OFFERING MEMORANDUM

U.S. BANKRUPTCY COURT-ORDERED SALE

Riverbrook Shopping Center

9505 Scott Street | Houston, Texas 77051

Own Your Operation. Offset Your Overhead. Positioned in the Path of Progress.

±16,450 SF | ±1.14 Acres | Hard Corner | Free & Clear Title | $2,400,000

EXECUTIVE SUMMARY

A Corner Worth Owning

Kevin Riles Commercial, on behalf of the Chapter 7 Trustee and by order of the United States Bankruptcy Court for the Southern District of Texas, presents Riverbrook Shopping Center: a ±16,450 SF neighborhood retail center on ±1.14 acres at the hard corner of Scott Street and Dawson Lane in South Houston.

Approximately 12,850 SF of renovated, open-plan retail space is available for a buyer's own business or for lease-up, while three operating neighborhood tenants provide income from day one. The surrounding Sunnyside/South Houston area is one of the city's most active pockets for new-home construction, and those new rooftops need everyday retail close to home.

Title is delivered free and clear of all liens, claims, and interests under 11 U.S.C. § 363(b) and (f).

$2,400,000	±$146	±16,450	±1.14 AC
Offering Price	Price Per SF	Building SF	Land Area

INVESTMENT HIGHLIGHTS

The 5 P's of 9505 Scott

1

PRICE

±$146 per SF, roughly 40% below the ±$253/SF CoStar market average for Near South retail.

2

PROVEN TENANTS

Three operating, rent-paying neighborhood businesses, led by a liquor store with roughly three decades on this corner.

3

PATH OF PROGRESS

One of Houston's most active areas for new single-family homes, for sale and for lease. New rooftops mean new customers.

4

POTENTIAL

±12,850 SF of renovated space for your own business, or lease-up upside in a submarket with 3.2% retail vacancy.

5

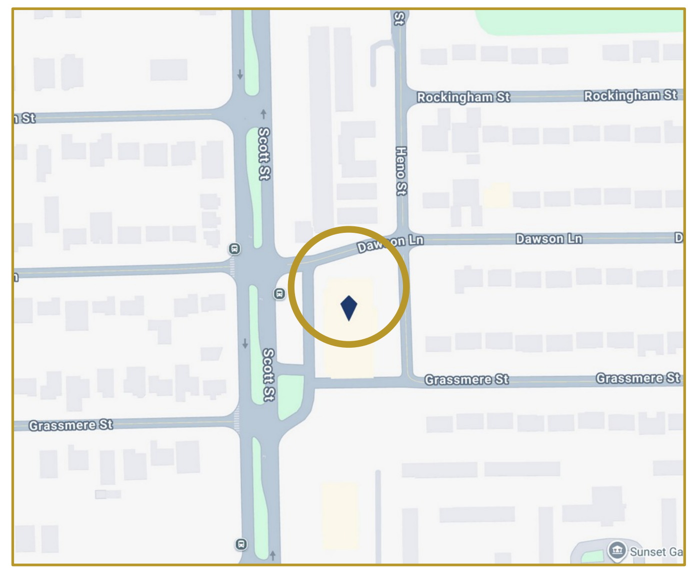
PROTECTION

Bankruptcy Court-ordered sale delivers title free and clear of all liens, claims, and interests. Clean title, clear process.

PROPERTY OVERVIEW

Property Details

Address	9505 Scott Street, Houston, TX 77051 (Harris County)
Property Name	Riverbrook Shopping Center
Property Type	Multi-tenant neighborhood retail / strip center
Building Size	±16,450 SF, single story
Land Area	±1.14 acres (±49,651 SF)
Year Built / Renovated	1970 / 2013 (per Harris County records)
Frontage	±176' on Scott Street; ±134' on Dawson Lane (hard corner)
Parking	Ample surface parking
Occupancy	Three tenants in ±3,600 SF; ±12,850 SF available
Flood Zone	Zone X (outside the 100-year floodplain)
Legal Description	Lots 4 thru 8 & Tract 3A, Block 1, Riverbrook
Parcel ID	090-429-000-0004
2025 Taxes	$45,015 (2.1252% total rate)
Seller	Chapter 7 Bankruptcy Trustee
Title	Free and clear per 11 U.S.C. § 363(b) and (f)



Hard corner: Scott St & Dawson Ln. Map data ©2026 Google, via CoStar.

PROPERTY PHOTOS

Corner Visibility. Curb Appeal.

Scott Street elevation

View from Scott Street

Full frontage and parking field

Available space: former beauty supply

Available space: grocery storefront

In-line shop space / Tina Nails

INTERIOR PHOTOS

Renovated. Ready. Retail.

Open-plan sales floor

LED lighting throughout

Exposed ceiling, modern ductwork

Wood-look flooring

Deep, flexible floor plate

Divisible for multiple tenants

Photos show the former owner-user space (±12,850 SF). Inventory, trade fixtures, and personal property are not included in the sale unless agreed in writing.

TENANT ROSTER

Staying Power You Can See

Tenant	Use	SF	Lease Status	Monthly Rent	Annual Rent	Rent/SF
HO Liquor	Liquor store	699	Month-to-month (expired 6/30/2025)	$1,200	$14,400	$20.60
Kickback Daiquiri	Daiquiri shop	1,700	In term through 12/31/2027	$2,625	$31,500	$18.53
Tina Nails	Nail salon	1,200	Month-to-month (expired 12/31/2022)	$1,391	$16,692	$13.91
Available	Former owner-user space	12,851	Delivered vacant at closing	-	-	-
TOTAL		**16,450**	**22% occupied**	**$5,216**	**$62,592**	**$17.39 avg.**

WHAT THE RENT ROLL TELLS YOU

- The liquor store has served this corner for approximately 30 years (per tenant); the nail salon has been in place since 2012. Long tenures prove this location works for operators.
- Daily-needs, service-based tenants that are internet-resistant and recession-tested.
- All three leases are gross leases: Landlord pays taxes, insurance, and common area costs. New leases can be written on a triple-net basis.
- Month-to-month tenancies give the new owner flexibility to sign fresh long-term leases at current market rents with tenants who have already shown they are staying.

Own Your Operation. Offset Your Overhead.

- Occupy ±12,850 SF of renovated retail space and keep three rent-paying tenants in place.
- Tenant rent of $62,592 per year offsets roughly 35% of estimated debt service.
- Owner-occupants may qualify for SBA financing with as little as 10% down (buyer to confirm with lender).
- Build equity instead of rent receipts: roughly $34,600 of principal paid down in year one.
- Ideal for grocery, beauty supply, discount retail, medical or dental, church, daycare, or service users.

	OWN 9505 SCOTT	RENT COMPARABLE
Annual debt service	$175,014	-
Building operating expenses	$91,307	-
Less: rent from three tenants	($62,592)	-
Base rent + NNN ($13.50 + $5.35/SF)	-	$242,249
NET ANNUAL OCCUPANCY COST	**$203,729**	**$242,249**
Net monthly cost	$16,977	$20,187
EFFECTIVE COST PER SF	**$15.85**	**$18.85**

±$38,500
Estimated annual savings from owning vs. renting

±$3,200
Estimated monthly savings

Illustrative only; not a loan quote. Assumes $2,400,000 price, 10% down, 6.50% rate, 25-year amortization, taxes reassessed to purchase price, and market rent of $13.50/SF NNN. Excludes build-out, closing costs, depreciation, and appreciation. Buyer should consult an SBA lender and tax advisor.

Lease It Up. Lock It In. Lift the Value.

Annual	In-Place	Stabilized Pro Forma
Base rent: existing tenants	$62,592	$67,500
Base rent: ±12,851 SF at $13.50 NNN	-	$173,489
Expense recoveries (new NNN leases)	-	$68,761
Potential Gross Income	**$62,592**	**$309,749**
Vacancy & credit loss (10%)	-	($30,975)
Effective Gross Income	**$62,592**	**$278,774**
Operating expenses (taxes, insurance, CAM, mgmt., reserves)	($87,821)	($102,458)
NET OPERATING INCOME	**($25,229)**	**$176,316**
Cap rate on $2,400,000	n/a	7.3%

RENT SENSITIVITY

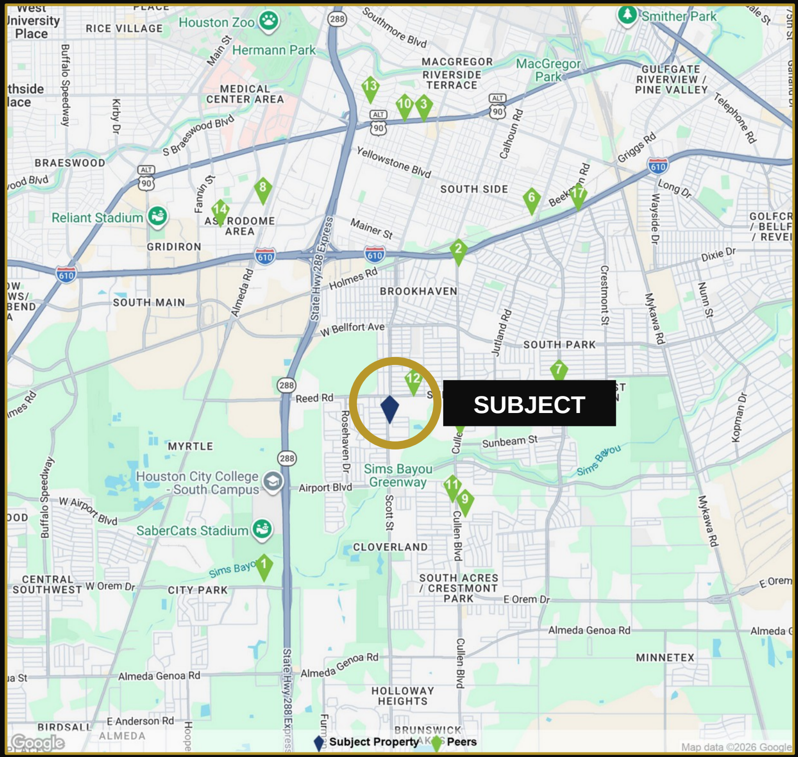
Vacant-space rent (NNN)	Stabilized NOI	Cap rate
$12.00	$159,661	6.7%
$13.50	$176,316	7.3%
$15.00	$192,971	8.0%
$18.00	$226,281	9.4%

- Near South retail vacancy: 3.2% (CoStar, Q3 2026)
- CoStar estimated small-shop rents for the subject: $18 to $22/SF
- Divisible floor plate supports multiple tenants at higher per-foot rents
- Month-to-month rents can be reset to market

Broker pro forma. The debtor provided no operating statements; in-place expenses are broker estimates except 2025 property taxes ($45,015 actual). Stabilized case assumes full lease-up, Tina Nails at $18/SF, taxes reassessed to purchase price, insurance $1.25/SF, CAM $1.00/SF, management 4%, reserves $0.20/SF. Lease-up costs (tenant improvements and commissions) are not included. Buyers must verify all information independently.

Rooftops Are Rising. Retail Follows.

- Sunnyside/South Houston is among the city's most active pockets for new-home construction, with builders delivering homes for both purchase and lease.
- Every new rooftop brings a household that needs groceries, personal services, and everyday retail close to home.
- The trade area is underserved by quality retail, which means less competition and a captive customer base for the owner who gets in early.
- Inside Beltway 8, minutes from Loop 610 South and Highway 288.
- Short drive to the Texas Medical Center, NRG Park, and the University of Houston.
- Near South retail submarket vacancy of just 3.2%, with 89% tenant renewal rates (CoStar).



5,084	41,168	116,828	$930M	$3.0B
Households 1 mile	Households 3 miles	Households 5 miles	Consumer spending 3 miles	Consumer spending 5 miles

Source: CoStar, 2025 estimates. Map data ©2026 Google, via CoStar; green markers are comparable retail centers.

Clean Title. Clear Process.

In a Chapter 7 bankruptcy, a trustee sells the debtor's assets to repay creditors. Real estate is sold under court oversight, so any accepted deal requires court approval before closing.

HOW TO MAKE AN OFFER: 7 SIMPLE STEPS

1. Submit a standard contract with all usual terms, including feasibility and financing addenda, but leave the seller name blank.
2. Once terms are agreed, the trustee's attorney adds a clause making the sale subject to court approval.
3. After the trustee signs, proceed as usual. Contingencies (feasibility, financing) must be removed.
4. Once contingencies expire, the trustee files a Motion to Sell with the court.
5. The Motion to Sell works like a clear-to-close: it removes the bankruptcy liens.
6. Court approval may take 30 to 60 days (often around 30).
7. After court approval, proceed to closing as normal.

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No Seller's Disclosure. Property is sold as-is, where-is. Title conveys free and clear of all liens, claims, and interests under 11 U.S.C. § 363(b) and (f).

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CONFIDENTIALITY & DISCLAIMER

Important Information

This Offering Memorandum has been prepared by Kevin Riles Commercial solely for the use of prospective purchasers of 9505 Scott Street, Houston, Texas (the "Property"). The information contained herein has been obtained from sources believed to be reliable, including public records, CoStar, and leases provided to the Broker; however, neither the Seller, the Chapter 7 Trustee, nor Kevin Riles Commercial makes any representation or warranty, express or implied, as to its accuracy or completeness.

The debtor did not provide operating statements. All financial projections are broker pro forma estimates, are provided for illustration only, and are not a record of actual operations. Square footage, year built, and tenant information are approximate. Prospective purchasers must conduct their own independent investigation and rely solely on their own due diligence.

The Property is offered as-is, where-is, by the Chapter 7 Trustee. Any sale is subject to approval by the United States Bankruptcy Court for the Southern District of Texas. The Seller reserves the right to reject any offer, to withdraw the Property from the market, and to change the price or terms at any time without notice.

Texas law requires all license holders to provide the Information About Brokerage Services form (TXR-2501) to prospective clients. Kevin Riles Commercial represents the Seller.

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