

PEEK PLAZA

3325 WEST GRAND PARKWAY NORTH | KATY, TX 77449



PHILIP LEVY

972.755.5225

EXECUTIVE MANAGING DIRECTOR
PLEVY@MARCUSMILLICHAP.COM

CHRIS GAINEY

817.932.6122

SENIOR VICE PRESIDENT INVESTMENTS
CHRIS.GAINEY@MARCUSMILLICHAP.COM

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	18

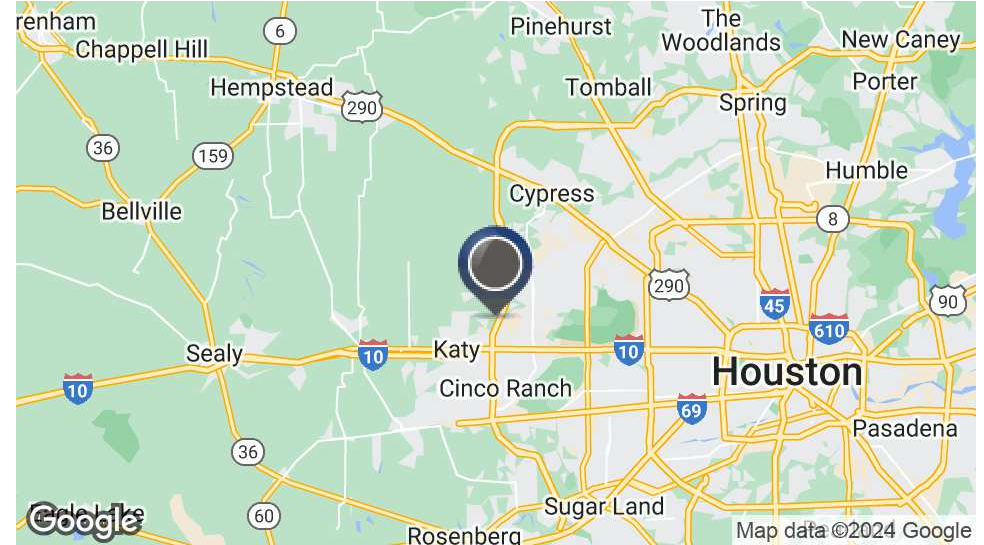
Section 1 PROPERTY INFORMATION



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



OFFERING SUMMARY

Sale Price:	\$10,571,630
Building Size:	20,132 SF
Lot Size:	2.49 Acres
Price / SF:	\$525.12
Cap Rate:	6.5%
NOI:	\$687,156
Year Built:	2023

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a newly constructed, 20,132-square-foot, multi-tenant retail center located in the highly affluent Houston suburb of Katy, Texas. Peek Plaza is 100 percent leased and features a complementary mix of national and local businesses that are well positioned to serve a densely populated surrounding area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,982	29,534	90,828
Total Population	12,426	92,794	277,606
Average HH Income	\$110,857	\$104,597	\$102,543

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449



Marcus & Millichap LEVY RETAIL GROUP

PROPERTY DESCRIPTION

Peek Plaza is a 100 percent leased, 20,132-square-foot, multi-tenant retail center located in the high growth Houston suburb of Katy, Texas. Tenants are a complementary mix of national, regional and local retailers, including Wienerschnitzel, X-Golf, Baxters, Texas Craft Wings, Coffee Fellows, Mapletown, Rock 'N Roll It vapor store, and R&B Tea. All leases are triple net, and many include scheduled rent escalations during the primary term, as well as options for renewal with rent increases. Two end cap suites, Wienerschnitzel and Coffee Fellows, have drive-through windows. Coffee Fellows also has an outdoor patio area for outdoor dining. The building is new 2023 construction featuring an attractive architectural design with a metal roof, situated on a 2.49-acre lot with concrete parking.

LOCATION DESCRIPTION

The subject property is located on West Grand Parkway North (Highway 99), near the intersection with Morton Ranch Road. The center benefits from excellent freeway visibility, with high traffic counts of 67,328 vehicles per day on Grand Parkway North. Positioned less than one mile from Walmart Supercenter, the subject property is surrounded by national and regional retailers including Discount Tire, Panda Express, McDonald's, Starbucks, T-Mobile, Smoothie King, Wingstop, Petco, HomeGoods, Kroger, Chick-fil-A, and many others. Peek Plaza is also just south of the new FedEx HUB, the largest FedEx HUB in Texas, and less than a half-mile from the 800,000-square-foot Amazon Sort Center at Clay Road.

Peek Plaza is located in an extremely densely populated and highly affluent area, with more than 277,606 residents within a five-mile radius, and continued growth from nearby multi-family and single-family residence developments. Directly behind Peek Plaza is the recently constructed 362 unit, four-story Brea Luxury Apartments. Newly constructed Linz Luxury Living Apartments, located near West Grand Parkway North (Highway 99) and Morton Ranch Road, feature 305 units. Morton Creek Ranch by Long Lake, near the intersection of Morton Ranch Road and Peek Ridge Road/Winchester Ranch Trail, will provide 1,705 single family lots plus amenities like a splash pad, playground, and recreation center.

Katy is one of the fastest-growing and most-desirable Houston suburbs, located 30 miles west of Downtown Houston. The city is the hub of three counties - Fort Bend County, Harris County and Waller County. Katy Independent School District has been ranked as the number one school district in the Houston area, according to Niche's Best Schools list.

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



BUILDING INFORMATION

Year Built	2023
County	Harris
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 20,132-Square-Foot Retail Center | Comprised of Two Multi-Tenant Buildings
- New 2023 Construction Featuring Attractive Architectural Design and a Metal Roof | Two End Cap Suites have Drive-Thru Windows
- 100% Leased | All Leases are Triple-Net | Leases are New 5-Year and 10-Year Terms
- Tenants are a Complementary Mix of National, Regional and Local Businesses
- Well Positioned in a Dense Retail Trade Area Along Grand Parkway North | High Traffic Counts Exceeding 67,328 Vehicles per Day
- Area Traffic Drivers Include Walmart, Kroger, Home Goods, and Numerous Other National Retailers | Near Several School Campuses, Providing Additional Traffic
- Close Proximity to Nearby Multi-Family and Single-Family Residence Developments | Directly in Front of Brea Luxury Apartments (362 Units) | Newly Constructed Linz Luxury Living Apartments on West Grand Parkway (Highway 99) and Morton Ranch Road (305 Units)
- Nearby Residential Developments in Progress Include Morton Creek Ranch by Long Lake, Near the Intersection of Morton Ranch Road and Peek Ridge Road/Winchester Ranch Trail (1,705 Lots)
- Highly Affluent Surrounding Area | Average Household Income is \$110,857 within a One-Mile Radius; \$104,597 within a Three-Mile Radius; and \$102,543 within a Five-Mile Radius | Densely Populated with 277,606 Residents within Five Miles
- Katy is One of the Fastest-Growing and Most-Desirable Cities within Houston MSA | Located 30 Miles from Downtown Houston

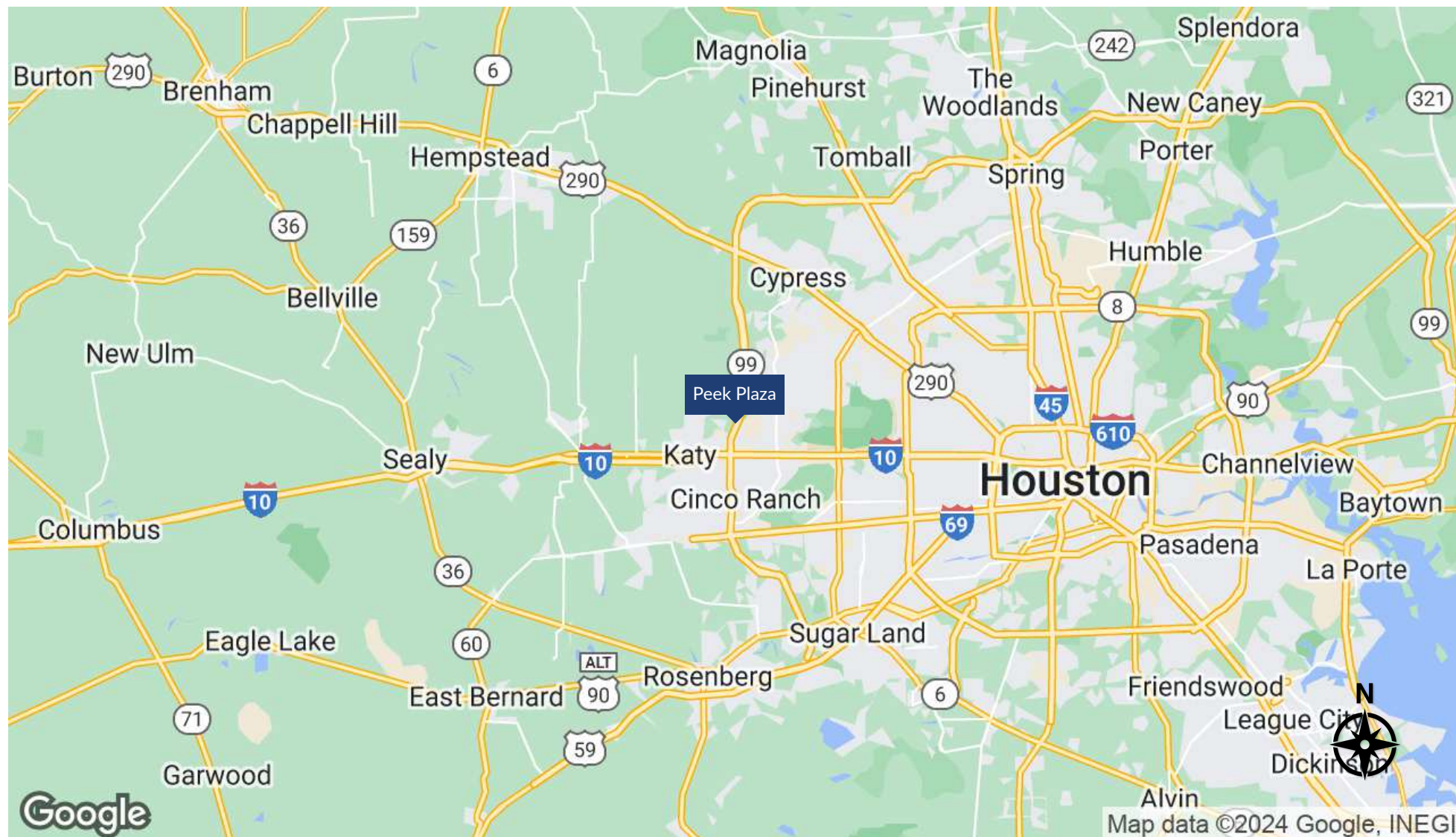
Section 2 LOCATION INFORMATION



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



Section 3 FINANCIAL ANALYSIS



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

INVESTMENT OVERVIEW

CURRENT - YEAR 1

Price	\$10,571,630
Price per SF	\$525
CAP Rate	6.50%
Total Return (yr 1)	\$687,156

OPERATING DATA

CURRENT - YEAR 1

Gross Income	\$897,646
Operating Expenses	\$210,490
Net Operating Income	\$687,156

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP

INCOME SUMMARY	CURRENT - YEAR 1	PER SF
Base Rent	\$687,156	\$34.13
Real Estate Taxes Reimbursements	\$113,854	\$5.66
Insurance Reimbursements	\$21,252	\$1.06
Common Area Maintenance Reimbursements	\$39,384	\$1.96
Management Fee Reimbursements	\$36,000	\$1.79
GROSS INCOME	\$897,646	\$44.59
EXPENSE SUMMARY	CURRENT - YEAR 1	PER SF
Real Estate Taxes	\$113,854	\$5.66
Insurance	\$21,252	\$1.06
Utilities	\$12,600	\$0.63
Landscaping	\$10,080	\$0.50
Repairs & Maintenance	\$3,792	\$0.19
Dumpster Service	\$12,912	\$0.64
Management Fee (4% of EGI)	\$36,000	\$1.79
GROSS EXPENSES	\$210,490	\$10.46
NET OPERATING INCOME	\$687,156	\$34.13

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE		
3325-100	Wienerschnitzel	1,225	6.12%	7/25/2023	7/31/2033	\$42,876.00	\$35.00	8/01/28	\$38.50	\$12,807.98	(4) 5-Yr @ FMV	NNN		
3325-200	Baxters Bar	2,435	12.17%	7/25/2023	7/31/2033	\$78,744.00	\$32.34	8/01/28	\$35.58	\$25,459.13	(4) 5-Yr @ FMV	NNN		
3325-300	Texas Craft Wings	1,734	8.66%	7/25/2023	7/31/2033	\$55,488.00	\$32.00	8/01/28	\$35.20	\$18,129.83	(4) 5-Yr @ FMV	NNN		
3329-700	Coffee Fellows	1,810	9.04%	12/1/2023	10/31/2028	\$64,620.00	\$35.70	11/01/25	\$36.41	\$18,924.44	(2) 5-Yr @ 2% annual increases and FMV	NNN		
								11/01/26	\$37.14					
								11/01/27	\$37.89					
3329-100	X-Golf	8,195	40.95%	8/1/2023	4/30/2034	\$286,824.00	\$35.00			\$85,682.77	(2) 5-Yr @ FMV	NNN		
3325-400	Mapletown	2,500	12.49%	1/22/2024	3/31/2029	\$82,500.00	\$33.00	4/01/26	\$33.91	\$26,138.73	(2) 5-Yr @ 3% annual increases and FMV	NNN		
								4/01/27	\$34.93					
								4/01/28	\$35.98					
3325-500	Rock 'N Roll It	1,057	5.28%	9/21/2024	10/31/2029	\$36,995.04	\$35.00			\$11,051.46	(2) 5-Yr @ \$38.50/\$42.35	NNN		
3225-600	R&B Tea	1,057	5.28%	1/12/2025	1/31/2030	\$39,109.08	\$37.00	1/01/26	\$38.11	\$12,295.66	(1) 5-Yr @ FMV	NNN		
								1/01/27	\$39.26					
								1/01/28	\$40.44					
								1/01/29	\$41.66					
TOTAL VACANT		0	0%											
TOTAL OCCUPIED		20,013	100%											
TOTAL		20,013	100%							\$687,156				\$210,490

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

TENANT HIGHLIGHTS



FOUNDED	2015
LOCATIONS	128
SQ. FT.	8,195
OPTIONS	(2) 5-Yr @ FMV
GUARANTOR	Franchisee

X-Golf is the fastest growing, largest and most accurate indoor golf bar in the world. Since opening in America in 2015, X-Golf has taken off, becoming a celebrated and popular hub for golf enthusiasts everywhere. An entertainment center, sports bar and year-round golf playing field that caters to families, golf amateurs and golf pros, an energetic experience is guaranteed.

There are now over 128 locations spanning the U.S.A. and Canada.



FOUNDED	1961
LOCATIONS	320+
SQ. FT.	1,225
OPTIONS	(4) 5-Yr @ FMV
GUARANTOR	Franchisee

Founded in 1961 by John Galardi with a single location in Southern California, Wiener Schnitzel has grown to be the world's largest hot dog chain serving more than 120 million hot dogs a year. There are 320 quick-serve restaurants located in 11 states.

While Wiener Schnitzel is beloved for signature hot dogs, the company purchased the Tastee-Freez brand in 2003 as a complimentary co-brand, and a sales add-on tool for their franchise partners.



FOUNDED	1999
LOCATIONS	300+
SQ. FT.	1,810
OPTIONS	(2) 5-Yr @ 2% annual increases and FMV
GUARANTOR	Corporate

Coffee Fellows GmbH is a family business directed by Kathrin & Stefan Tewes. They started the company together in Munich, Germany in 1999 and have grown it to more than 300 stores across Europe, Asia, and Africa. In partnership with Coffee Fellows GmbH, Coffee Fellows North America was born in Houston, Texas in June of 2023. With two locations under their belt, the company has plans for continued growth throughout Houston and beyond.



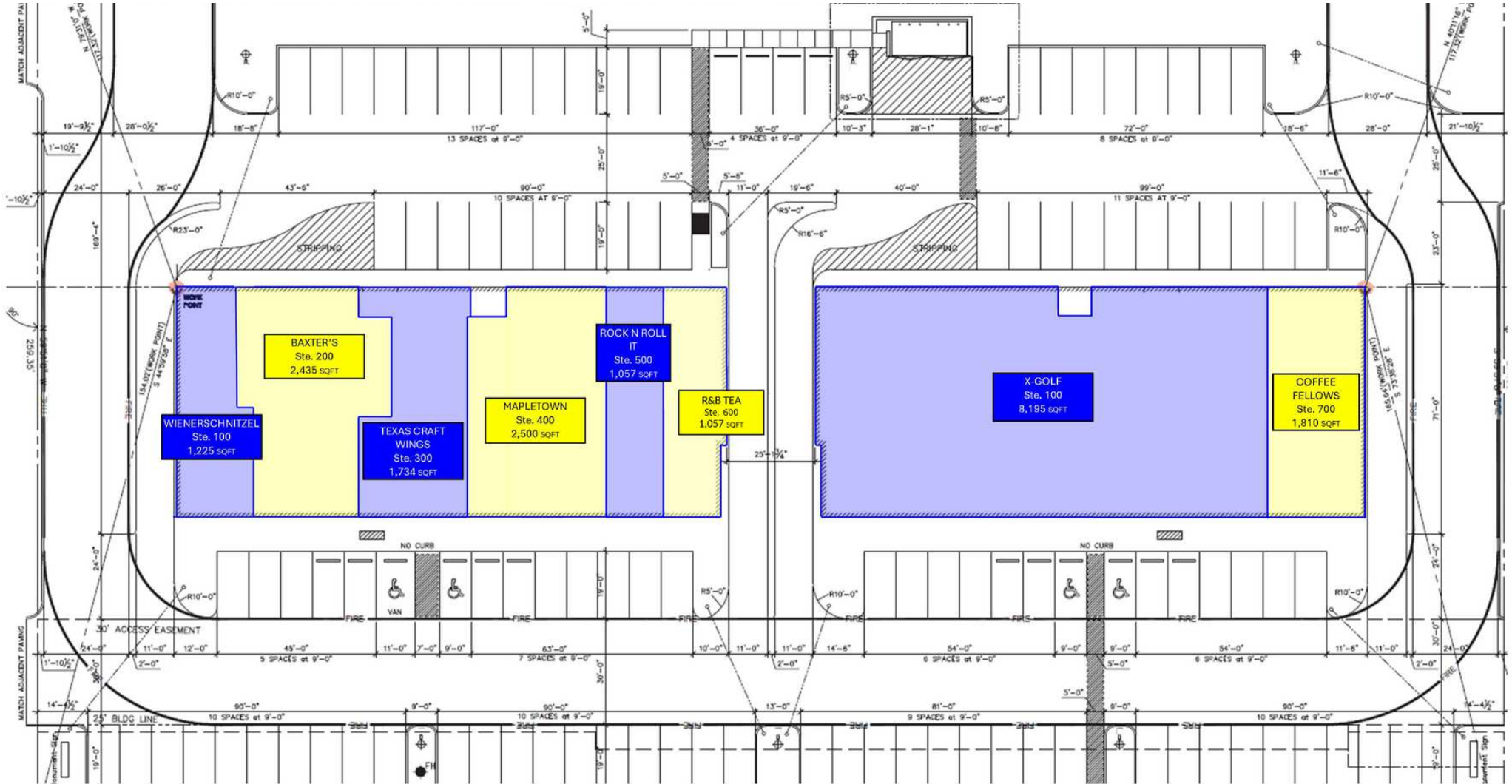
FOUNDED	1996
LOCATIONS	70+
SQ. FT.	1,057
OPTIONS	(2) 5-Yr @ \$38.50/\$42.35
GUARANTOR	Franchisee

Rock N' Roll It offers an extensive range of smoke and vape products in-store and online. With over 25 years in the smoke shop industry, there are currently 70+ locations.

Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP



Section 6 DEMOGRAPHICS



Peek Plaza

3325 West Grand Parkway North, Katy, TX 77449

Marcus & Millichap
LEVY RETAIL GROUP

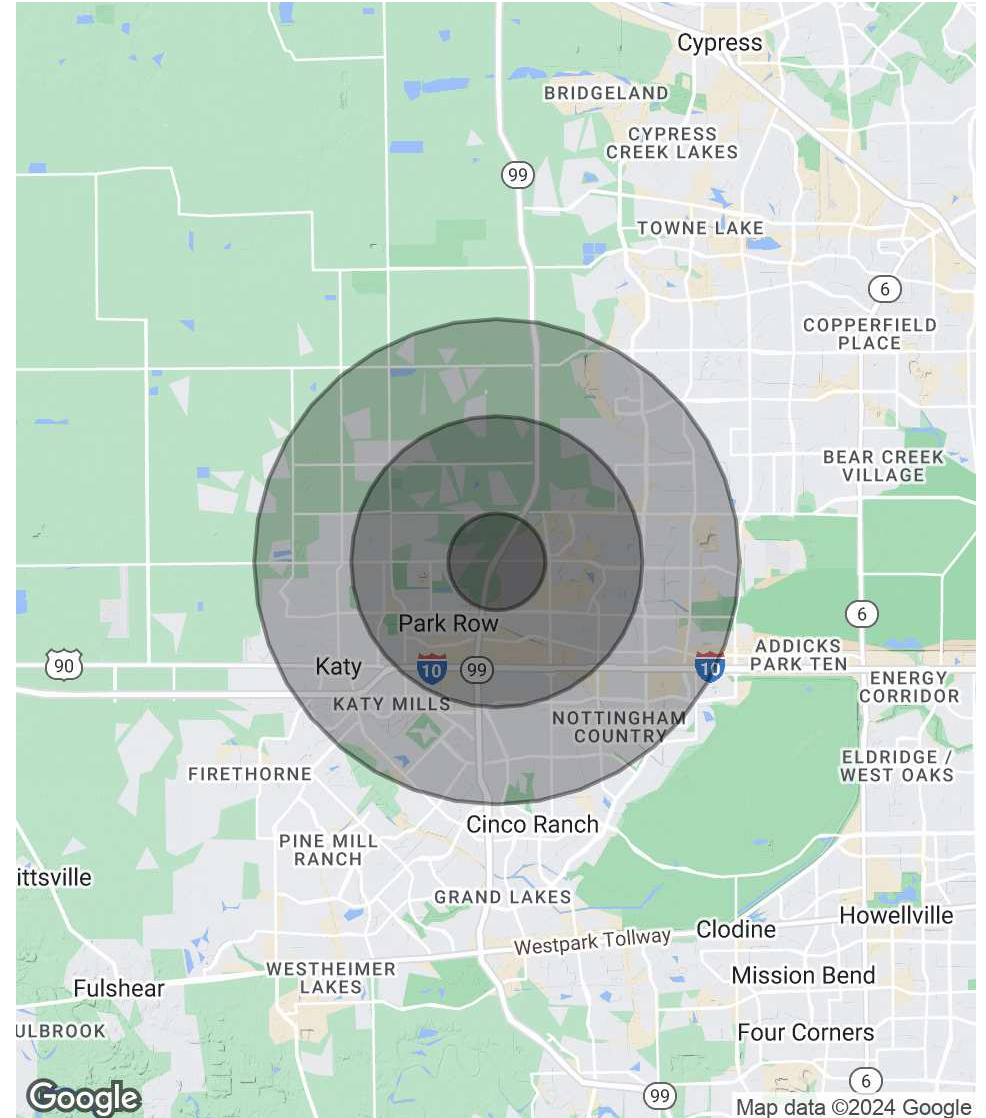
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,426	92,794	277,606
Average Age	34.6	34.9	35.3
Average Age (Male)	33.8	34.0	34.5
Average Age (Female)	35.2	35.7	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,982	29,534	90,828
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$110,857	\$104,597	\$102,543
Average House Value	\$241,702	\$214,241	\$208,554

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	44.7%	45.3%	41.8%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	9,303	69,233	204,262
% White	74.9%	74.6%	73.6%
Total Population - Black	1,918	14,582	42,325
% Black	15.4%	15.7%	15.2%
Total Population - Asian	703	5,395	20,476
% Asian	5.7%	5.8%	7.4%
Total Population - Hawaiian	9	91	332
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	165	1,115	2,999
% American Indian	1.3%	1.2%	1.1%
Total Population - Other	327	2,379	7,211
% Other	2.6%	2.6%	2.6%

Demographics data derived from 2023 CoStar Group data.





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.

11-2-2015

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.

Marcus & Millichap

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Tim A. Speck

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

9002994

License No.

432723

License No.

License No.

License No.

tim.speck@marcusmillichap.com

Email

tim.speck@marcusmillichap.com

Email

Email

Email

972-755-5200

Phone

972-755-5200

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Marcus & Millichap
LEVY RETAIL GROUP

PHILIP LEVY
Executive Managing Director
Dallas Office

972.755.5225 Office
817.380.1153 Fax
plevy@marcusmillichap.com
LICENSE: TX 0522087

5001 Spring Valley Road
Dallas, TX 75244

CHRIS GAINEY
Senior Vice President Investments
Fort Worth Office

817.932.6122 Office
817.380.1153 Fax
Chris.Gainey@marcusmillichap.com
LICENSE: TX 0612970

300 Throckmorton Street
Fort Worth, TX 76102