

Colony Commons

FOR SALE: 93.2% NNN leased Multi-tenant Retail Investment
2211 & 2251 FM 646, Dickinson (Houston metro), TX 77539



Attractive Center in Growing Area

Area Businesses:



- Future base rent increases in primary lease terms
- Strong tenant mix in a very attractive center with excellent visibility and access
- Dickinson Retail Trade Area:
 - Population over 129,000 with average household income over \$86,000 in 2016
 - Population grew well over 50% from 2000 - 2016
 - 10.43% projected population growth from 2016 - 2021
- Located in the Houston metropolitan area (population 6.65M), just 29 miles from the center of downtown Houston
- Memorial Hermann will not be renewing their lease, creating a very attractive re-positioning opportunity

Alan Rust, CCIM - 512.373.2814
alan@retailsolutions.us

For More Information:
www.retailsolutions.us