Shops at Ten Oaks II
18002 Park Row Drive
Houston, Texas 77084
**Executive Summary**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$4,570,435.00</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>5.75%</td>
</tr>
<tr>
<td>NOI</td>
<td>$262,800.00</td>
</tr>
<tr>
<td>Building Size</td>
<td>5,906 SF</td>
</tr>
<tr>
<td>Year Built</td>
<td>2018</td>
</tr>
<tr>
<td>Lot Size</td>
<td>1.246 Ac</td>
</tr>
</tbody>
</table>

**Property Highlights**

- Ten Oaks is located at the corner of Barker Cypress and Park Row in Houston, TX, an infill location within the recognized boundaries of the Energy Corridor, a master-planned business district and home to several of the largest international energy companies in the world as well as over 300 multi-national, national and local companies. It is recognized as the largest concentration of energy, engineering and energy service companies in the world.
- It is also located within the Texas Medical Center—West Campus. The Texas Medical Center features 2 major hospitals, Texas Children's and Methodist.

**Demographics**

<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
<th>Average Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 mi.</td>
<td>30,972</td>
<td>2 mi. - $121,695</td>
</tr>
<tr>
<td>3 mi.</td>
<td>79,383</td>
<td>3 mi. - $116,533</td>
</tr>
<tr>
<td>5 mi.</td>
<td>259,033</td>
<td>5 mi. - $107,504</td>
</tr>
</tbody>
</table>

**For More Information**

- Sandy P. Aron  
  **President**
  sandy@hpiproperties.com
- Stephen Pheigaru  
  **Principal**
  stephen@hpiproperties.com

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944  
hpiproperties.com
For Sale

AVAILABLE
1,200 - 7,093 SF
Will Divide

AVAILABLE
1,200 - 8,760 SF
Will Divide

(PENDING)
PEDIATRIC DENTISTRY

PHASE I

BARKER CYPRESS ROAD 44,213 VPD

PHASE II

PARK ROW DRIVE 14,701 VPD

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Huntington Properties or by any agent, independent associate, subsidiary or employee of Huntington Properties. This information is subject to change.
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TENANT OVERVIEW

STARBUCKS CORPORATION is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of 2018, the company operates 28,218 locations worldwide.

Starbucks is considered the main representative of “second wave coffee”, initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select “Starbucks Evenings” locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.

Starbucks first became profitable in Seattle in the early 1980s. Despite an initial economic downturn with its expansion into the Midwest and British Columbia in the late 1980s, the company experienced revitalized prosperity with its entry into California in the early 1990s. The first Starbucks location outside North America opened in Tokyo in 1996; overseas properties now constitute almost one-third of its stores. The company opened an average of two new locations daily between 1987 and 2007.

In 2018, Starbucks expanded its partnership with Uber Eats to bring its beverages to US customers’ doorsteps, as it had already done for some time in China.

BURGERIM, of Encino, California, is one of the nation’s fastest-growing better burger chains, with 80 units open around the country and more than 600 franchises sold since the start of 2017. How a franchise could hit those numbers with no corporate stores or national ad campaign is only part of the mystery.

This much is clear. Burgerim was founded in Israel by a U.S.-trained chef, Donna Tuchner, and the name in Hebrew means “many burgers.” Instead of serving regular-sized hamburgers, Burgerim sells mini burgers, slightly larger than sliders, with a choice of 11 different patties—regular, Wagyu or spicy beef, plus turkey, chicken, lamb, salmon and several non-meat types.

In 2011, Oren Loni, a serial franchisor, purchased the franchise rights from Tuchner and started selling Burgerim franchises in Israel. In 2014, he sold the Israeli franchise rights and about 50 open units to BBB Burgers and in June 2015 moved his family to Los Angeles to start developing the Burgerim brand here.

Burgerim opened 21 restaurants in 2017, ended the year with 312 more units sold but not opened, and predicted that 212 of those would open in 2018. Although stores are arriving quickly, it’s likely that at least 100 of those projected openings will carry over to 2019, swelling the sold but not open numbers to at least 500.
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 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 buyer 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.

<table>
<thead>
<tr>
<th>Huntington Properties, Inc.</th>
<th>454676</th>
<th><a href="mailto:sandy@hpiproperties.com">sandy@hpiproperties.com</a></th>
<th>713.623.6944</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Designated Broker of Firm</td>
<td>License No.</td>
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<td>Phone</td>
</tr>
<tr>
<td>Licensed Supervisor of Sales Agent / Associate</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
<tr>
<td>Sales Agent / Associate’s Name</td>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
</tr>
</tbody>
</table>

Buyer / Tenant / Seller / Landlord Initials: __________________________ Date: __________

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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