

# WALGREENS STNL INVESTMENT ON FRY RD

1710 Fry Rd  
Houston, TX 77084 (Katy)



# SOLO



SOLD



13,500 SF  
GLA

**MARTIN TURNER**

Chief Executive Officer

512.293.3416

[martin@resolutre.com](mailto:martin@resolutre.com)

[resolutre.com](http://resolutre.com)



Page 4  
Executive Summary

Page 5  
Property Photos

Page 6  
Regional Map

Page 7  
Tenant Profile

Page 8 - 11  
Location Overview

Page 15  
Demographics

Page 16  
Contact Information



**MARTIN TURNER**  
Chief Executive Officer  
512.293.3416  
martin@resolutre.com  
resolutre.com

**TAKI DALLIS**  
Vice President  
713.614.8116  
tdallis@resolutre.com  
resolutre.com



## WALGREENS STNL INVESTMENT ON FRY RD

- Prime retail real estate on hard corner of high traffic intersection
- HEB, Walmart, Home Depot & many other national brand retailers and restaurants surround the site
- Walgreens corporate lease
- Excellent surrounding density and demographics
- Prime location in Katy submarket near Energy Corridor and just off I-10 at Fry Rd
- Strong performing store with low rent-to-sales ratio
- **[Click here](#)** for aerial video of region



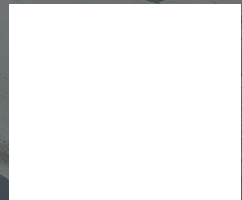
# Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

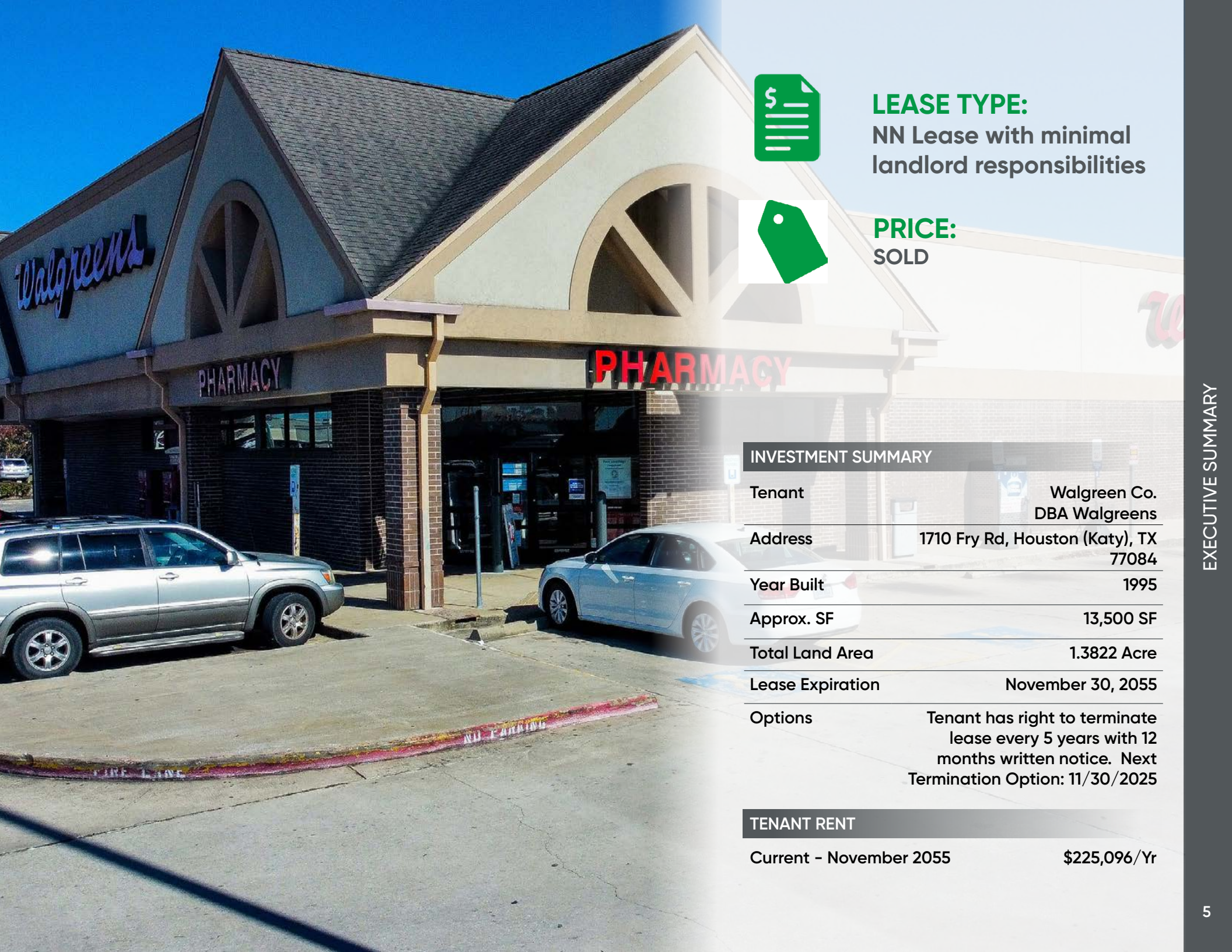
**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.











**LEASE TYPE:**  
NN Lease with minimal  
landlord responsibilities



**PRICE:**  
SOLD

**INVESTMENT SUMMARY**

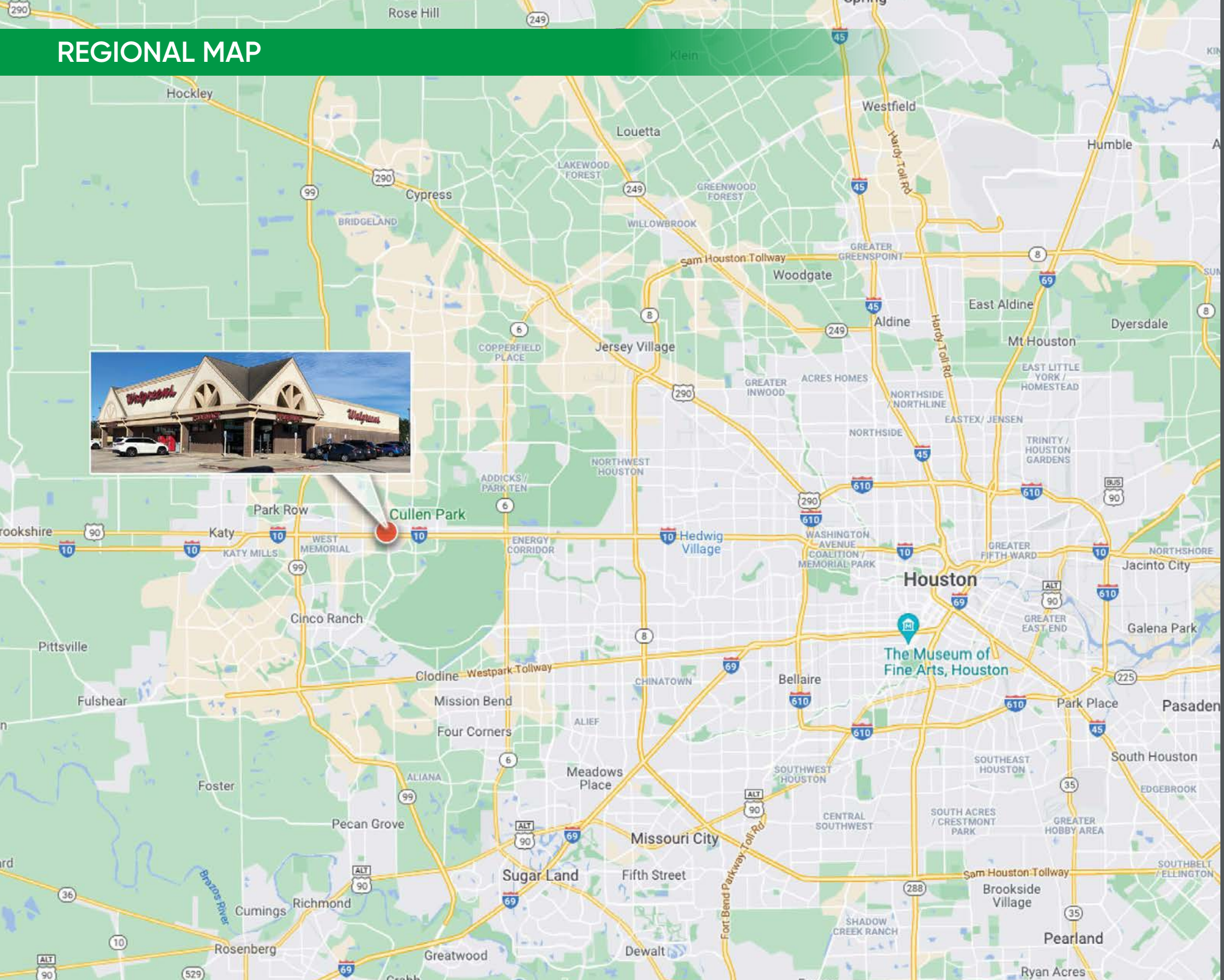
Tenant	Walgreen Co. DBA Walgreens
Address	1710 Fry Rd, Houston (Katy), TX 77084
Year Built	1995
Approx. SF	13,500 SF
Total Land Area	1.3822 Acre
Lease Expiration	November 30, 2055
Options	Tenant has right to terminate lease every 5 years with 12 months written notice. Next Termination Option: 11/30/2025

**TENANT RENT**

Current - November 2055	\$225,096/Yr
-------------------------	--------------



# REGIONAL MAP



# Walgreens



**ESTABLISHED IN 1901**



**FOUNDED IN CHICAGO, ILLINOIS**



**MORE THAN 9,277 LOCATIONS  
IN THE UNITED STATES**

## WE'RE AMERICA'S PREMIER PHARMACY

How did a neighborhood drugstore, founded in 1901 and measuring just 50 feet by 20 feet, become the pharmacy all others are measured by and one of the most respected American corporations?

## IT ALL STARTED IN A TOWN CALLED DIXON

It would be impossible to tell the story of Walgreens drugstores without telling the story of Charles R. Walgreen, Sr. the man who started it all. Walgreen was born near Galesburg, Illinois, before his family relocated to Dixon, Illinois - a town 60 miles north of his birthplace - when his father, a farmer turned businessman, saw the great commercial potential of the Rock River Valley. It was here that Walgreen, at the age of 16, had his first experience working in a drugstore, though it was far from a positive one. Working at Horton's Drugstore (for \$4 a week) was a job he took only because of an accident that left him unable to take part in sports. While working in a local shoe factory, Walgreen accidentally cut off the top joint of his middle finger, ending his athletic competition. Were it not for the accident, Walgreen might never have become a pharmacist, business owner and phenomenally successful entrepreneur. Ironically, his initial experience working at Horton's was itself a failure. Walgreen left after just a year and a half on the job.

Still, Walgreen realized that his future lay not in Dixon, but in a far larger city - Chicago.

### OUR PAST

**"The heart of the store - the primary source of profit - was the prescription department. Walgreen filled the prescriptions and took pride in the work being done."**





# SITE PLAN MAP



Fry Rd 38,004 VPD

15,135 VPD

SITE

H-E-B

Walmart Supercenter

JOANN

ROSS DRESS FOR LESS

Stein Mart

HOBBY LOBBY

SALLY BEAUTY SUPPLY

SPECS

BURGER KING

PERBOYS AUTO

Cane's

TACO BELL

Starbucks

BUFFALO WILD WINGS

Shell

Park Row

Denny's

PANDA EXPRESS

Waffle House

SUBWAY

H-E-B FUEL

SMOOTHIE KING

MOD

Arby's

WHATABURGER

MATTRESS FIRM

THE HOME DEPOT

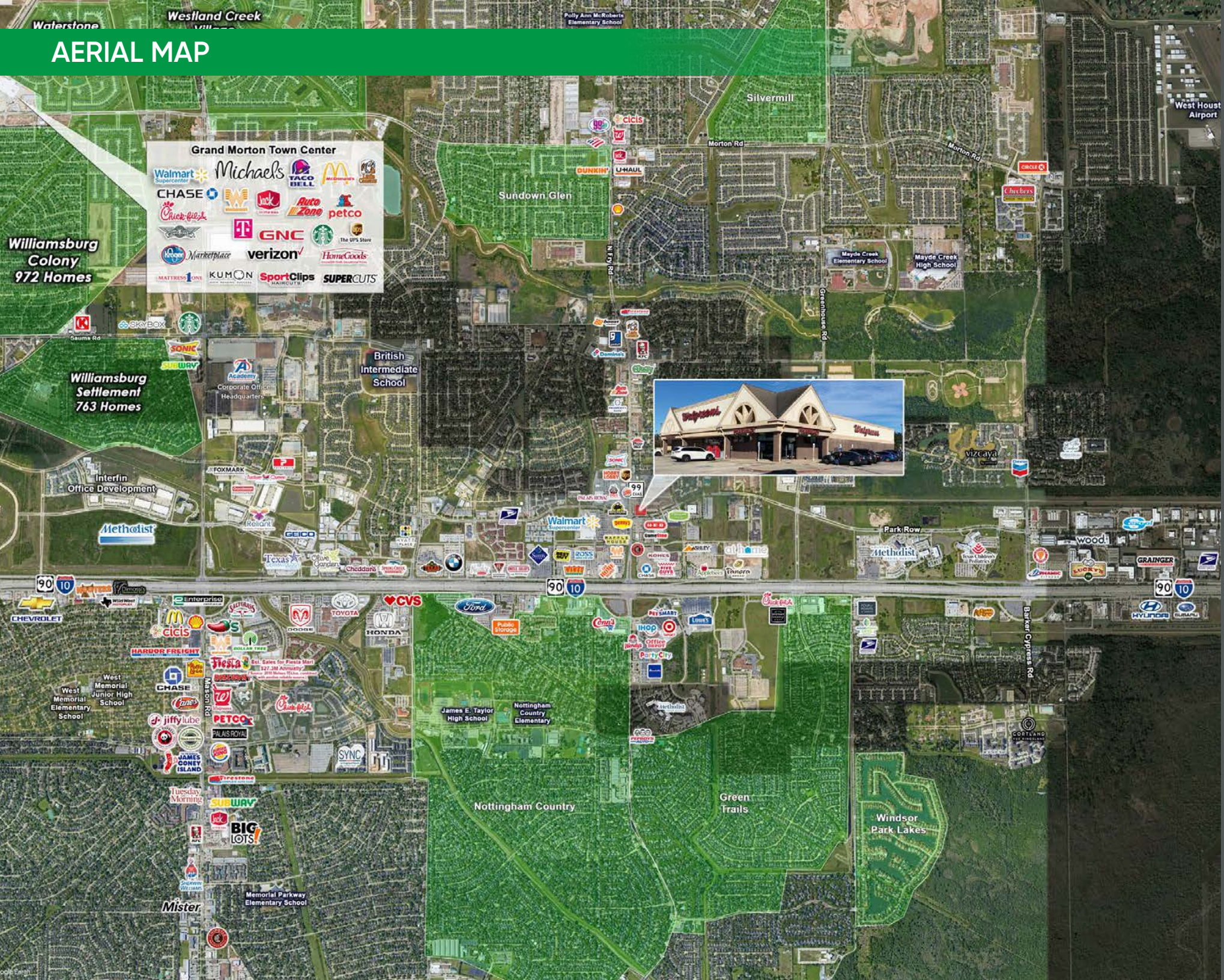
KROGER

KOHL'S

ExtraSpace Storage



# AERIAL MAP



**Grand Morton Town Center**

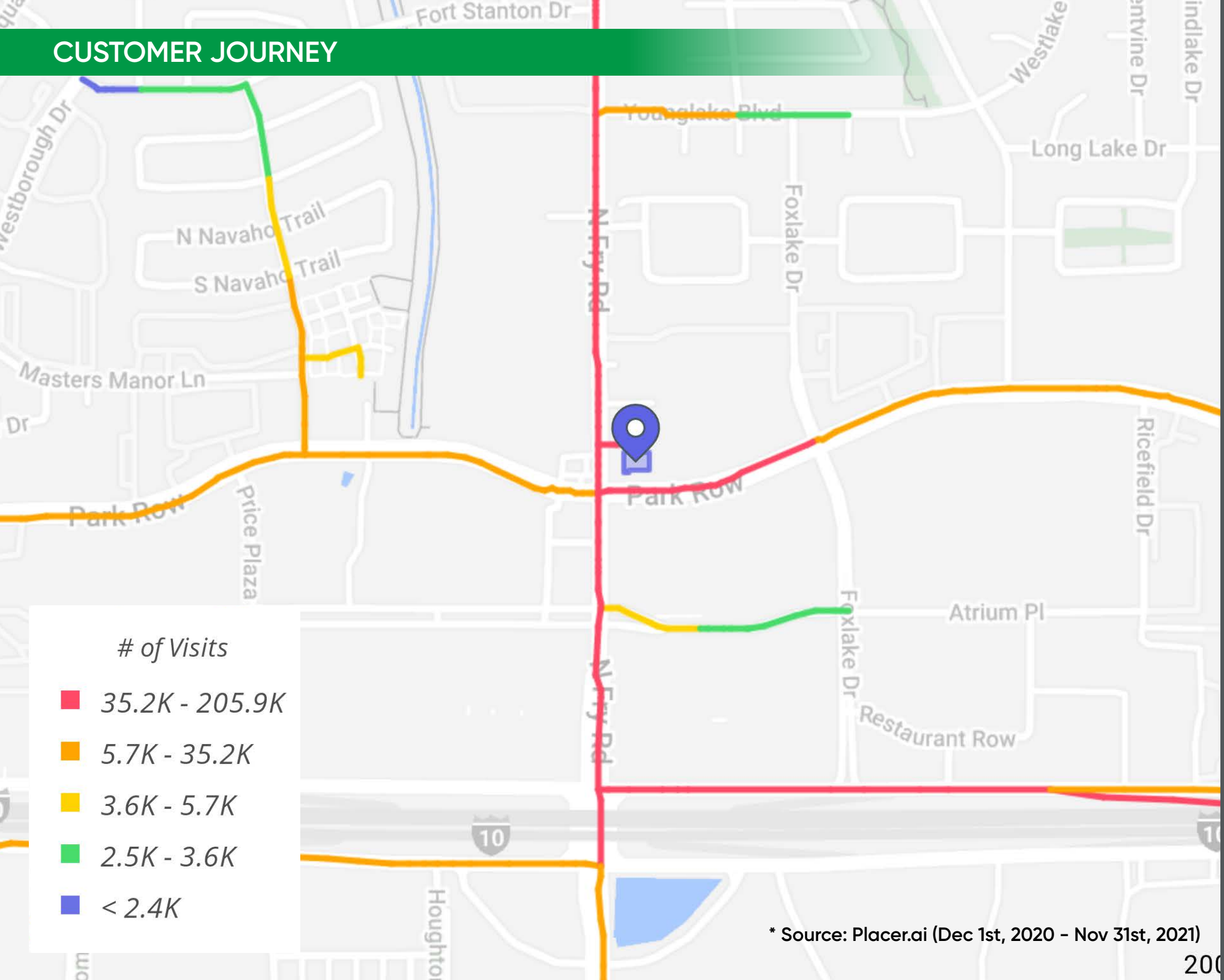
Walmart  
Michaels  
TACO BELL  
McDonald's  
CHASE  
DUNKIN'  
U-HAUL  
Chick-fil-A  
Auto Zone  
petco  
GNC  
Starbucks  
The UPS Store  
Marketplace  
verizon  
HomeGoods  
MATTRESS FIRM  
KUMON  
Sport Clips  
SUPER CUTS



LOCATION OVERVIEW



# CUSTOMER JOURNEY

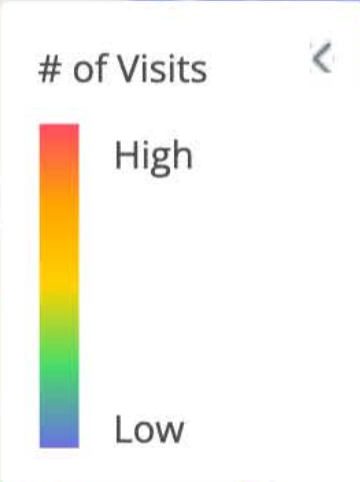
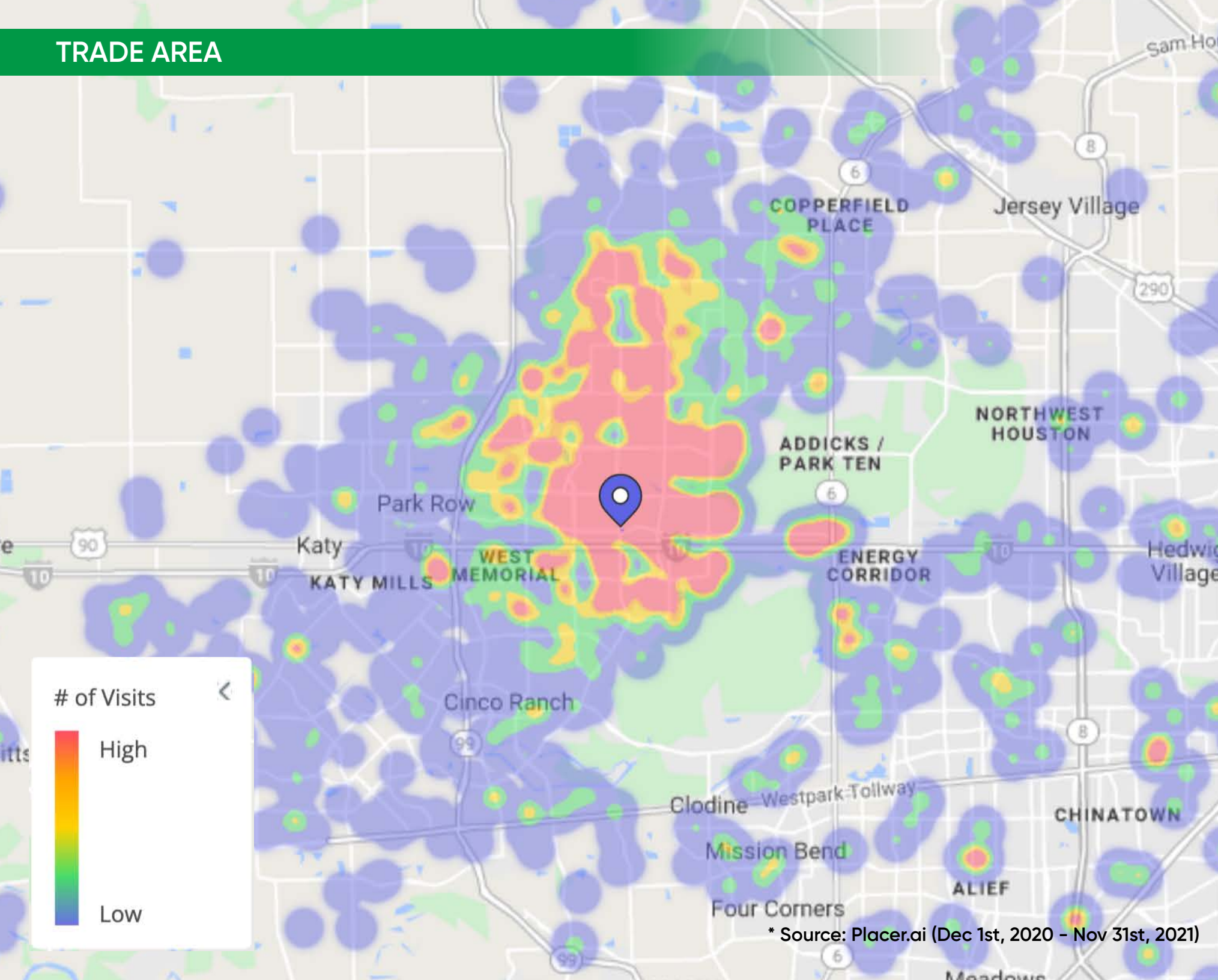


LOCATION OVERVIEW

\* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)



# TRADE AREA



\* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)





**POPULATION**  
127,508 (3 MILE)



**INCOME:**  
\$107,961 (3 MILE)



**TRAFFIC:**  
38,004 VPD  
(FRY RD)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	21,287	127,508	262,772
2026 Population Projection	22,429	131,851	276,580
Annual Growth 2010-2021	3.9%	2.0%	3.2%
Annual Growth 2021-2026	1.1%	0.7%	1.0%
Medium Age	31.8	34.3	33.8
Bachelor's Degree or Higher	23%	36%	37%
U.S. Armed Forces	19	92	199

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$87,702	\$107,961	\$109,692
Medium Household Income	\$70,227	\$82,215	\$86,250
< \$25,000	1,082	4,175	7,734
\$25,000- 50,000	1,319	7,588	14,655
\$50,000- 75,000	1,562	8,058	15,544
\$75,000- 100,000	983	5,663	12,243
\$100,000 - 125,000	902	3,262	9,713
\$125,000 - 150,000	498	3,382	7,099
\$150,000 - 200,000	545	3,598	8,393
\$200,000+	407	5,158	10,048

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Park Row	Fry Rd W	15,135	2018	0.04 mi
Fry RD	Park Row S	38,004	2018	0.07 mi

\*Source: CoStar



## LISTING AGENTS



### MARTIN TURNER

Chief Executive Office

Office 281.445.0033

Direct 512.293.3416

[martin@resolutre.com](mailto:martin@resolutre.com)

In 2016, Martin Turner was appointed to serve as RESOLUT RE's Chief Executive Officer, previously leading its Houston division.

In his tenure as CEO, Turner expanded the company's footprint and revenue considerably. This momentum landed RESOLUT RE a spot on the prestigious Inc. 5000 list of Fastest Growing Companies in America, and a ranking of #1 Real Estate Services Firm in America by Entrepreneur Magazine.

Real Estate Forum Magazine also recognized RESOLUT as one of the nation's fastest growing real estate companies, and featured Turner on its "Fifty Under Forty" list of Commercial Real Estate Rising Stars in 2018. In 2021, Turner was selected to the Houston Business Journal's list of Most Admired CEOs.

Turner originally joined RESOLUT (called Retail Solutions at the time) in 2010 during its formative years, and earned recognition as an Austin Business Journal Heavy Hitter. In 2013, Turner relocated to run the company's Houston division. While leading this team, Turner tripled office revenues for three consecutive years, built a 20-person office, and serviced a large portfolio of properties, national tenant accounts and compiled an impressive list of investment sales transactions. By 2016, the division was a top producer, joining the ranks of Houston's largest commercial real estate brokerages, per the Houston Business Journal (a distinction it still holds).

Prior to joining Retail Solutions, Turner managed a two million square foot portfolio of properties across Texas & Louisiana as a Leasing Executive with Weingarten Realty Investors (NYSE: WRI).

He attended the University of California at Davis, where he studied Economics and played on the men's varsity tennis team. He earned an MBA with a concentration in Finance from Rice University in Texas. Turner lives in Houston with his wife and their three kids, who are rapidly growing up with larger than life personalities!

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](http://resolutre.com)

### AUSTIN

6805 N Capital of Texas Hwy  
Suite 250  
Austin, Texas 78731

### DALLAS

5151 Belt Line Rd  
Suite 620  
Dallas, Texas 75254

### HOUSTON

3700 W Sam Houston Pkwy  
Suite 450  
Houston, Texas 77042

### SOUTH TEXAS

PO Box 1616  
McAllen, Texas 78501

### SAN ANTONIO

8000 IH 10 W  
Suite 1517  
San Antonio, TX 78230

### LOUISIANA

600 Jefferson Street  
Suite 407  
Lafayette, Louisiana 70501

### ALBUQUERQUE

2155 Louisiana Blvd N.E.  
Suite 7200  
Albuquerque, NM 87110





# 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 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.

<u>Reliance Retail LLC OR Texas RS LLC dba “RESOLUT RE”</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>603091 OR 9003193</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds OR Gavin Fite</u> Designated Broker of Firm	<u>459263 OR 438039</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds OR Gavin Fite</u> Licensed Supervisor of Sales Agent/Associate	<u>459263 OR 438039</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds</u> Sales Agent/Associate’s Name	<u>459263</u> License No.	<u>david@resolutre.com</u> Email	<u>512-474-5557</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date