REALTY 1 PARTNERS

OFFERING MEMORANDUM

GATEWAY 359

5430 FM 359 South
Brookshire, TX 77423

A Realty 1 Partners Development | Offered by Gateway 359, LLC

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01 | EXECUTIVE SUMMARY

OFFERING SUMMARY

Asking Price	**$6,290,000**
Cap Rate	**6.75%**
Net Operating Income	**$426,062**
Price / SF	**$360**
Gross Leasable Area	**17,466 SF**
Occupancy	**100%**
Year Built / Renovated	**2023**
Lot Size	**1.925 AC**
Number of Tenants	**7**
Lease Structure	**NNN**

6.75%
CAP RATE

$6.29M
ASKING PRICE

100%
OCCUPIED

PROPERTY OVERVIEW

- ✓ Newly built 2023 · 17,466 SF · 8 suites on 1.925 AC
- ✓ 100% occupied · 7 tenants + 12-mo master lease on Suite 300
- ✓ Anchored by Anytime Fitness (5,000 SF) · true NNN
- ✓ Day-one NOI $426,062 · expense-neutral income
- ✓ Offered at $6,290,000 · 6.75% cap · $360 / SF
- ✓ Tune Up signed in Suite 800; seller master-leases Suite 300 (1,743 SF) at $29/SF for 12 mo

02 | INVESTMENT HIGHLIGHTS

01

Newly Constructed (2023) Asset

Built in 2023, the center carries minimal deferred maintenance and limited near-term capital exposure — modern building systems, new roof and parking, and warranty-backed tenant build-outs.

02

100% Occupied — Day-One Stabilized

Seven tenants on true NNN leases (now including Tune Up – The Manly Salon), plus a 12-month seller master lease on the one remaining shell suite (Suite 300, 1,743 SF at $29/SF), deliver $426,062 of day-one NOI — fully stabilized income at close.

03

Below Market Rents vs New Construction in area

In-place rents blend to ~$25/SF and the master lease is $29/SF — while brand-new construction nearby is signing in the mid-$30s/SF NNN. That is a $10+/SF (~40%) mark-to-market gap — real, capturable upside as suites roll to market.

04

Explosive-Growth Location

Fronting FM 359 in Fulshear/Brookshire, among the fastest-growing submarkets in Texas — population within three miles has grown 454.1% since 2020, with strong daily traffic on FM 359 (8,469 VPD) and FM 1093 (11,159 VPD).

05

Lamar CISD 100-Acre Campus — Opening 2027

A new Lamar CISD 100-acre campus — Middle, Junior High & High School No. 8 — opens ±1 mile north off FM 359 & Twinwood Pkwy in Aug 2027, amid ±8,273 new planned homes nearby.

06

Affluent, Growing Demographics

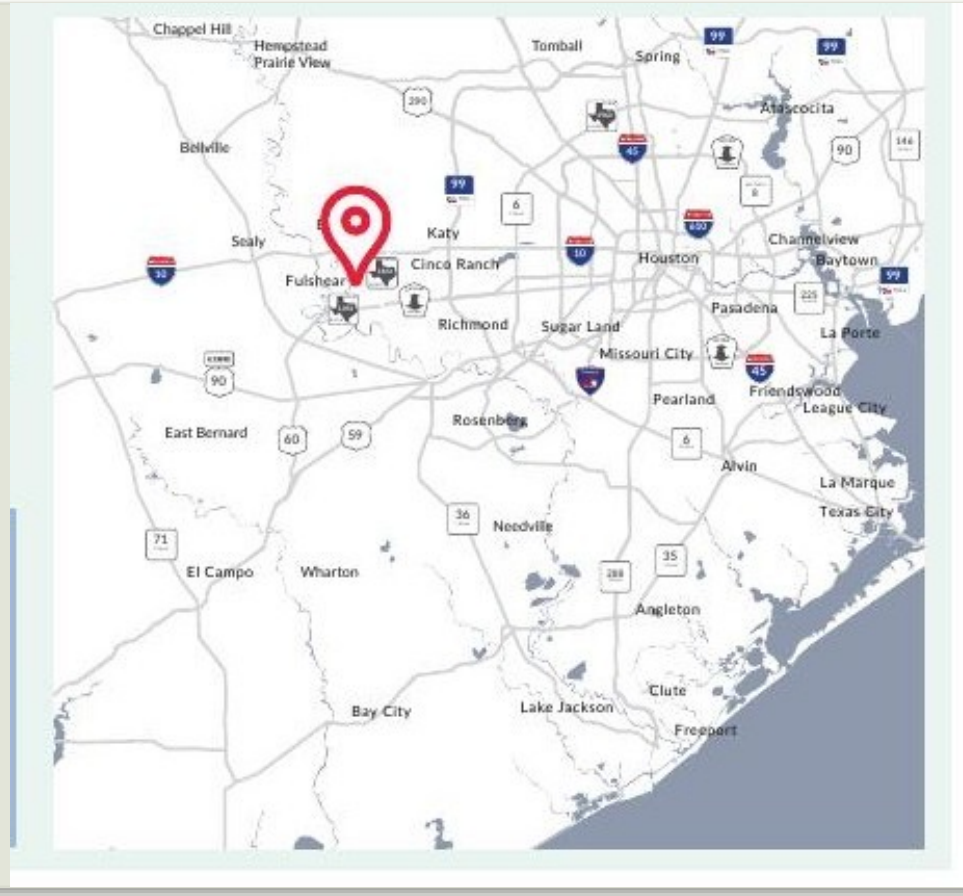
Average household income runs ±$183,600 within five miles and exceeds $170,000 at one mile, with 91,000+ residents inside five miles and owner-occupancy above 87% — an affluent family rooftop base that supports service and F&B retail.

03 | PROPERTY OVERVIEW

PROPERTY DETAIL	
Property Name	Gateway 359
Address	5430 FM 359 South, Brookshire, TX 77423
Property Type	Multi-Tenant Retail (Neighborhood Center)
Building Size	17,466 SF · 8 suites
Land Area	1.925 Acres (83,833 SF)
Year Built	2023
Construction	Class A · brick/stucco · steel · sprinklered
Parking	84 spaces (4.82 / 1,000 SF); concrete paved
Zoning	None — unincorporated Fort Bend County
Occupancy	100% — 7 tenants + 12-mo seller master lease (Suite 300)
Parcel / APN	Portion of R31373 (Fort Bend Co.)
Ownership	Fee Simple

04 | LOCATION & MAPS

Regional Locator



04 | LOCATION & MAPS

Retail Building — West & East Elevations

WEST ELEVATION

EAST ELEVATION

04 | LOCATION & MAPS

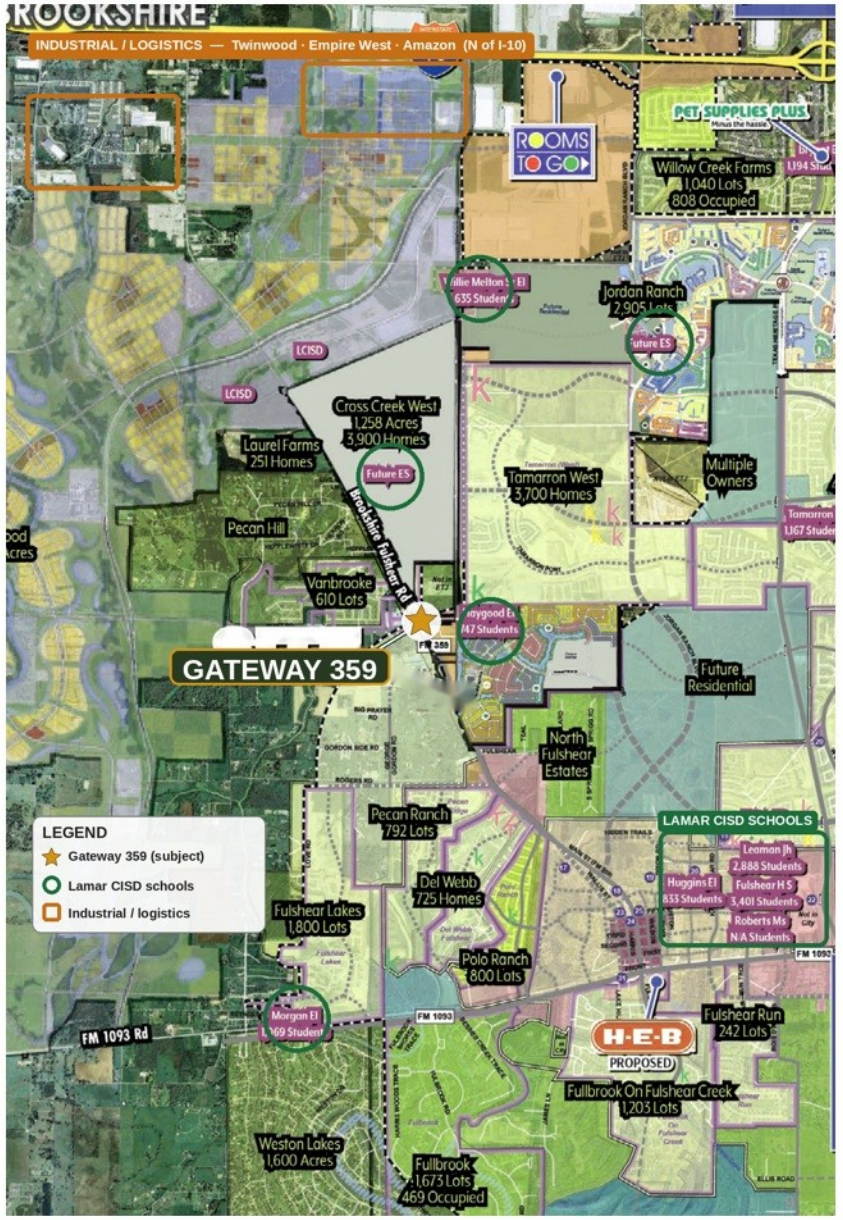
Area Growth Map — Rooftops, Lamar CISD Schools & Twinwood Industrial Demand

AT THE CENTER OF EXPLOSIVE GROWTH

Gateway 359 fronts FM 359 at Hunt Road — the retail crossroads of Fulshear/Brookshire's rooftop boom, ringed by master-planned homes, new Lamar CISD schools, and the region's fastest-growing logistics corridor.

- **Subject — Gateway 359**
  5430 FM 359 S · at FM 359 & Hunt Rd
- **±8,273+ new homes surround the site**
  Cross Creek West & Ranch · Tamarron · Jordan Ranch · Del Webb · Polo Ranch · Fulshear Lakes
- **New Lamar CISD schools**
  100-acre MS·JH·HS campus (2027) · Haygood El (2025) · Fulshear HS cluster
- **Industrial, logistics & retail**
  Twinwood · Empire West · Amazon (N of I-10) · Rooms To Go · Pet Supplies Plus · proposed H-E-B

> *"New construction directly across FM 359 is now signing in the mid-$30s/SF NNN — Gateway 359 sits at the front door of the growth."*

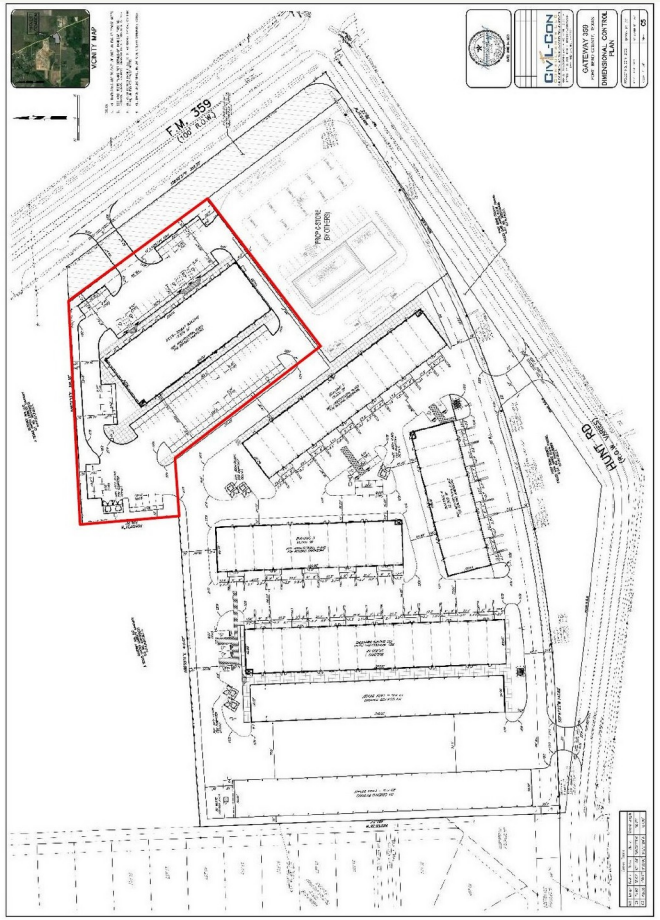


Aerial base © third party; annotations & repositioning by Realty 1 Partners. Illustrative — not to scale.

±8,273	3	5M+ SF	454%
NEW HOMES · TRADE AREA	NEW SCHOOLS · 2027	INDUSTRIAL NEARBY	POP. GROWTH 3-MI

04 | LOCATION & MAPS

Overall Site Plan



SITE & PARCEL

Parcel Reserve A, Block 1 — Portion of R31373

Land Area 1.925 acres (83,833 SF)

Frontage 231′ on FM 359 (±220′ N of Hunt Rd)

Parking 84 spaces — 4.82 / 1,000 SF (concrete paved)

Access FM 359 curb cuts; good visibility

Flood Zone X — outside the floodplain

Utilities Fort Bend MUD 220 (water / sewer)

Zoning None — unincorporated Fort Bend County

04 | LOCATION & MAPS

Storefront Bay Plan — Tenant Layout & Master-Leased Suites

05 | MARKET OVERVIEW

FM 359 Corridor at a Glance

FM 359 TRADE AREA

454.1%
3-mile population growth, 2020–2025

±8,273
new homes across 5 master-planned communities

8,469 VPD
daily traffic on FM 359 (11,159 on FM 1093)

Aug 2027
new Lamar CISD campus opens ±1 mile away

MARKET NARRATIVE

- Far-west Fort Bend County · Houston MSA
- Houston: #1 U.S. metro for numeric population growth
- 5 master-planned communities · ±8,273 homes
- New Lamar CISD campus opens Aug 2027 (±1 mi)
- 8,469 VPD on FM 359 · 11,159 VPD on FM 1093
- Starbucks-anchored retail nearby at $35/SF NNN
- No state income tax · durable retail demand

06 | DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population (2025 est.)	1,855	18,435	91,225
Population (2020 census)	610	3,327	51,227
Pop. Growth '20–'25	204.1%	454.1%	78.1%
Households (2025)	630	6,249	28,636
Avg. Household Income	$170,137	$175,279	$183,643
Median HH Income	$137,682	$142,533	$153,114
Per Capita Income	$59,227	$60,687	$58,441
Owner-Occupied Housing	91.0%	91.3%	87.5%
Master-Planned Homes (5 MPCs)	—	±8,273	±8,273

Source: U.S. Census (2020) and 2025 trade-area estimates. Buyer must independently verify all data.

WHY IT MATTERS

- ✓ Retail values follow rooftops & incomes
- ✓ 3-mile population up 454.1% since 2020
- ✓ Avg. HH income $170K–$184K across the trade area
- ✓ Owner-occupancy above 87%
- ✓ ±8,273 new homes · 5 master-planned communities
- ✓ New Lamar CISD campus opens Aug 2027

07 | TENANT OVERVIEW

TENANT	USE	SF	% OF GLA	NATIONAL / LOCAL	LEASE TYPE
Anytime Fitness	Fitness Center	5,000	28.6%	National (franchise)	NNN
Monaco Nails & Spa	Nail Salon	2,800	16.0%	Local	NNN
Shipley Do-Nuts	Donut Shop / QSR	2,040	11.7%	Regional (franchise)	NNN
Grand Liquor Store	Liquor / Package Store	2,000	11.5%	Local	NNN
Pizza Hut	QSR w/ Drive-Thru	1,400	8.0%	National (franchise)	NNN
Devasya – Pack N Ship	Postal / Packaging	1,130	6.5%	Local	NNN
Suite 300 — Master Lease	Seller Master Lease (12 mo)	1,743	10.0%	Seller-guaranteed	NNN
Tune Up – The Manly Salon	Men's Salon / Personal Service	1,353	7.7%	Local (franchise)	NNN
TOTAL		**17,466**	**100%**	**100% occupied**	

» Seven third-party tenants on true NNN leases (now including Tune Up – The Manly Salon in Suite 800); the one remaining shell suite (Suite 300, ±1,743 SF) is covered by a 12-month seller master lease at $29/SF NNN — delivering 100% occupancy and $426,062 of day-one NOI (net of a 5% vacancy allowance).

Information believed reliable but not guaranteed. Buyer must independently verify all data.

08 | RENT ROLL

TENANT	SF	% GLA	START	EXPIRY	RENT/SF	ANNUAL RENT	ESCALATION	OPTIONS	TYPE
Anytime Fitness	5,000	28.6%	04/23	03/33	$23.00	$115,000	~9%/5yr	2×5 yr	NNN
Monaco Nails & Spa	2,800	16.0%	07/23	06/33	$26.00	$72,800	Step	3×5 yr	NNN
Shipley Do-Nuts	2,040	11.7%	03/24	05/34	$27.00	$55,080	10%/6yr	2×5 yr	NNN
Grand Liquor Store	2,000	11.5%	07/23	06/28	$26.00	$52,000	Step	3×5 yr	NNN
Pizza Hut	1,400	8.0%	01/24	06/29	$23.01	$32,208	Step	3×5 yr	NNN
Devasya – Pack N Ship	1,130	6.5%	11/24	10/34	$26.78	$30,261	3%/yr	2×5 yr	NNN
Suite 300 — Master Lease	1,743	10.0%	At close	12-mo	$29.00	$50,547	—	—	NNN
Tune Up – The Manly Salon	1,353	7.7%	09/26	08/36	$30.00	$40,590	3%/yr	2×5 yr	NNN
TOTAL / WALT	**17,466**	**100%**		**100% occupied**	**$25.68**	**$448,486**			**NNN**

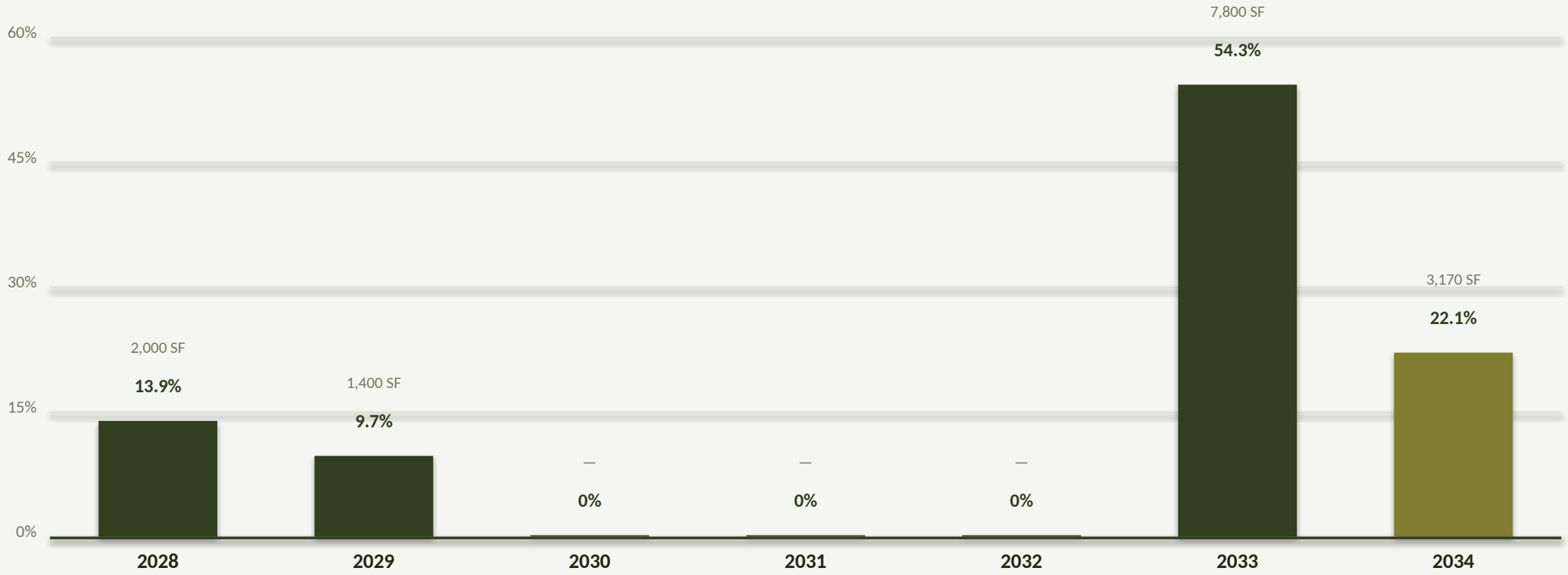
» Suite 300 (±1,743 SF) is covered by a 12-month seller master lease at $29.00/SF NNN ($50,547). Suite 800 (±1,353 SF) is leased to Tune Up – The Manly Salon (10-yr term, 2×5 options, NNN), underwritten here at its Year-2 rent of $30.00/SF ($40,590); months 1–4 are abated and 5–6 step from $15/SF, and the seller credits the Year-1 shortfall (≈$16,912) to the buyer at closing. The rent roll totals $448,486 of gross scheduled rent, or $426,062 of NOI net of a market-standard 5% vacancy allowance. WALT ~6.3 yrs on the seven third-party leases; buyer backfills the remaining shell (Suite 300) during the guarantee period.

» Renewal-option detail: rent resets to market — Anytime Fitness & Pizza Hut capped at +10%/term; Shipley at FMR (20% cap, floor = expiring rent); Devasya/Pack N Ship at market floored at +3%/yr; Monaco Nails & Grand Liquor grant the options but state no rate mechanism. Notice window: Shipley and Pack N Ship require exercise 9–6 months before expiry; the other four leases specify none. All options require no Event of Default at exercise. Full §-referenced terms in the Renewal Option Summary (data room).

Information believed reliable but not guaranteed. Buyer must independently verify all data.

09 | LEASE EXPIRATION SCHEDULE

Rollover by year for the seven third-party leases (% of leased GLA).



» Near-term rollover is light (Liquor 2028, Pizza Hut 2029). The 2033 cluster (Anytime Fitness + Monaco Nails) is backstopped by multiple contractual 5-year renewal options on both leases; Shipley's and Devasya carry to 2034. Tune Up (Suite 800) adds a fresh 10-year term running to ~2036.

10 | FINANCIAL ANALYSIS

In-place income (six tenants) vs. day-one stabilized income — adding Tune Up (Suite 800) at its Year-2 rent and a 12-month seller master lease on the remaining shell (Suite 300) at $29.00/SF NNN; both net of a 5% vacancy / credit-loss allowance.

INCOME & EXPENSE	IN-PLACE	$/SF	DAY-ONE STABILIZED	$/SF
Base Rental Income	$357,349	$20.46	$448,486	$25.68
Vacancy & Credit Loss (5%)	($17,867)	($1.02)	($22,424)	($1.28)
Expense Reimbursements	$180,198	$10.32	$219,031	$12.54
Effective Gross Income	$519,680	$29.75	$645,093	$36.93
Property Taxes	($99,852)	($5.72)	($121,373)	($6.95)
Insurance	($26,091)	($1.49)	($31,714)	($1.82)
CAM / Utilities	($54,255)	($3.11)	($65,944)	($3.78)
Total Operating Expenses	($180,198)	($10.32)	($219,031)	($12.54)
NET OPERATING INCOME	**$339,482**	**$19.44**	**$426,062**	**$24.39**

ASSUMPTIONS

- Six tenants produce $357,349 of in-place base rent → $339,482 NOI net of 5% vacancy
- Tune Up leases Suite 800 (1,353 SF); seller master-leases the remaining shell — Suite 300 (1,743 SF) — at $29/SF NNN for 12 months
- Tune Up (Year-2 rent) + Suite 300 master lease add $91,137 of base rent → $426,062 day-one NOI; seller credits Tune Up's Year-1 shortfall (≈$16,912) at closing
- Offered at a 6.75% cap · $6,290,000 · $360 / SF
- 100% occupied at close; a market-standard 5% vacancy / credit-loss allowance is underwritten
- NNN — taxes, insurance & CAM reimbursed (expense-neutral)
- GLA 17,466 SF · expense detail per 05/2026 rent roll · figures to be independently verified

IN-PLACE NOI	GOING-IN NOI	CAP RATE	PRICE / SF	ASKING PRICE
$339,482	$426,062	6.75%	$360	$6,290,000

11 | 10-YEAR CASH FLOW

Ten-year pro forma. Year 1 reflects Tune Up (Suite 800) at its Year-2 stabilized rent plus a seller master lease on the remaining shell (Suite 300) at $29/SF NNN, with the seller crediting Tune Up's Year-1 shortfall (≈$16,912) at closing; a permanent tenant is modeled in Suite 300 from Year 2 with contractual escalations across the rent roll. A market-standard 5% vacancy / credit-loss allowance is applied to base rent each year.

LINE ITEM	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Base Rental Income	$448,486	$455,219	$478,071	$492,714	$504,476	$509,671	$519,443	$546,215	$560,036	$563,729
Expense Reimbursements	$219,031	$225,602	$232,370	$239,341	$246,521	$253,917	$261,534	$269,381	$277,462	$285,786
Vacancy & Credit Loss	($22,357)	($22,761)	($23,904)	($24,636)	($25,224)	($25,484)	($25,972)	($27,311)	($28,002)	($28,186)
Effective Gross Revenue	$643,807	$658,060	$686,537	$707,419	$725,773	$738,104	$755,005	$788,285	$809,496	$821,329
Operating Expenses	($219,031)	($225,602)	($232,370)	($239,341)	($246,521)	($253,917)	($261,534)	($269,381)	($277,462)	($285,786)
Net Operating Income	$426,062	$432,458	$454,167	$468,078	$479,252	$484,187	$493,471	$518,904	$532,034	$535,543
Cash Flow Before Debt	$426,062	$432,458	$454,167	$468,078	$479,252	$484,187	$493,471	$518,904	$532,034	$535,543

» Suite 800 is leased to Tune Up – The Manly Salon (underwritten at its Year-2 rent; seller credits the Year-1 shortfall at closing). Suite 300 is carried by the 12-month seller master lease in Year 1, then leased to a permanent tenant at market. In-place leases carry their contractual step-ups. Buyer should underwrite its own tenant-improvement and leasing costs for the ±1,743 SF of backfill space.

Information believed reliable but not guaranteed. Buyer must independently verify all data.

12 | SALE COMPARABLES

#	PROPERTY / ADDRESS	CITY	SF	SALE DATE	SALE PRICE	$/SF	CAP RATE
1	Y Shops at Peek Road	Katy	20,460	Oct-23	$7,838,000	$383	6.82%
2	Windcrest Village Sq – Ph II	Magnolia	14,907	Jan-24	$5,350,000	$359	7.25%
3	Shops at Grand Mission	Richmond	12,823	Jun-24	$5,150,000	$402	6.83%
4	Retail Center – Grand Oak	League City	15,000	Dec-24	$5,550,000	$370	6.77%
5	R/C – W Lake Houston	Houston	13,500	Dec-24	$5,700,000	$422	—
	SUBJECT (this offering)		**17,466**	**-**	**$6,290,000**	**$360**	**6.75%**

» Comparable improved retail sales from a May 2025 third-party appraisal (Integra Realty Resources); cap rates range 6.77%–7.25% (avg 6.92%). Subject shown at the offering's 6.75% cap on day-one NOI (net of a 5% vacancy allowance).

Information believed reliable but not guaranteed. Buyer must independently verify all data.

13 | LEASE & ON-MARKET COMPARABLES

LEASE COMPARABLES

PROPERTY	CITY	SF	RENT/SF	TYPE	LEASE DATE
Rogers Business/Retail Park (FM 359)	Fulshear	2,175	$27.00	NNN	Apr-24
James Tiki Business Park II	Fulshear	2,520	$27.95	NNN	Jan-24
Westin Plaza	Katy	3,837	$26.00	NNN	Jun-24

ON-MARKET COMPARABLES

PROPERTY	CITY	SF	ASKING $/SF or PRICE	CAP RATE	STATUS
Commons at Cross Creek West (Starbucks)	Fulshear	24,000	$35.00/SF	—	For Lease
Vanbrooke Development (new constr.)	Brookshire	32,700	Contact Broker	—	For Lease
Gateway 359 — Suite 300 (master lease)	Brookshire	1,743	$29.00/SF	—	Master-leased

Recent signed retail leases in the submarket run $26.00–$27.95/SF NNN (IRR appraisal, 2024 leases); new construction on FM 359 is quoting $35.00/SF NNN (Commons at Cross Creek West, Starbucks-anchored). Gateway 359's suites at $29.00/SF sit between recent signed rents and new-construction asking.

14 | ABOUT REALTY 1 PARTNERS

Realty 1 Partners is "The Small Business Retail Developer" — a vertically integrated firm handling construction, development, leasing, property management and capital markets entirely in-house.

Led by founders John & Patricia Hamilton (40+ years; hundreds of retail, commercial and multifamily properties) and CFO / Lead Broker Beau Evans, R1P develops retail, office and mixed-use projects across Greater Houston, San Antonio and Austin — including Gateway 359, Pine Market Town Center, Elyson Town Center and the FM 359 Candela Retail Center.

Mission: "To Build WIN WIN Relationships One Small Business at a Time."

30+ Projects Developed

1.4M+ SF Delivered

$135M+ Value Created

3 Active Markets

FOR MORE INFORMATION

Kris Bender | Leasing Director | Realty 1 Partners

Office 832-847-4008 · Cell 256-698-8199 · kbender@r1partners.com

OFFERING MEMORANDUM

GATEWAY 359

CONTACT

Kris Bender · **Leasing Director** · **Realty 1 Partners**

Office 832-847-4008 · Cell 256-698-8199 · kbender@r1partners.com

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