ALLENDALE PLAZA

5455 Allendale Rd | Houston, Texas 77017

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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TX Disclaimer Rishi Idnani & Connor Olandt (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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Table of Contents

PROPERTY OVERVIEW

Allendale Plaza
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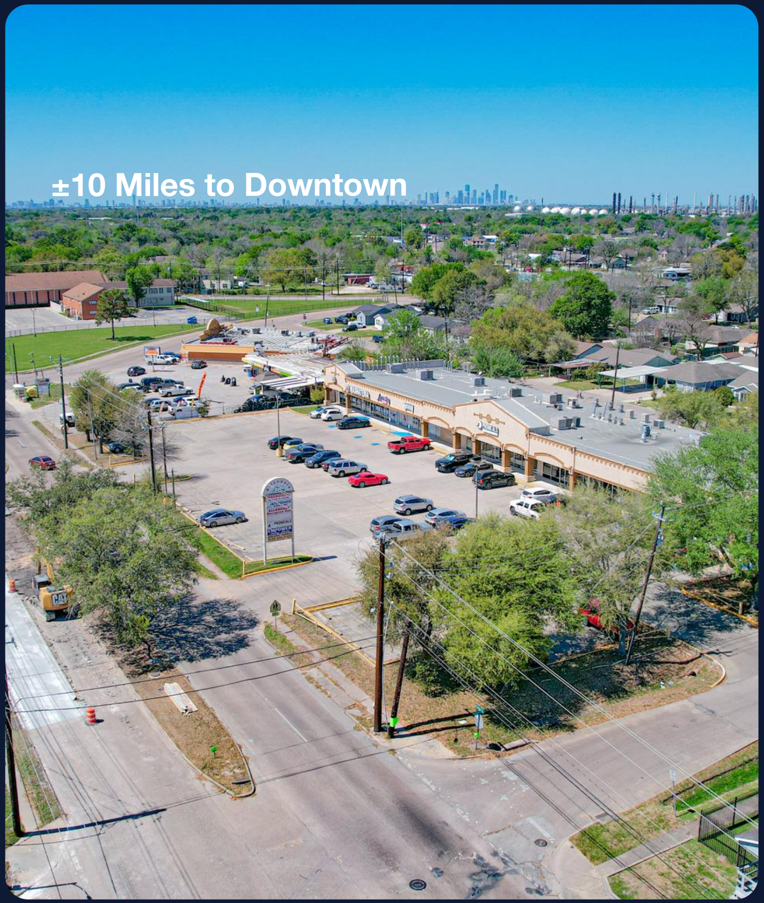
INVESTMENT HIGHLIGHTS

- **100% Occupied | Rents 20–35% Below Market with Near-Term Rollover -** Allendale Plaza is fully occupied across seven tenants generating $224,508 in annual base rent at an average of $11.74 PSF, against market rents of $14–$18 PSF for comparable neighborhood retail in Southeast Houston. Five leases roll between 2026 and 2028, giving the next owner immediate leverage to reset rents and grow NOI.
- **335,000+ Residents Within 5 Miles | Growing Southeast Houston Trade Area -** Situated in the heart of Meadowbrook-Allendale, one of Southeast Houston's most established residential corridors, with over 335,000 residents within five miles and a 1-mile population that grew 6.3% from 2020 to 2025, sustaining consistent demand for the convenience and service retail that defines the center's tenant mix.
- **4 Miles from William P. Hobby Airport | Major Southwest Airlines Hub -** The center benefits from additional consumer demand generated by airport and hospitality workers and the broader Hobby Airport District economy, a reliable demand driver that extends beyond the immediate neighborhood.
- **Needs-Based Tenant Mix -** Recession and Internet Resistant Seven tenants across medical, food service, wellness, and neighborhood convenience represent the daily-needs profile that maintains occupancy through economic cycles and continues to outperform discretionary retail.


E
Allendale Shopping Center
FOOD TOWN
It's Your Town.
DOLLAR GENERAL
Pizza Hut
DOLLAR TREE
Fiesta
metro by T-Mobile
BURGER KING
Advance Auto Parts
SIP
SIP Industries
Quality Manufacturer Since 1960
Williams Elementary School
±423 Students
Queens Intermediate
±625 Students
Allendale Village Apartments
±96 Units
Meadow Creek Apartments
±128 Units
ACSI ADVANCED CONTAINMENT SYSTEMS INC.
Subject Property
Allendale Rd
LA MICHOACANA
MEAT MARKET
SINCE 1986

Suite	Tenant	SF
A	Tejas Washeteria	3,400 SF
A-1	Latino Med Family Clinic	1,380 SF
B	Massage	1,260 SF
C	Nancy Rubio	1,650 SF
D	H-Town Pro Meals Prep	4,600 SF
E	Party Hall	3,400 SF
F	FED STRISE LLC	3,440 SF

Growing Southeast Houston Trade Area



FINANCIAL OVERVIEW

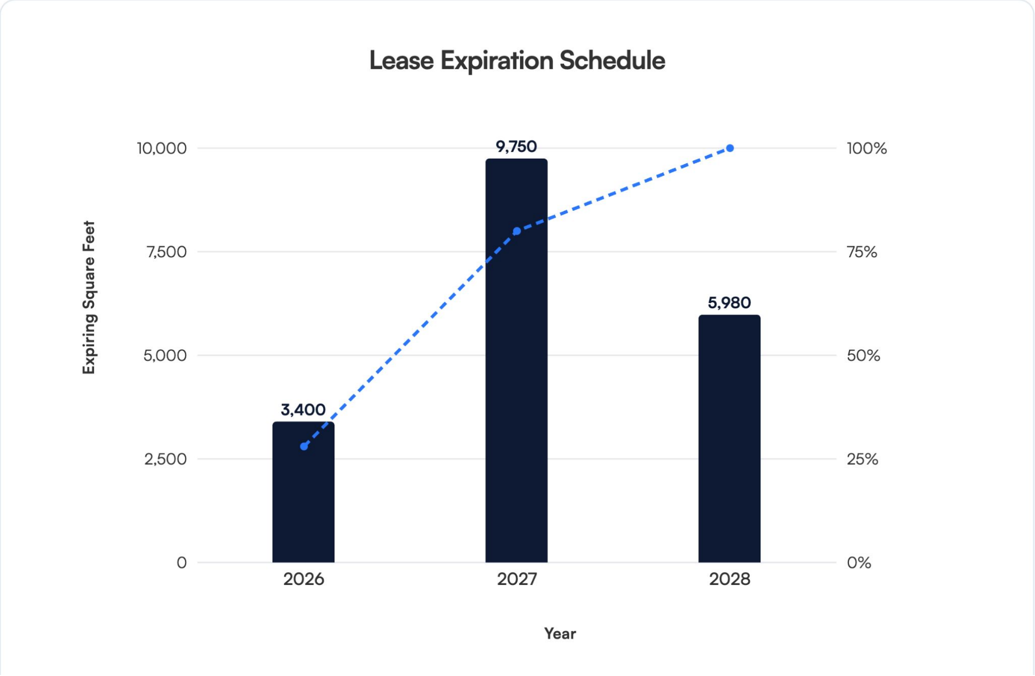
Allendale Plaza
5455 Allendale Rd, Houston, TX 77017

RENT ROLL

Unit #	Tenant	GLA (SF)	% of GLA	Term Start	Term End	Term Rem.	Avg Term Length	Annual Rent ($)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent ($)[2]	Renewal Options[3]	Lease Type
A	Tejas Washeteria	3,400 SF	17.77%	7/1/22	7/31/27	1.3 Years	5.0 Years	$30,000	$8.82	$0.74	$2,500	N/A	Gross
A-1	Latino Med Family Clinic	1,380 SF	7.21%	8/1/23	7/31/28	2.3 Years	5.0 Years	$20,028	$14.51	$1.21	$1,669	N/A	Fixed + Net CAM & Ins
B	Massage	1,260 SF	6.59%	9/1/24	8/31/27	1.3 Years	3.0 Years	$14,400	$11.43	$0.95	$1,200	N/A	Fixed + Net CAM
C	Nancy Rubio	1,650 SF	8.63%	3/1/25	2/28/27	0.8 Years	2.0 Years	$19,080	$11.56	$0.96	$1,590	N/A	Fixed + Net CAM
D	H-Town Pro Meals Prep	4,600 SF	24.05%	10/1/22	9/30/28	2.4 Years	6.0 Years	$63,600	$13.83	$1.15	$5,300	N/A	Gross
E	Party Hall	3,400 SF	17.77%	8/1/23	7/31/26	0.3 Years	3.0 Years	$39,720	$11.68	$0.97	$3,310	N/A	Fixed + Net CAM
F	FED STRISE LLC	3,440 SF	17.98%	2/1/24	1/31/27	0.8 Years	3.0 Years	$37,680	$10.95	$0.91	$3,140	N/A	Gross
Occupied	**7 Suites**	**19,130 SF**	**100.00%**	**WALT (Rent):**	**1.4 Years**		**3.9 Years**	**$224,508**	**$11.74 PSF**	**$0.98 PSF**	**$18,709**		
Vacant	**0 Suites**	**0 SF**	**0.00%**	**WALT (Area):**	**1.3 Years**			**$0**	**$0.00 PSF**	**$0.00 PSF**	**$0**		
Total	**7 Suites**	**19,130 SF**	**100.00%**					**$224,508**	**$11.74 PSF**	**$0.98 PSF**	**$18,709**		

LEASE EXPIRATION SCHEDULE

Year	Year End	GLA (SF)	% of GLA	Cumulative %
1	2026	3,400	18%	18%
2	2027	9,750	51%	69%
3	2028	5,980	31%	100%
Occupied		**19,130**	**100%**	
Available		**0**	**0%**	
Total(s)		**19,130**	**100%**	



FINANCIALS YEAR ONE

Financials (Historical)	2025	Year 1	
Income			
Rental Income	$255,624	$224,508	
Reimbursement Revenue	$0	$50,417	
Vacancy Factor	$0	($13,746)	Analysis assumes 5.0% Vacancy Factor, adjusted for occupancy
Effective Gross Revenue	**$255,624**	**$261,178**	
Expenses			
Real Estate Taxes	$40,193	$56,770	Assumes a 41.2% increase over 2025
Insurance	$7,333	$7,700	Assumes a 5.0% increase over 2025
Landscaping	$1,800	$1,854	Assumes a 3.0% increase over 2025. May 2025 appears to include a maintenance contract which is included in the Analysis.
Trash Removal	$5,400	$5,562	Assumes a 3.0% increase over 2025. May 2025 appears to include a maintenance contract which is included in the Analysis.
Electric	$1,560	$1,607	Assumes a 3.0% increase over 2025. May 2025 appears to include a maintenance contract which is included in the Analysis.
Water	$9,600	$9,888	Assumes a 3.0% increase over 2025. May 2025 appears to include a maintenance contract which is included in the Analysis.
Property Management Fee	$0	$7,835	Assumes 3.0% Property Management Fee
Total Operating Expense	**$65,886**	**$91,216**	
Net Operating Income	**$189,738**	**$169,963**	

ASSET OVERVIEW

$2,475,000	**$169,963**	**$129.38**	**100%**
List Price	NOI	Price Per SF	Occupancy

Property Details

Name	Allendale Plaza
Address	5455 Allendale Rd, Houston, TX 77017
Land Area	±1.65 AC
Year Built	2005
Gross Leasable Area	±19,130 SF
Total Tenants	7
Total Units	7
Current Occupancy	100%

TENANT OVERVIEW

Tenant Overview

Allendale Plaza is a neighborhood-serving retail property located at 5455 Allendale Road in Houston, Texas, within the established southeast Houston retail corridor near the Greater Hobby Area. The center benefits from strong connectivity to Interstate 45, nearby residential communities, and surrounding industrial employment hubs, positioning it as a convenient daily-needs destination for the local population. With a small-format retail layout, the property is well suited for service-oriented tenants, convenience retail, quick-service food concepts, and other community-focused businesses that cater to the surrounding trade area.

The property's location supports consistent neighborhood traffic driven by nearby residential density, workforce activity, and proximity to key Houston employment centers. Situated near William P. Hobby Airport and within close access to major transportation corridors, Allendale Plaza benefits from both commuter and local consumer demand. The surrounding area features a diverse mix of established single-family neighborhoods, multifamily housing, and industrial uses that contribute to stable daytime and evening traffic patterns. The center's positioning within a densely populated southeast Houston submarket supports continued demand for convenience-oriented retail and neighborhood services.

Tenant Highlights

- **Property Name:** Allendale Plaza
- **Address**: 5455 Allendale Rd, Houston, TX 77017
- **Property Type**: Retail / Storefront
- **Gross Leasable Area**: Approximately 19,130 SF
- **Year Built**: 2005
- **Submarket**: Greater Hobby Area / Near Southeast Houston
- **Nearby Demand Drivers**: William P. Hobby Airport, Port of Houston, dense multifamily and residential neighborhoods
- **Tenant Profile**: Local and service-oriented retailers, including convenience and food/beverage users
- **Trade Area Strength**: More than 134,498 residents within three miles and nearly 319,627 residents within five miles
- **Investment Appeal:** Small-format retail center with neighborhood convenience positioning, modern construction, and access to dense Houston infill demographics

MARKET OVERVIEW

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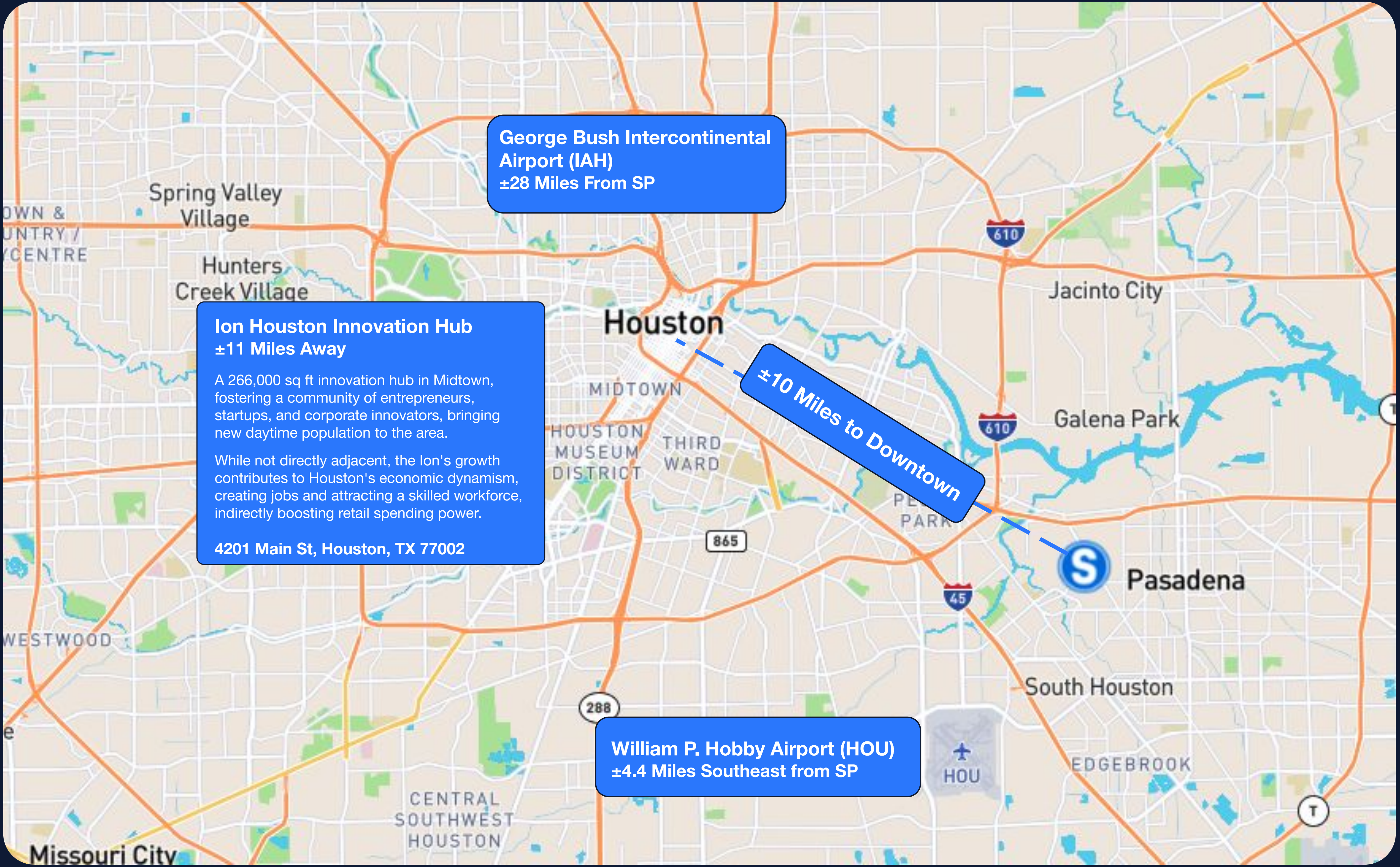


HOUSTON, TX

2,300,000	1,140,000	$73,397	920,000	42%	$830,000
Total Population	Employed Population	Median HH Income	# of Households	Homeownership Rate	Median Property Value

Market Overview

Houston, Texas is the fourth-largest city in the United States and one of the most dynamic metropolitan areas in the country. Recognized for its economic strength, population growth, and cultural diversity, Houston continues to attract residents and businesses from across the nation. The city serves as a global hub for the energy, healthcare, aerospace, manufacturing, and logistics industries, creating a resilient economy supported by a broad and expanding employment base. Home to NASA's Johnson Space Center, the Texas Medical Center, and one of the nation's busiest port systems, Houston plays a critical role in both domestic and international commerce.

In addition to its economic influence, Houston offers a relatively affordable cost of living compared to other major U.S. metros, making it an increasingly attractive destination for relocation and long-term investment. With a diverse population, thriving culinary and arts scene, and extensive outdoor amenities including Buffalo Bayou Park and Hermann Park, Houston combines economic opportunity with a high quality of life. As one of the fastest-growing major metros in the country, Houston remains well-positioned for sustained residential and commercial growth in the years ahead.

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,183	134,498	319,627
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	4,904	43,291	105,397
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$84,710	$72,760	$75,164

HOUSTON, TX MSA

#1 RELOCATION DESTINATION IN US

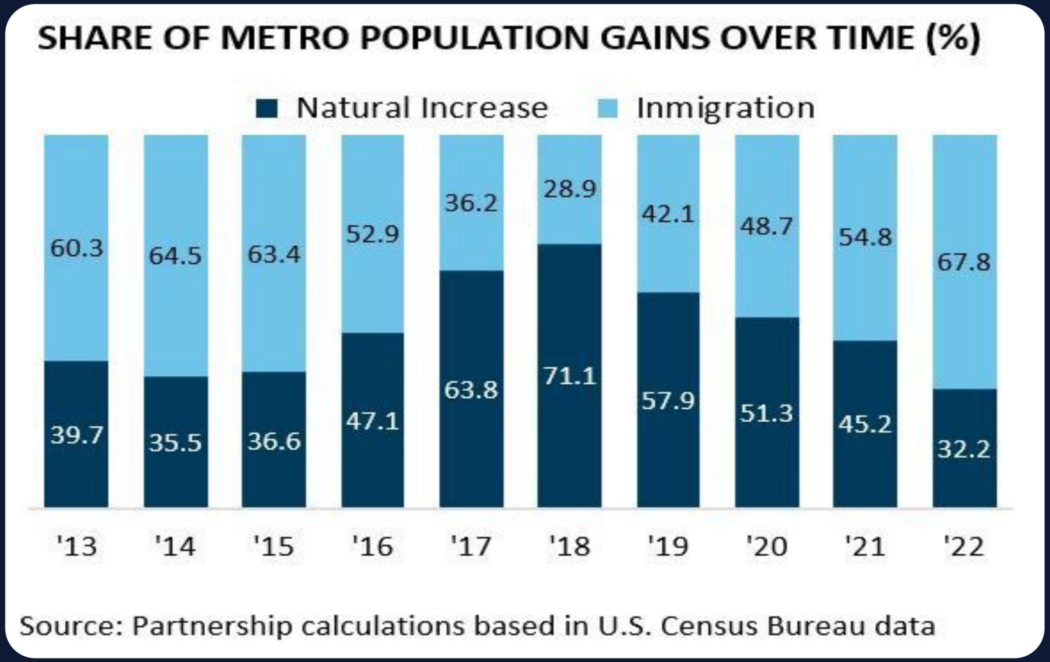
- HOUSTON CHRONICLE (2024)

#2 FASTEST GROWING U.S. METRO

- U.S. CENSUS BUREAU (2023)

5TH LARGEST MSA CURRENTLY

BY 2100, HOUSTON IS EXPECTED TO BE THE 2ND LARGEST MSA IN THE COUNTRY



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Patrick Graham | Broker of Record | License No. 528005 (TX) | Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5455 Allendale Rd, Houston, TX, 77017** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______