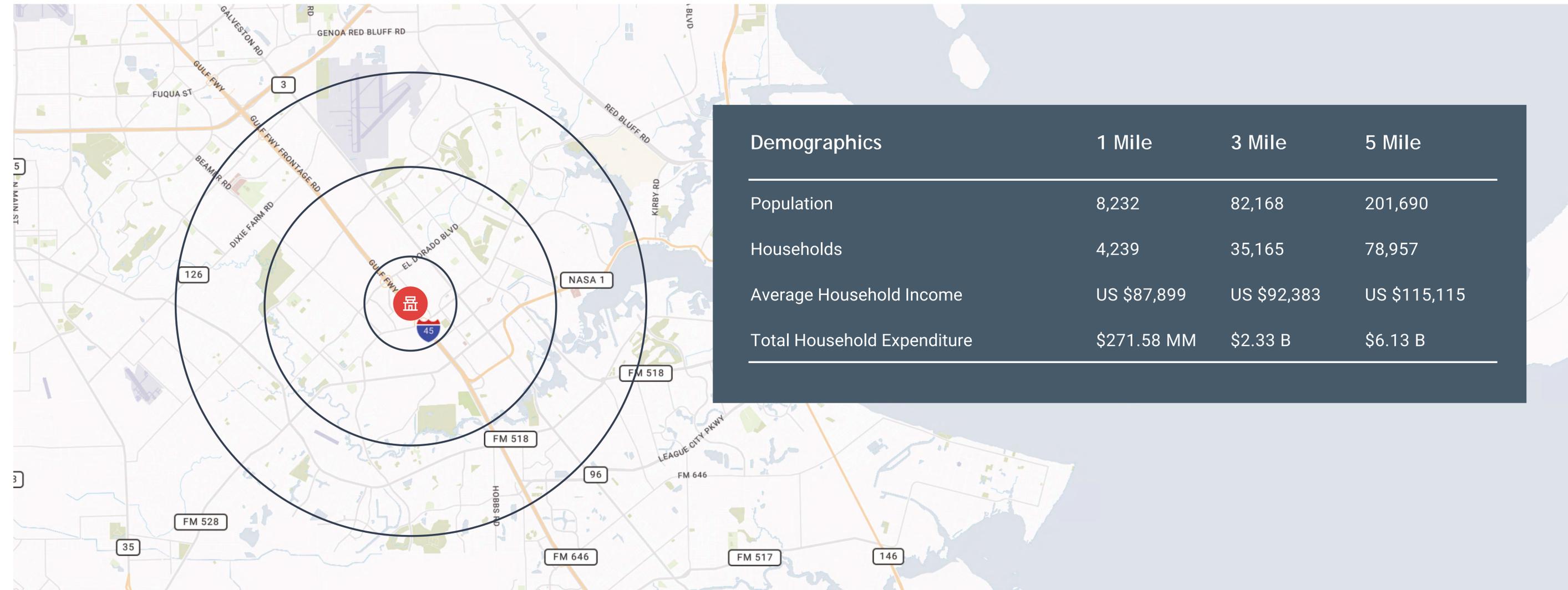
CLEAR CREEK ISD CHALLENGER COLUMBIA STADIUM

Academy SPORTS+OUTDOORS

CLEAR CREEK

# HOUSTON GROUND LEASE PORTFOLIO

## LOCATION OVERVIEW



### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart Stores Inc (37,000)
2. Memorial Hermann Health System (24,108)
3. H-E-B (23,732)
4. The University of Texas MD Anderson Cancer Center (21,086)
5. McDonald's Corp (20,918)
6. Houston Methodist (20,000)
7. Kroger Company (16,000)
8. NASA-Johnson Space Center (15,000)
9. United Airlines (14,941)
10. Schlumberger (12,069)
11. Shell Oil Company (11,507)
12. HCA Houston Healthcare Clear Lake (2,000)
13. Ellington Field (2,323)
14. KBR (600)
15. Top Golf Webster (500)

# HOUSTON GROUND LEASE PORTFOLIO

## LOCATION OVERVIEW

# Friendswood

Texas

 **39,688**  
Population

 **\$111,478**  
Median Household Income



Houston, the fourth-most populous city in the U.S., is just a 30-minute drive from Friendswood

**30-MINUTE**

Distance to William P. Hobby Airport

**11 Miles**

### Friendswood is a growing suburb, located in Galveston and Harris counties, approximately 22 miles south of Houston.

It is strategically located near three major airports and deep-water ports with easy thoroughfare and railway access.

**Friendswood was named one of the 2021 "Safest Cities in the United States" as calculated by NeighborhoodScout.**

Known for its extraordinary demographics, including a highly educated, affluent resident base and an outstanding public school system, the city of Friendswood offers continuous business relocation and expansion assistance, including economic development incentives. Friendswood was named one of the 2021 "Safest Cities in the United States" as calculated by NeighborhoodScout.

Friendswood lies adjacent to the city of Webster, another rapidly growing Houston suburb. Webster, a small city in terms of its square miles - just 6.7, but mighty in terms of commercial vibrancy - home to more than 2,200 businesses and a trade area that includes a 15-mile radius and 1.5 million people - was founded in 1879 by James W Webster under the name "Gardentown." As Webster is positioned midway between downtown Houston and Galveston, the City was established initially as a colony for English immigrants. With the advent of the railroad, the area's farming industry grew.

Two of Webster's growth industries have always been aerospace and medical. Webster became the "medical center of the south" with Houston as the "medical center of the north" beginning in 1972 with Clear Lake Regional Medical Center (now HCA Houston Healthcare Clear Lake). Webster's medical center accommodates a service area population exceeding more than 1,800,000 patients annually. With the opening of University of Texas Medical Branch - Clear Lake in 2019, that number is anticipated to continually escalate.

# HOUSTON GROUND LEASE PORTFOLIO

## LOCATION OVERVIEW

# Webster

Texas

 **11,222**  
Population

 **\$55,497**  
Median Household Income



Webster is known as the retail, dining, and entertainment capital of Bay Area Houston

### CAPITAL

Webster is home to NASA-Johnson Space Center - the hub of human spaceflight

### HUB

**Webster, a small city in terms of its square miles - just 6.7, but mighty in terms of commercial vibrancy - home to more than 2,200 businesses and a trade area that includes a 15-mile radius and 1.5 million people - was founded in 1879 by James W Webster under the name “Gardentown.”**

As Webster is positioned midway between downtown Houston and Galveston, the City was established initially as a colony for English immigrants.

**The City of Webster is the Nucleus of Bay Area Houston with its strategic position midway between downtown Houston and Galveston.**

With the advent of the railroad, the area’s farming industry grew. In the early 1900s,

a small farming community comprised of Japanese immigrants established rice farming as a key crop for the region. In addition to rice and fruit, dairies and livestock ranches abounded. In the 1930s, petroleum was discovered at the Webster-Friendswood Oilfield.

Webster was incorporated in 1958, shortly before NASA (National Aeronautics and Space Administration) announced that it would build the Johnson Space Center (formerly called the Manned Space Center) in 1961. Naturally, NASA served as a catalyst to grow the City of Webster and the region. Webster has been home to many aerospace companies, including Ad Astra Rocket Company, Leidos, Nanoracks, and Lockheed Martin’s Exploration Development Laboratory.

Two of Webster’s growth industries have always been aerospace and medical. Webster became the “medical center of the south” with Houston as the “medical center of the north” beginning in 1972 with Clear Lake Regional Medical Center (now HCA Houston Healthcare Clear Lake). Webster’s medical center accommodates a service area population exceeding more than 1,800,000 patients annually. With the opening of University of Texas Medical Branch - Clear Lake in 2019, that number is anticipated to continually escalate.

# HOUSTON GROUND LEASE PORTFOLIO

## IN THE NEWS

### Houston is winning the competition to establish tech hubs in Texas

JON SWARTZ, JULY 10, 2021 (MARKETWATCH)

The shell of a Baker Hughes Co. facility that manufactured oil and gas equipment is home to a bustling “maker lab” for 33 tenants. A 300,000-square-foot complex incubating the next tech ideas for the likes of Johnson & Johnson and AT&T Inc. is known affectionately as “the cookie factory,” because it was originally the home of Nabisco.

These scenes from Houston are part of an attempted **industrial resurrection** for the nation’s **fourth-largest city**, which is trying to move from older companies that were a part of the city’s oil-propelled boom to an economy based on **fostering technology**. The crown jewel of this renaissance could be the gleaming **new corporate headquarters** of Hewlett Packard Enterprise Co. HPE in northern Houston — when the sprawling, **439,000-square-foot complex** designed in part by HPE Chief Executive Antonio Neri opens in early 2022, it will be home to about **3,000 people**, making HPE the **city’s eighth-biggest employer**.

A crumbling Sears department store is being converted into a sparkling, state-of-the-art space for early-stage tech startups to receive financing and expert advice.

“Every company [in Houston and elsewhere] is an **IT company** now,” Neri told MarketWatch MarketWatch in a 30-minute video interview last week. “They all need to turn their **talent** in different directions, and reinvent themselves.”

HPE’s decampment to Houston offers a vivid snapshot of a new **tech frontier** where the energy industry, three major local universities, the **world’s largest medical center**, the mayor’s office, and the local **tech ecosystem** are working hand-in-hand to **accelerate** research in medicine, climate change and **cloud computing**.

EXPLORE ARTICLE



### Collins Aerospace coming to Houston Spaceport

JAKE MAGEE, MAY 13, 2021 (COMMUNITY IMPACT NEWSPAPER)

Houston officials have announced another company slated for the Houston Spaceport at Ellington Airport in Clear Lake.

As early as June, Collins Aerospace may break ground on an **eight-acre** parcel in the recently completed Phase 1 of the spaceport. The plan includes a second eight-acre tract Collins will have the option to **expand** into.

Collins Aerospace will build a **116,000-square-foot** facility that will include **office space**, manufacturing laboratory space and **10,000 square feet** of accelerator space. Houston officials have announced another company slated for the Houston Spaceport at Ellington Airport in Clear Lake.

The accelerator space will be subleased by Collins Aerospace to a third-party organization that will bring Houston’s entrepreneurial, corporate and academic communities together to accelerate innovation and opportunities to tackle aerospace-related challenges, officials said.

The development will add **250 engineering and technician jobs** to the area. Construction will take about two years to complete, officials said.

Collins Aerospace is a division of Raytheon Technologies, and Hamilton Sundstrand, the entity named in the proposed lease **agreement**, is a division of Collins Aerospace. The proposal will go before Houston City Council on **May 19**.

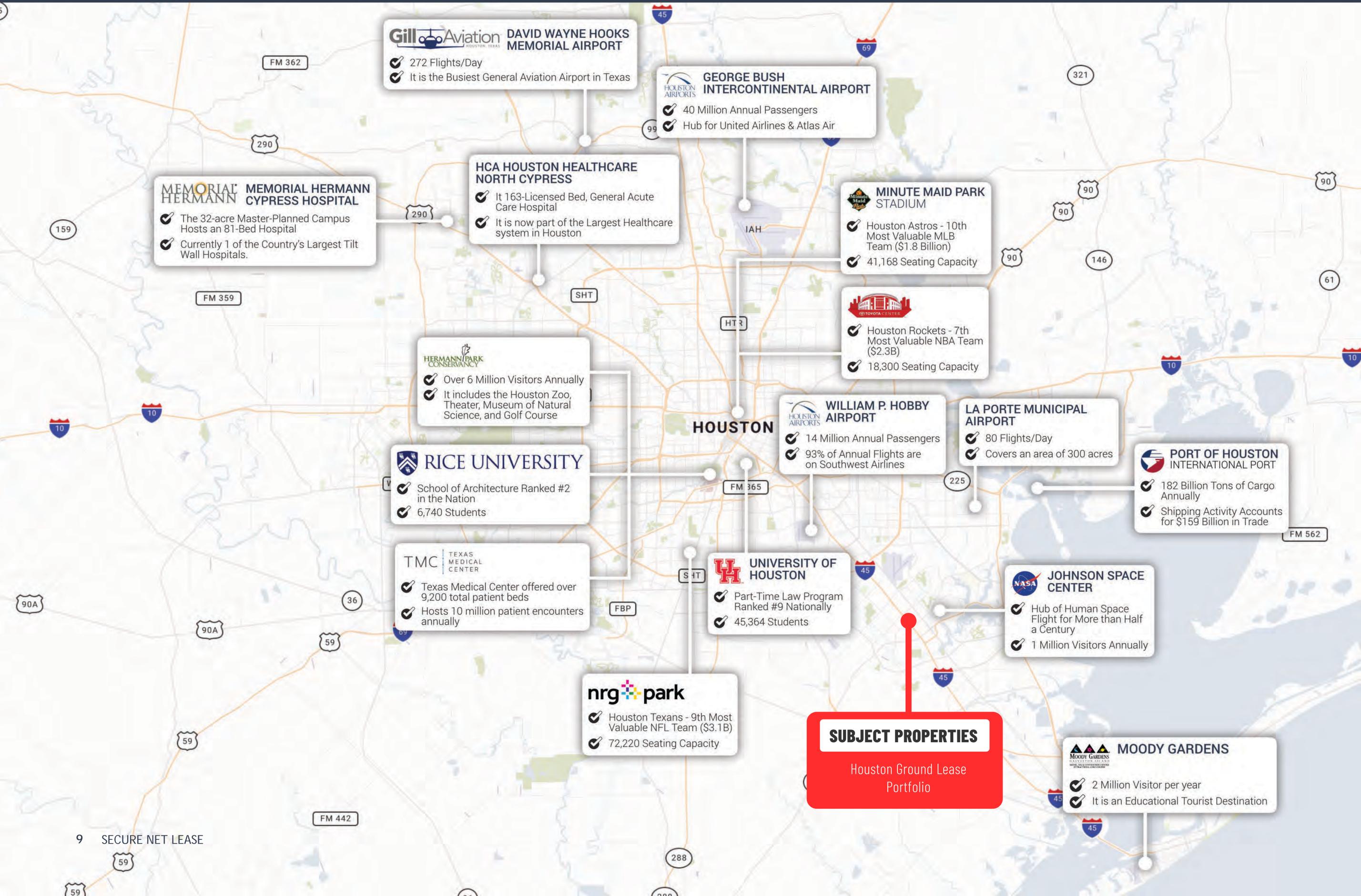
Houston Spaceport Phase 1, which began in **June 2019** and was completed in **December 2020**, is about **153 acres** of streets and other **infrastructure** built to house aerospace companies at the **640-acre spaceport**.

EXPLORE ARTICLE



# HOUSTON GROUND LEASE PORTFOLIO

HOUSTON-THE WOODLANDS-SUGAR LAND MSA



CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

---

CALL FOR ADDITIONAL INFORMATION

### Kyle Varni

Senior Associate  
(469) 694-4189

[kvarni@securenetlease.com](mailto:kvarni@securenetlease.com)

### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# HOUSTON GROUND LEASE PORTFOLIO

## TEXAS DISCLAIMER

### Approved by the Texas Real Estate Commission for Voluntary Use

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

#### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.