

FOR SALE



SHOPS AT RIVER OAKS

3734 WESTHEIMER ROAD HOUSTON, TEXAS





BUILDING SIZE:	±9,330 SF
PRICE:	\$11,200,000.00
CURRENT NOI:	\$552,636.00
CAP RATE	4.93%
LAND AREA	0.96 ACRES
OCCUPANCY	100%

Property Highlights

- NNN Leases | \$42.72M in Branch Deposits | Options To Extend
- Absolute NNN | Fee Simple Ownership
- Located in the heart of the highly affluent River Oaks area of Houston.
- Strong Demographics in 5-Mile Trade Area

Price	\$11,200,000.00
NOI	\$552,636.00
Cap Rate	4.93%
Occupancy	100%
Rentable Area	9,330 SF
Land Area	0.96 Acres

Operating Cash Flow	
Potential Rental Revenue	\$552,636.00
Potential Reimbursement Revenue	\$165,378.00
Effective Gross Revenue	\$718,014.00
Less Expenses	\$165,378.00
Net Operating Income	\$552,636.00

Operating Expenses	
Taxes	\$128,290.00
Insurance	\$30,290.00
CAM	\$6,516
LANDSCAPE/MAINT:	\$3,900.00
UTILITIES:	\$2,616.00
TOTAL EXPENSES:	\$165,378.00

Price Summary	
Asking Price	\$11,200,000
PSF	\$1,211
Net Operating Income	\$552,636.00
In-Place Cap Rate	4.93%
Occupancy	100%

Income:	
ANNUAL RENT	\$552,636.00
EXPENSE REIMBURSEMENTS	\$165,378.00
TOTAL INCOME:	\$718,014.00

Tenant Name	Unit #	SF	Lease Begins	Lease Expires	Net Rent	Rent Per SF	NNN	Total
CYCLONE ANAYA'S RESTAURANT	100	6,250	11/30/2023	7/31/2029	\$28,125.00	\$54.00	\$8,973.53	\$37,098.53
HOME BANK	200	3,080	8/1/2019	7/31/2029	\$17,928.00	\$69.85	\$4,422.15	\$22,350.15
TOTALS		9,330			\$46,053.00		\$13,395.68	\$59,448.68



Cyclone Anaya's WORLD CLASS MEXICAN KITCHEN...1966

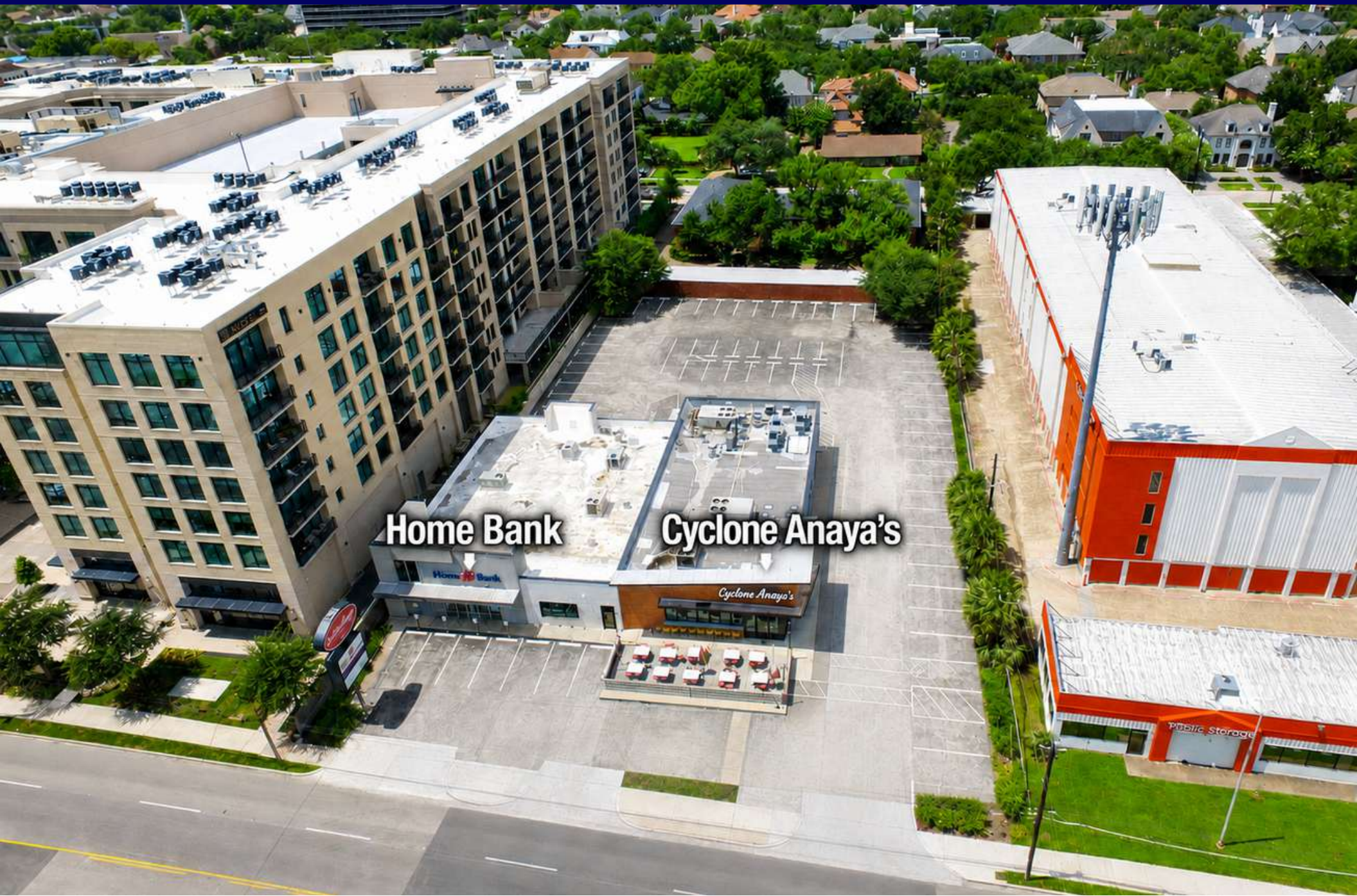
A Houston staple since 1966, Cyclone Anaya's was founded by famed Mexican wrestler Jesus Becerra Valencia, better known by his stage name, Cyclone Anaya, and his wife Carolina – a former Miss Houston. After nearly 60 years, Cyclone Anaya's has become a Texas legacy, serving Carolina's original homemade recipes in 7 restaurants. In 2017, Cyclone's children, Rico and Vienna, sold the restaurant to locally based Heritage Restaurant Group, who intends on keeping the tradition alive and giving Texas and the nation the taste of fine homemade Mexican food that has made Cyclone Anaya's famous.

The Heritage Restaurant Group is part of the Sugar Land-based Dhanani Group. Starting in the gas and convenience store business in 1976, the Dhanani Group first became a Burger King franchisee in 1994 with the first co-branded restaurant in Houston, Texas. The Sugar Land, Texas-based company is now ranked one of the country's largest QSR franchisees for Burger King Corporation (275+ locations) and Popeyes (150+ locations) with a growing presence in casual and fine dining starting with La Madeleine restaurants (37+ locations).



Home *HB* Bank

Chartered in 1908 as Home Building and Loan, Home Bank, N.A., is one of the nation's most stable lending and financial institutions. As the oldest financial institution chartered in Lafayette Parish, through the years Home Bank has expanded to serve growing and vibrant markets with over 40 locations across Louisiana, Mississippi and Texas. Home Bancorp, Inc. is the holding company for Home Bank, National Association, a nationally chartered bank headquartered in Lafayette, Louisiana. Home Bancorp, Inc. trades on the Nasdaq Global Market under the symbol "HBCP". The location was originally leased to Texas Bank, who was acquired by Home Bank in 2022.





Houstonian Estates
Condominium

THE FORUM
AT MEMORIAL VILLAGES

SHERATON
SPRINGHILL SUITES
Heritage Place

LAND
-ROVER

NISSAN

Hampton

Inwood Manor

River Oaks
Country Club

The Willowick

Memorial Park

Memorial Park Golf
Course and Driving Range

Multi-Use Field

FIELDING'S
RIVER OAKS

PIETAP
PIZZA • RESTAURANT • BAR

SHOPS AT
RIVER OAKS

Public
Storage

nuveau

WESTHEIMER RD 28,700 VPD



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Photo





Centre at Post Oak

Marshall's
HomeGoods
Rack
OLD NAVY

Post Oak Plaza

Bassett
KOHLER
ARHAUS

WHOLE FOODS
MARKET
Randalls
Total Wine
& MORE

Uptown Park

REJUVENATION
NATUZZI
ITALIA
HIGH GLOSS
RITUAL ONE

Houstonian Estates
Condominium

THE FORUM
AT MEMORIAL PARK

DICK'S
IPIC
EQUINOX



DRURY
HOTELS

SAGO



The Willowick

Highland Village

lululemon
Crate&Barrel
PERIGOLD

Looscan
Neighborhood
Library

River Oaks Baptist
School

Multi-Use Field

ExxonMobil

FIELDING'S

PIETAP

SHOPS AT
RIVER OAKS

WELLS FARGO



WESLAYAN ST 21,100 VPD

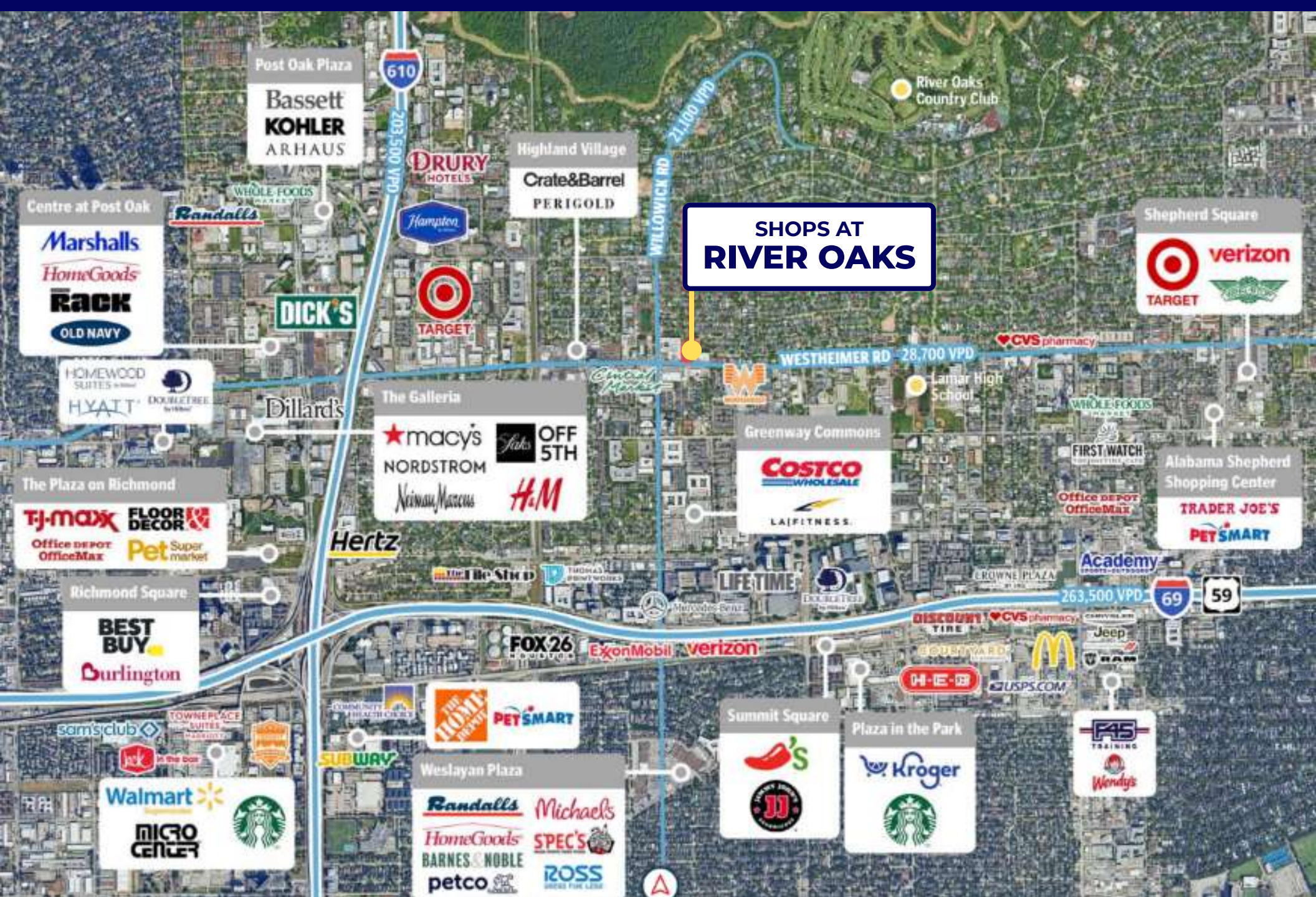
WESTHEIMER RD 28,700 VPD

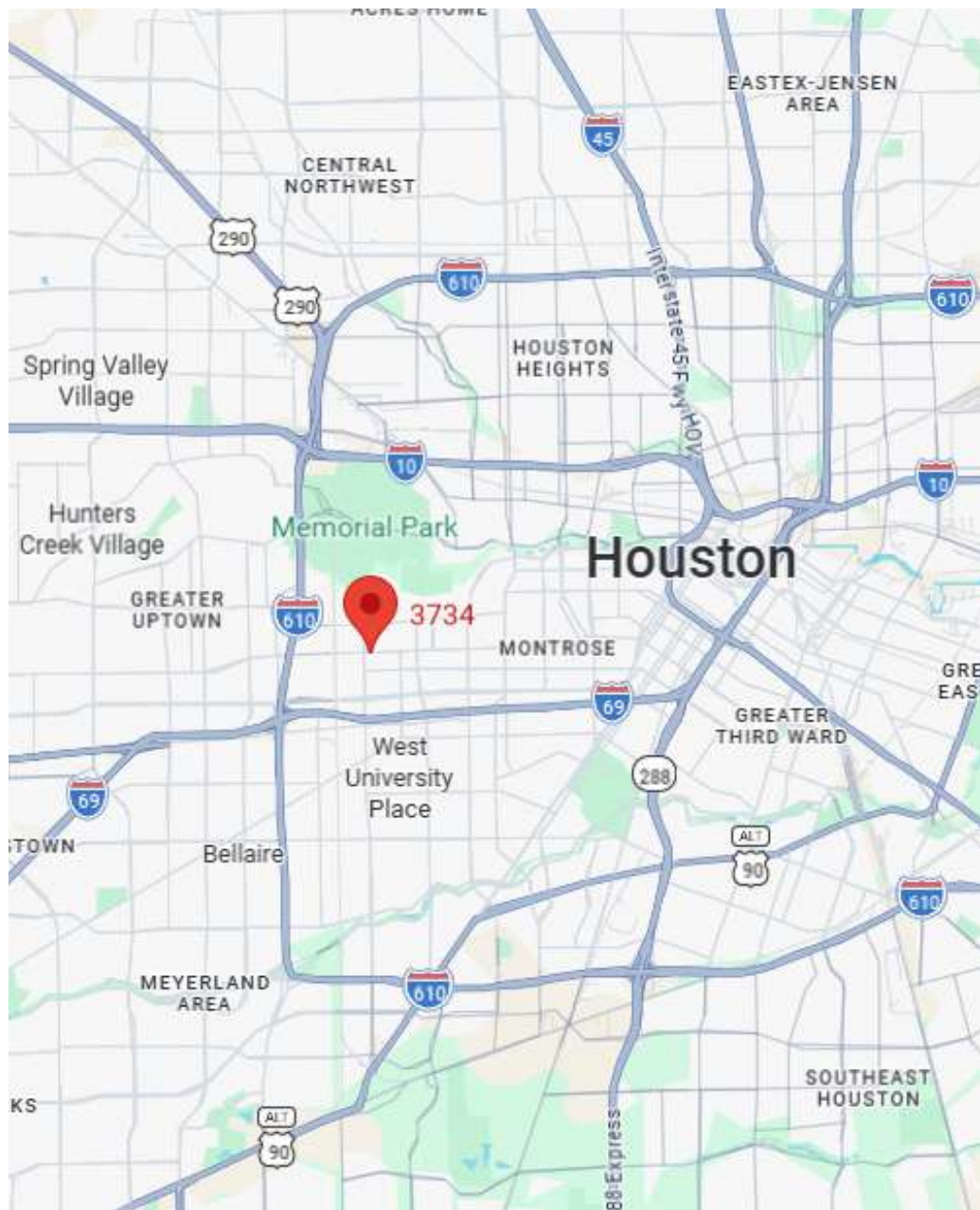
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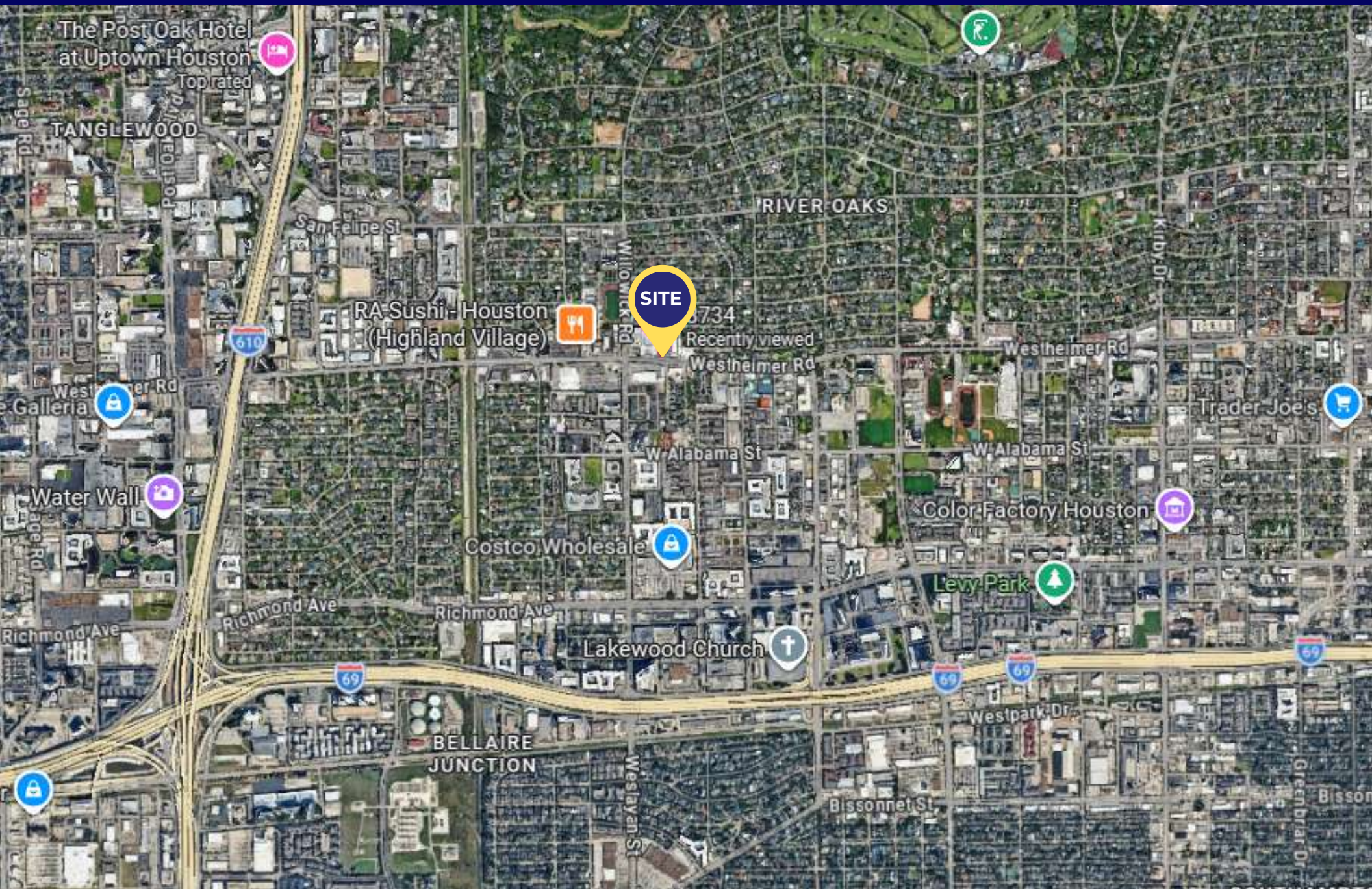
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Photo





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	25,255	199,577	527,592
2030 Projected Population	27,136	208,536	548,592
2010 Census Population	16,878	159,983	431,447
Projected Annual Growth 2025 to 2030	1.45%	0.88%	0.78%
Historical Annual Growth 2010 to 2020	2.75%	1.70%	1.51%
Households & Growth			
2025 Estimated Households	15,040	103,592	262,713
2030 Projected Households	16,435	110,645	279,504
2010 Census Households	9,940	81,022	203,332
Projected Annual Growth 2025 to 2030	1.79%	1.33%	1.25%
Historical Annual Growth 2010 to 2020	2.57%	1.60%	1.72%
Race & Ethnicity			
2025 Estimated White	71.28%	68.80%	60.33%
2025 Estimated Black or African American	7.44%	6.76%	12.18%
2025 Estimated Asian or Pacific Islander	11.73%	13.45%	12.72%
2025 Estimated American Indian or Native Alaskan	0.30%	0.53%	0.87%
2025 Estimated Other Races	4.02%	6.51%	10.61%
2025 Estimated Hispanic	17.28%	20.26%	26.90%
Income			
2025 Estimated Average Household Income	\$194,777	\$198,594	\$165,473
2025 Estimated Median Household Income	\$110,867	\$113,808	\$93,637
2025 Estimated Per Capita Income	\$115,065	\$102,946	\$82,404
Businesses & Employees			
2025 Estimated Total Businesses	3,790	21,426	46,595
2025 Estimated Total Employees	44,075	221,769	714,059





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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000				
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000				
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone
				Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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