

Property:

STACY PLAZA

17202 Clay Rd., Houston, Texas 77084



Offered for Sale at: \$3,200,000



1708-B Washington Avenue
Houston, Texas 77007
SPTX-Commercial.com

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TABLE OF CONTENTS

1 PROPERTY PROFILE.....	Property Details
2 FINANCIAL OVERVIEW.....	Financial Summary Income / Expense Projections
3 PROPERTY DETAILS / OVERVIEW.....	Existing Lease Offerings Site Layout Details Property Views / Arial View / Retail Mapping
4 TRADE AREA OVERVIEW.....	Demographics / Consumer Segmentation Business/Retailer Report in Area 77084
5 INFORMATION ABOUT BROKER SERVICES...	Texas Law Required Disclosure Regarding Brokerage Services



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PROPERTY PROFILE – Stacy Plaza, 17202 Clay Rd. (FOR SALE)

Offered for Sale at: \$3,200,000

PROPERTY DETAILS:

Year Built	2004
Property Type	RETAIL
Property Subtype	Neighborhood: Shopping Center, Strip Center, Enterprise Zone
Number of Stories	1
Building Area	26,128
Lot Size	2.192 Acres (95,484 sf)
Style	Traditional

Other/Exterior Details

Patio	30,537 sf
Concrete Paving	33,480 sf
Canopy	4,409 sf
Building Perimeter	878 sf



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FINANCIAL OVERVIEW

Stacy Plaza

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Financial Summary (PROJECTIONS) – Stacy Plaza, 17202 Clay Rd.

ANNUAL PROJECTIONS:

Projected Gross Tenant Rent:	\$ 335,313.00
Tenant NNN*	\$ 94,061.00
TOTAL PROJECTED GROSS REVENUE:	\$ 429,374.00

OPERATING EXPENSES:

Real Estate Taxes	\$ 40,221
Insurance	\$ 14,202
CAM	\$ 31,000
TOTAL REIMBURSEMENTS:	\$ 85,423

Projected Net Operating Income: \$ 343,950.80

Projected CAP Rate: 10.75%

Sales Price: \$ 3,200,000

RENT ROLL PROJECTIONS (ANNUAL):

SUITE 101	\$ 15.00/SF/YR	\$ 23,400
SUITE 102	\$ 15.00/SF/YR	\$ 40,755
SUITE 103	\$ 12.00/SF/YR	\$ 17,892
SUITE 104	\$ 12.00/SF/YR	\$ 72,000
SUITE 105	\$ 12.00/SF/YR	\$ 42,600
SUITE 106	\$ 12.00/SF/YR	\$ 51,336
SUITE 107	\$ 12.00/SF/YR	\$ 21,300
SUITE 108	\$ 12.00/SF/YR	\$21,300
SUITE 109	\$ 15.00/SF/YR	\$ 44,730
Tenant NNN	\$ 3.60/SF/YR	\$ 94,061

TOTAL ANNUAL PROJECTIONS: \$429,374

**PROJECTIONS ARE BASED ON LOW LEASE RATES.
LEASE RATES IN THIS AREA SHOULD BE IN THE
RANGE OF \$16.00+/SF/ANNUALLY.**



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Financial Summary – Stacy Plaza, 17202 Clay Rd.

RENT ROLLS:

**UPON EXECUTION OF CONFIDENTIALITY AGREEMENT,
CURRENT RENT ROLLS WILL BE MADE AVAILABLE.**



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Financial Summary – Stacy Plaza, 17202 Clay Rd.

PROFIT & LOSS STATEMENTS:

**UPON EXECUTION OF CONFIDENTIALITY AGREEMENT,
P&L STATEMENTS WILL BE MADE AVAILABLE.**



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PROPERTY DETAILS / OVERVIEW

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LEASE OFFERINGS / SALE HIGHLIGHTS – Stacy Plaza, 17202 Clay Rd.

EXISTING PROPERTY LEASE DETAILS BEING OFFERED:

- **INCREDIBLE OFFERING:** Landlord is giving up to \$20.00/SF for Build-Out (Tenant Improvement Allowance).
- Annual Lease Rate Ranges from: \$.85 to \$1.25/SF per month for the 1st Year. 2nd Year ranges from: \$1.00 to \$1.25/SF per month.
- Triple Net Lease. Monthly NNN: \$0.30/SF)
- Great Leasing Opportunity with low area lease rates. Stacy Plaza is located at a signalized intersection of Clay Rd. and Stacy Rd.

PROPERTY HIGHLIGHTS:

- Highly trafficked residential area
- On a signalized street corner
- See attached demographic report to see the potential need for retail/service-related businesses are needed here!
- Attractive classic architectural design. Corner space is currently available, as well as the opportunity to have 14,360 SF as contiguous space available for a large retailer. Back Endcap is currently still available.
- Signage is incredibly important to a business and this location has implemented highly visible lighted pylon and building signage.
- Ample Parking Spaces.
- Perla Banquet Hall, Chapel and a Ministry have been long-term tenants. Ideal location for dental/medical, coffee shops, mobile services, clothing retailers, dry cleaners, wedding/event related businesses, furniture stores, spa/beauty salons or any family-oriented business are a must in this highly-populated residential area.

Lease Rate Offerings are currently low and should be at \$16.00+/SF/Yr - GREAT INVESTOR OPPORTUNITY!



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Stacy Plaza – Investor Opportunity

1,175-17,077 SF Available

17202 Clay Rd, Houston, TX 77084

Building Total SF: 26,128

14,360 SF (Contiguous Available Space)



Suite 105
3,550 SF
AVAILABLE

50' X 71' deep

Suite 106
4,278 SF
AVAILABLE

60.2' X 71' deep

Suite 107
1,775 SF
AVAILABLE

25' X 71' deep

Suite 108
1,775 SF
AVAILABLE

25' X 71' deep

Suite 109 - 2,982 SF
AVAILABLE

42' X 71' deep



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Stacy Plaza – LEASE Availability

1,175-17,077 SF Available

17202 Clay Rd, Houston, TX 77084

Building Total SF: 26,128

BASE LEASE RATES:

- 1st YEAR: \$ 0.85 to \$1.25/SF/Month (\$10.20/SF/YEAR)
- 2ND Year: \$1.00 to \$1.25/SF/Month (\$12.00/SF/YEAR)

NNN RATE:

- \$0.30/SF/Month (\$3.60/SF/YR)

LANDLORD OFFERING: Up to \$20.00/SF for Build-Out (TIA)



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Stacy Plaza – Space Detail


17202 Clay Rd, Houston, TX 77084

1,175-17,077 SF Available

14,360 SF (Contiguous Available Space)

(Not scaled to exact size.)

Suites 105-109 can be contiguous lease space. Spaces are 71-ft deep.

	Suite 101 TENANT OCCUPIED Church 1,560 SF 61.9' X 27'	Suite 103 TENANT OCCUPIED Chapel 1,491 SF 21' X 71'	Suite 104 TENANT OCCUPIED Perla Banquet Hall 6,000 SF 85' X 71'	Suite 105 3,550 SF AVAILABLE 50' X 71'	Suite 106 4,278 SF AVAILABLE 60.2' X 71'	Suite 107 1,775 SF AVAIL 25' X 71'	Suite 108 1,775 SF AVAIL 25' X 71'	Suite 109 2,982 SF AVAILABLE 42' X 71'
	Suite 102 2,717 SF AVAILABLE 61.9' X 44'							



Currently Leased: 9,051 SF

Building Total SF: 26,128



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Stacy Plaza – LEASE Availability

1,175-17,077 SF Available

17202 Clay Rd, Houston, TX 77084

BASE LEASE RATES:

- 1st YEAR: \$ 0.85 to \$1.25/SF/Month (\$10.20/SF/YEAR)
- 2ND Year: \$1.00 to \$1.25/SF/Month (\$12.00/SF/YEAR)

NNN RATE:

- \$0.30/SF/Month (\$3.60/SF/YR)

LANDLORD OFFERING: Up to \$20.00/SF for Build-Out (TIA)



PREMISES:

- Endcap Available
- Pylon & Front Signage



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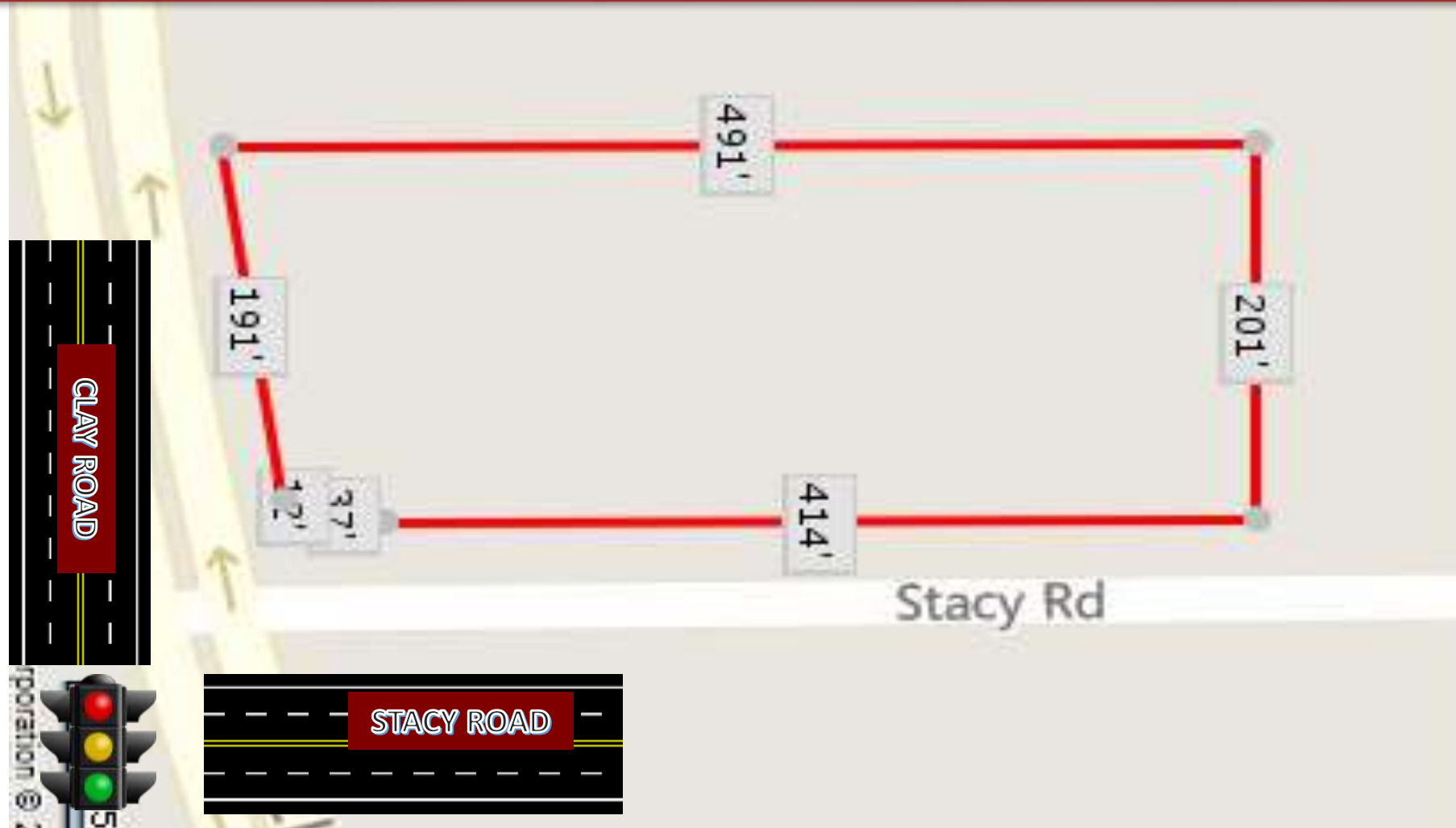
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Stacy Plaza – Space Detail

17202 Clay Rd, Houston, TX 77084

1,175-17,077 SF Available

14,360 SF (Contiguous Available Space)



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AERIAL VIEW – RETAIL MAPPING (17202 Clay Rd. – Stacy Plaza)



Stacy Plaza

17202 Clay Rd., Houston, TX 77084
34,000+ CPD

Building Total SF: 26,128



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TRADE AREA OVERVIEW

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TRADE AREA OVERVIEW- 77084

Criteria Used for Analysis

Income:
Median Household Income
\$67,674

Age:
Median Age
32.5

Population Stats:
Total Population
107,914

Segmentation:
1st Dominant Segment
Up and Coming Families

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Ethnic Enclaves

Established diversity-young, Hispanic homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments

	Up and Coming Families	Home Improvement	Soccer Moms	American Dreamers	Young and Restless
% of Households	11,775 (33.5%)	5,672 (16.1%)	3,795 (10.8%)	3,559 (10.1%)	2,285 (6.5%)
% of Houston	16,261 (1.8%)	18,990 (2.2%)	5,862 (0.7%)	47,851 (5.4%)	75,291 (8.5%)
Lifestyle Group	Ethnic Enclaves	Family Landscapes	Family Landscapes	Ethnic Enclaves	Midtown Singles
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Urban Periphery	Metro Cities
Residence Type	Single Family	Single Family	Single Family	Single Family	Multi-Unit Rentals
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Singles
Average Household Size	3.1	2.86	2.96	3.16	2.02
Median Age	30.7	37	36.6	31.8	29.4
Diversity Index	72.4	63.4	48.3	83.3	76
Median Household Income	\$64,000	\$67,000	\$84,000	\$48,000	\$36,000
Median Net Worth	\$96,000	\$162,000	\$252,000	\$53,000	\$11,000
Median Home Value	\$174,000	\$174,000	\$226,000	\$130,000	-
Homeownership	74.1 %	80.3 %	85.5 %	65 %	13.7 %
Average Monthly Rent	-	-	-	-	\$920
Employment	Professional or Services	Professional or Services	Professional or Management	Services or Administration	Services or Professional
Education	College Degree	College Degree	College Degree	High School Graduate	College Degree
Preferred Activities	Visit theme parks, zoos. Contract for home and landscaping services.	Eat at Chili's, Chick-fil-A, Panera Bread. Shop warehouse/dub, home improvement stores.	Go jogging, biking, target shooting. Visit theme parks, zoos.	Own feature-rich cell phones. Pay bills, socialize online.	Test, redeem coupons from cell phone. Go dancing; play pool; buy organic food.
Financial	Hold student loans, mortgages	Invest conservatively	Carry high level of debt	Spend money carefully; buy necessities	Bank online
Media	Go online to shop, bank, for entertainment	Watch DIY Network	Shop, bank online	Listen to urban or Hispanic radio	Listen to blues, jazz, rap, hip-hop, dance music
Vehicle	Own late-model compact car, SUV	Own minivan, SUV	Own 2+ vehicles (minivans, SUVs)	One or two vehicles	Take public transportation

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2017. Update Frequency: Annually.

SOURCE: RPR Commercial



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TRADE AREA OVERVIEW— 77084

Houston, TX 77084: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017
■ 2022 (Projected)



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TRADE AREA OVERVIEW- 77084

Houston, TX 77084: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

2017
2022 (Projected)



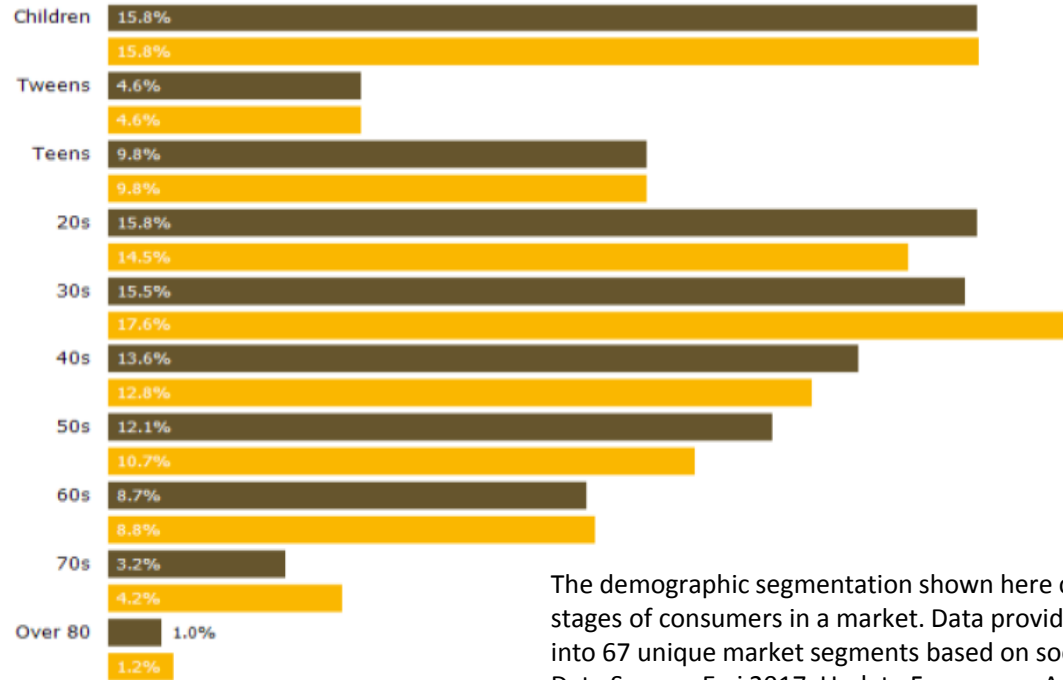
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

2017
2022 (Projected)



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TRADE AREA OVERVIEW- 77084

Houston, TX 77084: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually

■ 2017

■ 2022 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2017

Update Frequency: Annually



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SOURCE: RPR Commercial

TRADE AREA OVERVIEW- 77084

Houston, TX 77084: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12-Month Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2017. Update Frequency: Annually.

SOURCE: RPR Commercial



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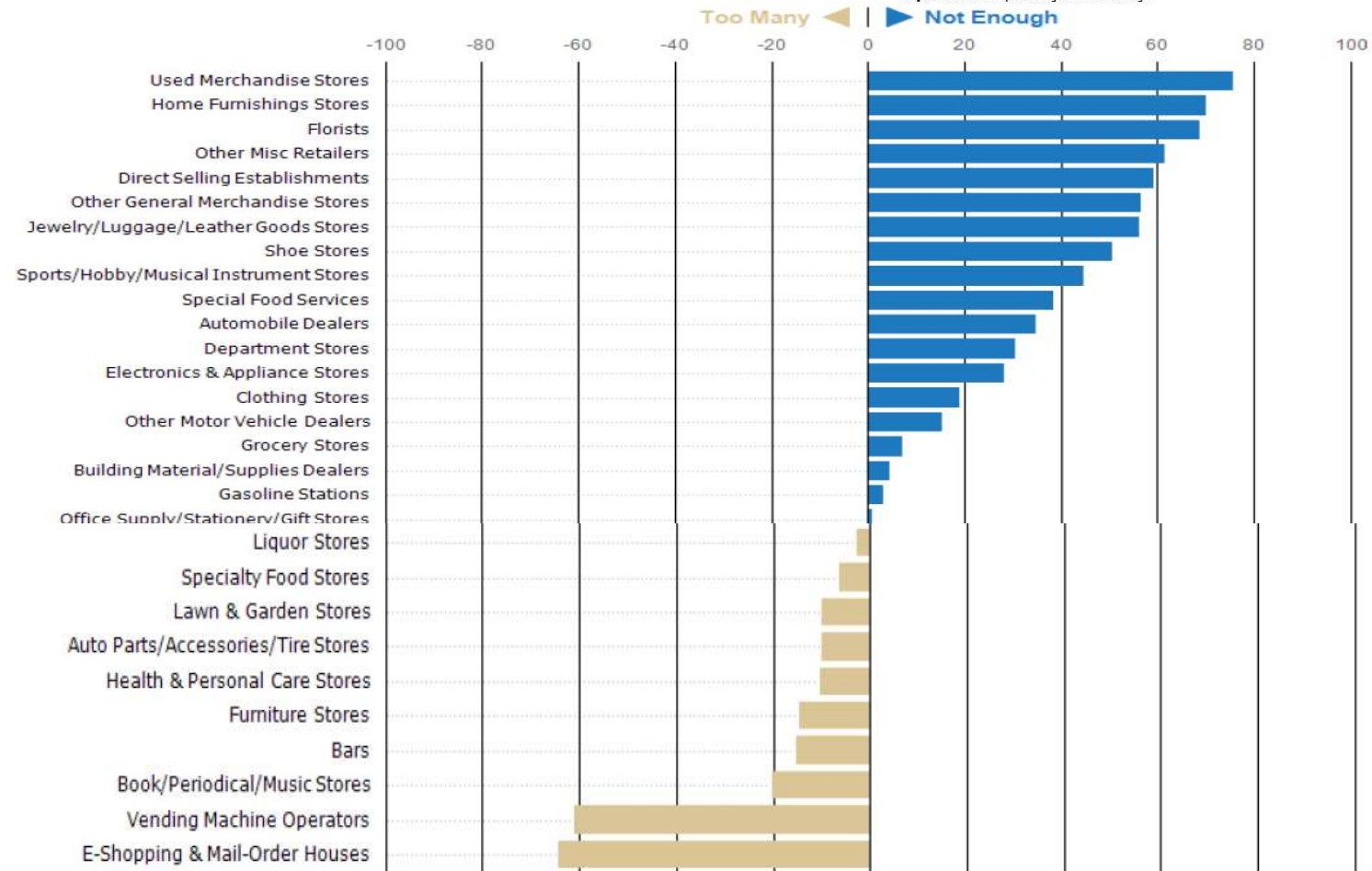
TRADE AREA OVERVIEW- 77084

Best Retail Businesses: Houston, TX 77084

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2017

Update Frequency: Annually



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SOURCE: RPR Commercial



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BROKERAGE SERVICES

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INFORMATION ABOUT BROKER SERVICES – 17202 Clay Road



Information About Brokerage Services

11-2-2015

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 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 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.

Showcase Properties of Texas Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9000399 License No.	info@showcaseproperties.tx.com Email	(281) 793-2166 Phone
Alice G. Peters Designated Broker of Firm	519085 License No.	showcaseproperties.tx@yahoo.co Email	(713) 236-8555 Phone
Alice G. Peters Licensed Supervisor of Sales Agent/ Associate	519085 License No.	showcaseproperties.tx@yahoo.co Email	(832) 875-0181 Phone
Terry L. Popowitz Sales Agent/Associate's Name	522338 License No.	terrypopowitz@yahoo.com Email	(832) 875-0181 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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