



Brazos Town Center Leasehold

\$931,000 | 10.00% CAP

24103 Southwest Fwy, Rosenberg, TX 77471 (Houston)

- ✓ 25-Year Absolute NNN Leasehold with Large 12-15% Rental Increases Every 5 Years in Primary Term & Options
- ✓ Large Pad Site Located at Entrance of Brazos Town Center which is the 2nd Most Visited Power Center in Texas with Approximately 15.2M Visitors Per Year.
- ✓ Excellent Demographics - Approx. 131,435 Residents w/in 5 Mi. & Avg. HH Income of Almost \$120,155
- ✓ Brazos Town Center is Home to Many National Tenants such as Kroger, Academy, Home Depot, Target, etc. which serves as the Main Retail Hub for the Surrounding Area.

BRAZOS TOWN CENTER

- 2ND MOST-VISITED POWER CENTER IN TEXAS
- THE BRAZOS TOWN CENTER SEES APPROXIMATELY 15.2M VISITORS PER YEAR
- #1 KROGER IN TX IN TOTAL VISITS
- APPROXIMATELY 2M SF OF RETAIL

THE VERGE AT SUMMER PARK (291 UNITS)

DOLCE LIVING AT ROSENBERG APARTMENTS

SPRINGHILL SUITES® BY PARHOTT

Kroger

Academy SPORTS+OUTDOORS

RACK ROOM SHOES

HomeGoods

JCPenney

CAT O

FIVE BELOW

Michael's

maurices

Pizza Hut

FIREHOUSE SUBS

SPEC'S WINES-SPRITS-FINCA FOODS

Batteries + Bulbs

Walgreens

TACO BELL KFC

SUBJECT PROPERTY
24103 SOUTHWEST FWY.

Jersey Mike's SUBS

IHOP

SONIC DUNKIN'

POPEYES

Valvoline

Olive Garden

WING STON

HONDA

ALIHQ HOTEL

CVS pharmacy

tropical CAFE

NISSAN

HYUNDAI Ford CHEVROLET Jeep RAM KIA

HONDA

McDonald's

Wendy's TACO BELL

SOUTHWEST FREEWAY (59,233 VPD)

59

INTERSTATE 69

LOWE'S Waffle House Wendy's

TRACTOR SUPPLY CO

HARBOR FREIGHT TOOLS AutoZone Starbucks Panda Express Arby's

ALDI goodwill Davita NTB

BOOT BARN McDonald's DISCOUNT TIRE Jack in the box golden corral Denny's

B F TERRY HIGH SCHOOL (1,537 STUDENTS)

GEORGE JUNIOR HIGH SCHOOL (1,173 STUDENTS)

FRESENIUS MEDICAL CARE

KOHL'S OLD NAVY DOLLAR TREE

CINEMARK

Hampton

THE HOME DEPOT HOBBY LOBBY

chili's

Starbucks

KAY JEWELERS

Burlington ROSS DRESS FOR LESS

Office DEPOT OfficeMax FAMOUS footwear

McALISTER'S DELI

Target Marshalls petco claire's LESLIE'S SHOE PALACE

TEXAS ROADHOUSE

CHIPOTLE MEXICAN GRILL

Jason's deli

Firestone COMPLETE AUTO CARE

REGIONS

BURGER KING

FM 762 ROAD (24,716 VPD)

762 ROAD

Subject Property

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KOHL'S
OLD NAVY
DOLLAR TREE
Super Nova Furniture
HOME OF THE FAMOUS PACKAGE DEALS™

Walmart
Supercenter
• 1.63M VISITORS PER YEAR

Target
Marshall's
petco
claire's
SHOE PALACE
LESLIE'S

H-E-B
• 1.55M VISITORS PER YEAR

B F TERRY HIGH SCHOOL
(1,537 STUDENTS)

ALDI
goodwill
Davita
NTB
NEIGHBORHOOD THERAPY CENTER

PANDA EXPRESS
Chick-fil-A
BUFFALO WILD WINGS

THE HOME DEPOT
HOBBY LOBBY

Burlington
ROSS
DRESS FOR LESS™
Office DEPOT
OfficeMax
FAMOUS
footwear

chili's

Starbucks

McALISTER'S
"DELI"

TEXAS
BBQ

CHIPOTLE
MEXICAN GRILL

Jason's deli

BURGER KING

MOD

Shell

HONDA

Jonny Mike's
SUBS
tropical CAFE
SMOOTHIE

CVS pharmacy

IHOP
RESTAURANT

McDonald's
WING STOP
TORREY'S TACOS

Valvoline

Olive Garden
ITALIAN RESTAURANT

Firestone
COMPLETE AUTO CARE™

TACO BELL
KFC

SOUTHWEST FREEWAY
(59,233 VPD)

THE VERGE AT SUMMER PARK
(291 UNITS)

SPRINGHILL SUITES
BY MARRIOTT

SUBJECT PROPERTY
24103 SOUTHWEST FWY.

ROCKY'S
Old Country Store
POPEYES
LOUISIANA KITCHEN

SONIC
DUNKIN'

Walgreens

DOLCE LIVING AT ROSENBERG APARTMENTS

Kroger
Academy
SPORTS+OUTDOORS
HomeGoods
five BELOW
Firehouse SUBS
FOUNDED BY FIREMEN™
JCPenney
Michael's
Where Creativity Happens™
maurices
CAJO
Pizza Hut
Where the Party Never Ends™
RACK ROOM SHOES

CUBE SMART
self storage

EGG FITNESS
SPEC'S
WINES • SPIRITS • FINE FOODS

Batteries + Bulbs

FM 762 ROAD
(24,716 VPD)

Subject Property

INVESTMENT OVERVIEW

KOREAN HOT POT HOUSTON, TX



CONTACT FOR DETAILS

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\$931,000

10.00% CAP

NOI

\$93,024

Building Area

±7,159 SF

Land Area

±1.60 AC

Year Built / Renovated

2015

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **25-Year Absolute NNN Leasehold Commenced in 2016.** This includes rental increases of 12-15% throughout the primary term and options.
- ✓ **Large Pad Site Located at Entrance of Brazos Town Center which is the 2nd Most Visited Power Center in Texas with Approximately 15.2M Visitors Per Year.** Brazos Town Center is Home to Many National Tenants such as Kroger, Academy, Home Depot, Target, etc. which serves as the Main Retail Hub for the Surrounding Area.
- ✓ **Excellent Traffic Counts Located on Interstate 69/Hwy 59 (75,600+ VPD).** The area benefits from its proximity to major roads such as I-69, which is part of a larger interstate project aimed at creating a continuous highway from Mexico to Canada.
- ✓ **High Growth Trade Area with Excellent Demographics** - There are approximately 131,435 residents living within 5 miles of the property with an average household income of almost \$120,155, providing a large and consistent consumer base.
- ✓ **Anchored by Kroger, Academy Sports + Outdoors, & JCPenney and Across the Street from H-E-B, Target, & The Home Depot.** Also positioned near other nationally recognized tenants such as Aldi, HomeGoods, McDonald's, Wingstop, Starbucks, Chili's, and many more.
- ✓ **Located in the Houston MSA, the 4th Largest City in the U.S. and a Global Commerce Hub.** Houston is the largest city in Texas with 7.3M+ residents, a \$490B GDP, and the #1 U.S. ranking in exports. Home to 23 Fortune 500 companies, the Texas Medical Center, and two international airports serving 60M+ annual travelers, Houston remains one of the country's most stable and sought-after investment markets.

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

LEASE OVERVIEW

KOREAN HOT POT HOUSTON, TX

Korean Hot Pot Lease Overview

Rent From Korean Hot Pot BBQ	25-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	2014
Lease Expiration	2040
Lease Type	Absolute NNN Leasehold
Rent Increases	10% Every 5 Years, In Primary Term & Options
NOI YRS 1-10	\$200,000.00
NOI YRS 11-15	\$220,000.00
NOI YRS 16-20	\$242,000.00
NOI YRS 21-25	\$266,200.00
NOI Option 1	\$292,820.00
NOI Option 2	\$322,102.00
NOI Option 3	\$354,312.00

Ground Lease Overview

Rent Owed To Landlord	25-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	2014
Lease Expiration	2040
Lease Type	Absolute NNN Ground Lease
Rent Increases	8% Every 5 Years, In Primary Term & Options
NOI YRS 1-10	\$117,200.00
NOI YRS 11-15	\$126,976.00
NOI YRS 16-20	\$137,574.08
NOI YRS 21-25	\$149,064.03
NOI Option 1	\$157,848.22
NOI Option 2	\$167,204.73
NOI Option 3	\$177,175.46

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True NOI Overview

Initial Lease Term	25-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	2014
Lease Expiration	2040
Lease Type	Absolute NNN Leasehold
Rent Increases	Escalating Rent Increases Every 5 Years, In Primary Term & Options
NOI YRS 1-10	\$82,800.00
NOI YRS 11-15	\$93,024.00
NOI YRS 16-20	\$104,425.92
NOI YRS 21-25	\$117,135.97
NOI Option 1	\$134,971.79
NOI Option 2	\$154,897.27
NOI Option 3	\$177,136.54

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- #1 KROGER IN TX IN TOTAL VISITS
- APPROXIMATELY 2M SF OF RETAIL

H-E-B

- 1.55M VISITORS PER YEAR

Great Clips
IT'S GONNA BE GREAT

MOD

SUBJECT PROPERTY
24103 SOUTHWEST FWY.



WHARTON COUNTY JUNIOR COLLEGE

AVENUE I
±16,117 VPD

FM 762 ROAD
±24,716 VPD

Walmart
Supercenter
• 1.63M VISITORS PER YEAR

BRAZOS SENIOR VILLAS
(80 UNITS)

CINEMARK

FRESENIUS MEDICAL CARE

ALDI
goodwill
Davita
NTE

Jersey Mike's
tropical CAFE

CUBESMART
self storage

O'Reilly AUTO PARTS



LAMAR CONSOLIDATED HIGH SCHOOL

- APPROXIMATELY 1,800 STUDENTS ENROLLED IN THE 2024-2025 SCHOOL YEAR
- 300,000 SF HIGH SCHOOL THAT DRAWS STUDENTS FROM ROSENBERG AND RICHMOND

B.F. TERRY HIGH SCHOOL


- APPROXIMATELY 1,700 STUDENTS ENROLLED IN THE 2024-2025 SCHOOL YEAR
- BELONGS TO LCISD WITH LAMAR CONSOLIDATED

NAVARRO MIDDLE SCHOOL
(400 STUDENTS)

GEORGE JUNIOR HIGH SCHOOL
(1,173 STUDENTS)

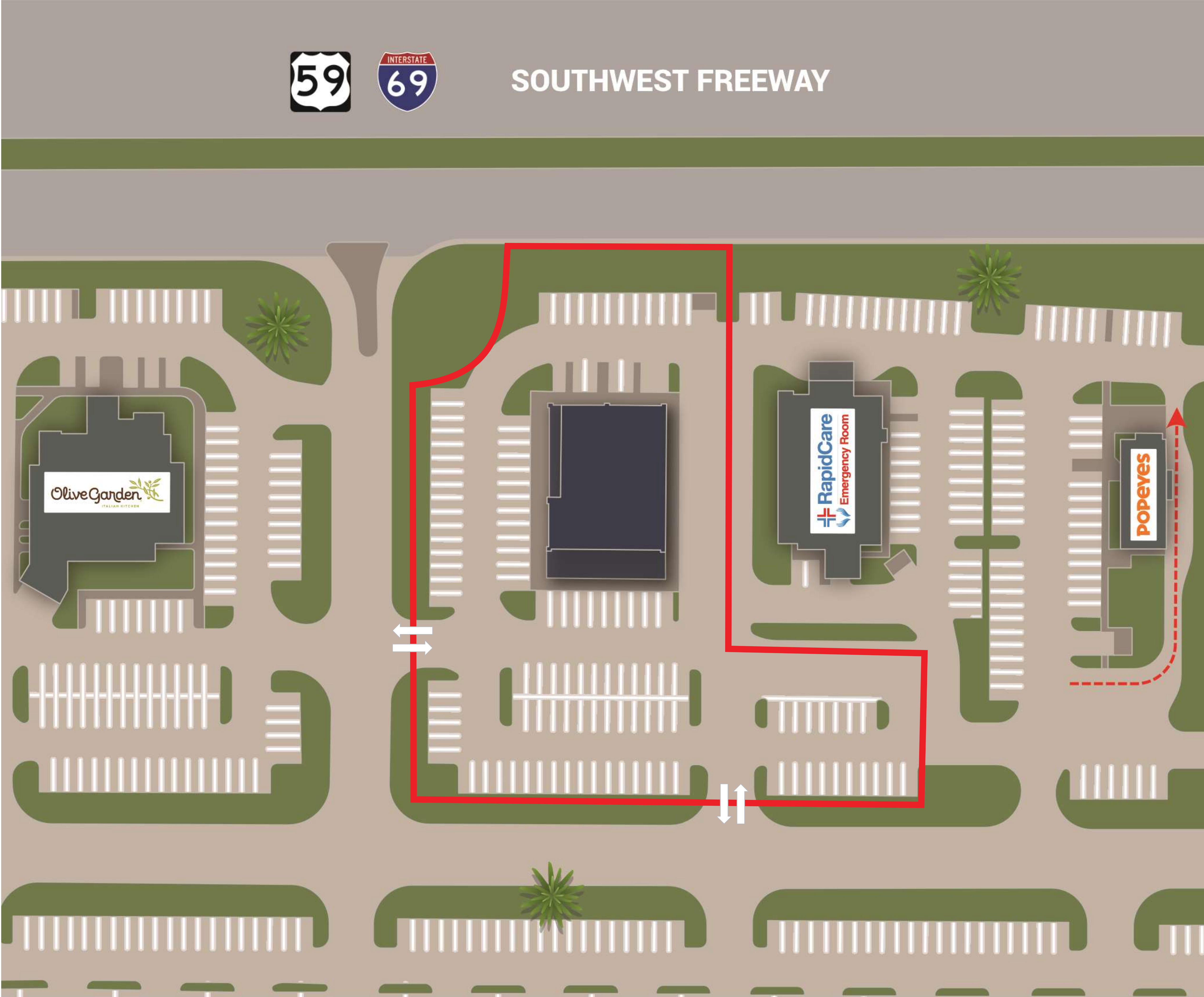
SITE OVERVIEW

KOREAN HOT POT HOUSTON, TX

	Year Built	2015
	Building Area	±7,159 SF
	Land Area	±1.60 AC

NEIGHBORING RETAILERS

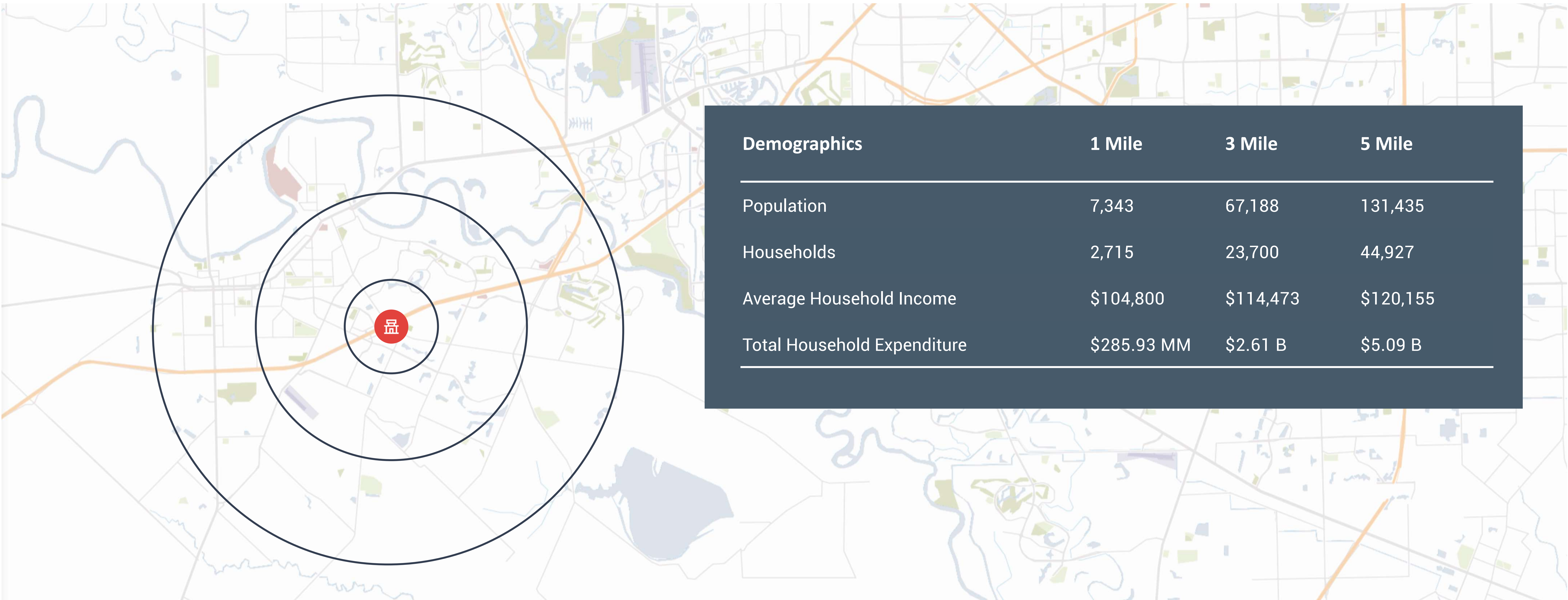
- Kroger
- Walmart
- H-E-B
- HomeGoods
- Academy Sports + Outdoors
- Five Below
- Michaels
- Target
- Kohl's
- The Home Depot



Subject Property

LOCATION OVERVIEW

KOREAN HOT POT HOUSTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Memorial Hermann Health System (35,360)
2.

Walmart (29,797)
3.

H-E-B (29,657)
4.

Houston Methodist (26,098)
5.

University of Texas MD Anderson Cancer Center (21,576)
6.

HCA Houston Healthcare (15,000)
7.

Kroger (14,868)
8.

ExxonMobil (13,000)
9.

United Airlines (11,900)
10.

Schlumberger Limited (11,700)

LOCATION OVERVIEW

KOREAN HOT POT HOUSTON, TX

Houston Texas



7.7 M

MSA Population



\$80,458

Median Household Income



The Most Populous
County in Texas

**HARRIS
COUNTY**

Residents in the
Houston–The Woodlands–
Sugar Land MSA

7.7 MILLION+

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

Houston is second only to New York City in the number of Fortune 500 headquarters.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city's economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world's largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region's robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston's university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city's affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

IN THE NEWS

KOREAN HOT POT HOUSTON, TX

Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine’s yearly analysis, while Texas earned its 12th consecutive Governor’s Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively**, in **the top U.S.** metros category.

“The Governor’s Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses,” said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston’s ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE

Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MARCH 19, 2025 (CULTURE MAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the highest year-over-year growth rate from 2023. The Houston metro area is now home to a staggering 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and **387 metro areas**.

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

Los Angeles County, California (No. 1) and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County. Los Angeles County now boasts a population of **nearly 9.76 million**, while Cook County's has increased to more than 5.18 million people

Montgomery County also ranked among the top 10 U.S. counties with the highest numeric growth, ranking 9th nationally after gaining **34,268 residents** from 2023 to 2024. Montgomery County's population has now **grown to 749,613 people**.

In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

Most populated U.S. metro areas
The U.S. Census Bureau additionally found Houston-Pasadena-The Woodlands nearly led the nation as the **second-fastest growing metro area** in 2024.

EXPLORE ARTICLE



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) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Managing Partner
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bob@securenetlease.com

TEXAS DISCLAIMER

KOREAN HOT POT HOUSTON, TX

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.