HARRISBURG PLAZA

5104 Harrisburg Blvd | **Houston, TX 77011**

Shopping Center Investment Opportunity

Offering Memorandum

Downtown Houston
±2.5 Miles Away

MATTHEWS™

Exclusively Listed By

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Joseph Nelson in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

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MATTHEWS™

Property Overview

5104 Harrisburg Blvd | Houston, TX 77011

Investment Highlights

Property Highlights

- Assumable, non-recourse $3.41M loan at 6.07%, interest-only through maturity in August 2032
- 100% occupied with a 6.7-year WALT and contractual rent increases in every lease
- NNN leases across 93.4% of GLA and 90.7% of base rent, with reimbursable admin and management fees
- Four national tenants (74.1% of GLA) and one regional tenant (25.9% of GLA)
- Large 1.9 AC lot with 126 parking spaces — 5.54 per 1,000 SF, rare for an infill East End location
- Large pylon sign on Harrisburg Blvd and 21,860 VPD on Harrisburg Blvd & Adams St.
- Harrisburg Plaza won a Good Brick Award from the Greater Houston Preservation Alliance, now Preservation Houston

Location Highlights

- Less than 10-minutes / 2.5-miles from the heart of downtown Houston
- Direct proximity to the METRORail Green line, a 3.3-mile light rail line connecting the historic East End to downtown Houston
- Over 418,000 people within a 5-mile radius of the property and 161,000 people within 3-mile radius of the property
- Convenient access to I-45 (201,000 VPD), I-10 (180,000 VPD), and I-69/US-59 (177,000 VPD)
- Harrisburg Blvd. sees over 16,460 VPD and Adams St. sees over 5,400 VPD

Investment Highlights

Tenant Highlights

- AutoZone (NYSE: AZO) carries an investment grade credit rating of “BBB” from Standard & Poor’s, with over 7,850 locations and annual sales of $18.9 Billion. In occupancy since 2006 with two 5-year options at 10% increases

- The Texas Laundry has operated at the property since 2016 and signed a 20-year lease through 2043 with 2% annual increases. The Coin Laundry Association estimates the industry generates $5 Billion in gross revenue annually

- Metro by T-Mobile store guaranteed by Nextar Telecom Group Inc. (280 Locations). T-Mobile reported over $71 billion in service revenue in 2025 and remains one of the three largest cell phone carriers in the United States

- Watermill Express is the largest drive-up pure drinking water and ice company in the nation, with nearly 1,300 locations across eight states

- CenterWell Senior Primary Care is owned by Humana, Inc. (NYSE: HUM), which carries an investment grade credit rating of “BBB” from Standard & Poor’s. CenterWell is the nation’s largest senior-focused primary care provider, with more than ±350 centers across 15 states. This location offers on-site X-rays, lab work, EKG, ultrasounds, echocardiograms, and bone density scans

Asset Overview

$7,844,000	6.85%	$537,291	$345	6.07% Rate
List Price	Cap Rate	NOI	Price Per SF*	Loan Assumption

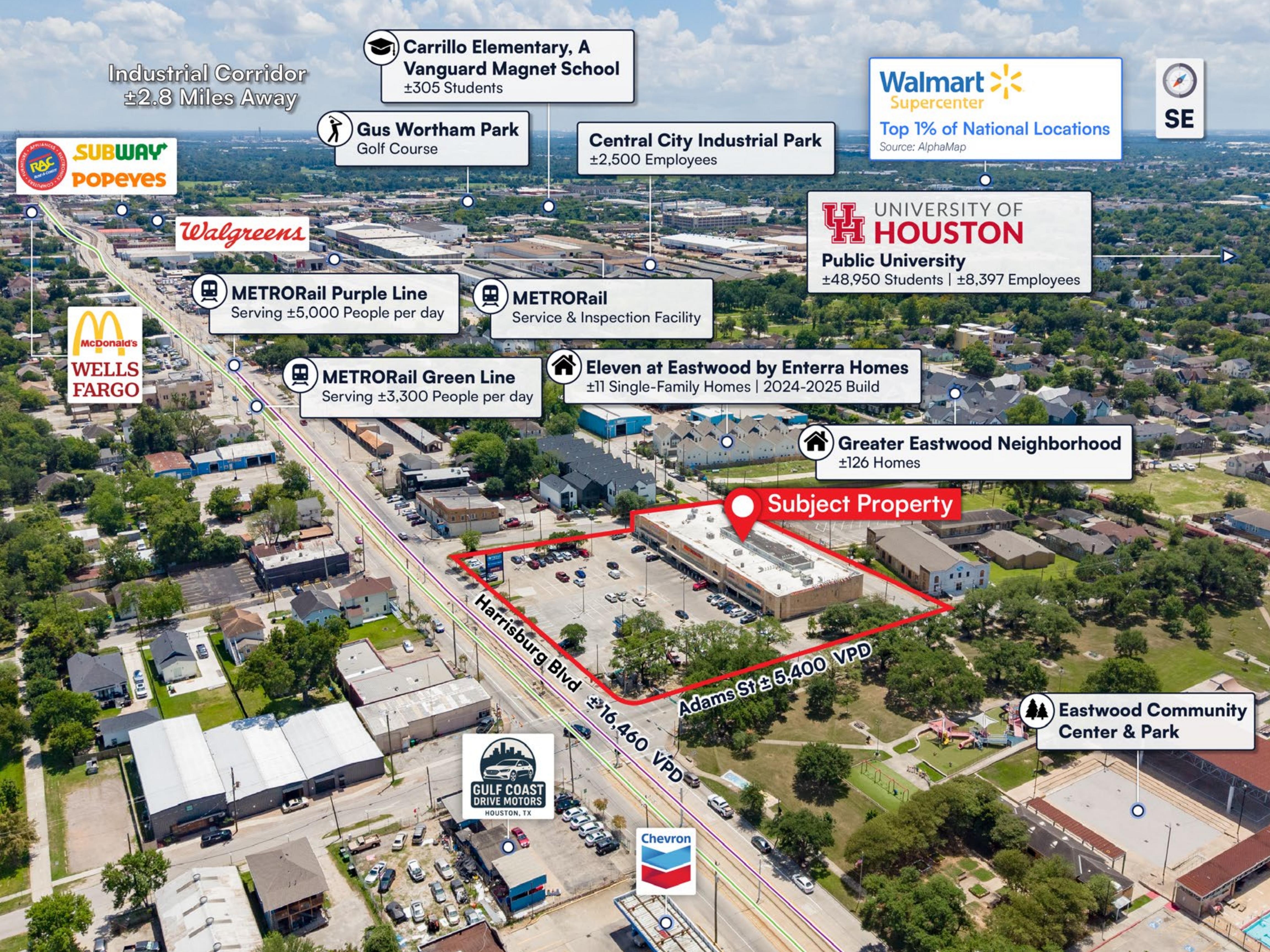
Name	Harrisburg Plaza
Address	5104 Harrisburg Blvd
City, State	Houston, TX
Parcel Number	0380430000003
Year Renovated	2006

Land Area	±1.90 AC
Gross Leasable Area	±22,747 SF + Kiosk*
Total Suites	4 + 1 Kiosk (100% Occupancy)
Loan Assumption	Required - See Page 18
IRR & Equity Multiple	9.70% IRR & 1.96x Over 10-Year Hold

*GLA & PPSF does not include Watermill Express Kiosk SF

Property Photos


High School for Law and Justice
±410 Students
GRB HOUSTON
GEORGE R. BROWN CONVENTION CENTER
±1.8 M Annual Attendees
Downtown Houston ±2.5 Miles Away
NW
Shell ENERGY Stadium
±315,000 Annual Attendees
DAIKIN PARK
±2.5 M Annual Attendees
UHD University of Houston DOWNTOWN
Public University
±13,558 Students | ±686 Employees
ELEVEN
CVS pharmacy
METRORail Purple Line
Serving ±5,000 People per day
METRORail Green Line
Serving ±3,300 People per day
Eastwood Community Center & Park
Adams St ± 5,400 VPD
Subject Property
Harrisburg Blvd ± 16,460 VPD
Eleven at Eastwood by Enterra Homes
±11 Single-Family Homes | 2024-2025 Build



Industrial Corridor
±2.8 Miles Away
Carrillo Elementary, A
Vanguard Magnet School
±305 Students
Gus Wortham Park
Golf Course
Central City Industrial Park
±2,500 Employees
Walmart Supercenter
Top 1% of National Locations
Source: AlphaMap
SE
SUBWAY
POPEYES
Walgreens
UNIVERSITY OF HOUSTON
Public University
±48,950 Students | ±8,397 Employees
METRORail Purple Line
Serving ±5,000 People per day
METRORail
Service & Inspection Facility
McDonald's
WELLS FARGO
METRORail Green Line
Serving ±3,300 People per day
Eleven at Eastwood by Enterra Homes
±11 Single-Family Homes | 2024-2025 Build
Greater Eastwood Neighborhood
±126 Homes
Subject Property
Harrisburg Blvd ±16,460 VPD
Adams St ± 5,400 VPD
Eastwood Community
Center & Park
GULF COAST
DRIVE MOTORS
HOUSTON, TX
Chevron

TSU
Texas Southern University
Public University
±8,600 Students | ±1,400 Employees
Houston Methodist
Baytown Hospital
General Hospital
±1,000 Beds | ±9,078 Employees
GRB Houston
George R. Brown Convention Center
±1.8 M Annual Attendees
Downtown Houston ±2.5 Miles Away
W
±203,600 VPD
Interstate 45
University of Houston
Public University
±48,950 Students | ±8,397 Employees
Austin High School
±983 Students
Project Chrysalis Middle School
±258 Students
CVS pharmacy
Adams St ± 5,400 VPD
Eastwood Community Center & Park
Greater Eastwood Neighborhood
±126 Homes
Chevron
Gulf Coast Drive Motors
Houston, TX
Subject Property
Eleven at Eastwood by Enterra Homes
±11 Single-Family Homes | 2024-2025 Build
Harrisburg Blvd ± 16,460 VPD
METRORail Purple Line
Serving ±5,000 People per day
METRORail Green Line
Serving ±3,300 People per day

Union Pacific Englewood Yard
359 Acres | ±3,000 Railcars/Day Capacity
Port of Houston
#1 U.S. Port by Waterborne Tonnage
1.54M Texas Jobs Supported | $439B+ Texas Economic Impact
E
U.S. ZINC
CEMEX
TransPak
SELLERS BROS.
Tzijerina Elementary
±282 Students
METRORail Purple Line
Serving ±5,000 People per day
TXRX labs
METRORail Green Line
Serving ±3,300 People per day
David G. Burnet Elementary
±307 Students
METRORail
Service & Inspection Facility
Hartwood at Canal Apartments
±150 Units
Eleven at Eastwood by Enterra Homes
±11 Single-Family Homes | 2024-2025 Build
GULF COAST DRIVE MOTORS
HOUSTON, TX
Subject Property
Chevron
Adams St ± 5,400 VPD
Harrisburg Blvd ±16,460 VPD
Eastwood Community Center & Park

Financial Overview

5104 Harrisburg Blvd | Houston, TX 77011

Rent Roll & Reimbursements By Tenant

Rent Roll

Unit #	Tenant	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Annual Rent	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent	Renewal Options	Lease Type	Next Rent Increase	Increased Monthly Rent	% Increase	Notes
100	The Texas Laundry	5,892 SF	25.90%	9/23/23	9/22/43	$134,432	$22.82	$1.90	$11,203	None	NNN	9/23/27	$11,427	2% Annually	NNN + 10% admin on Taxes, CAM, and Mgmt Fee.
300	Metro PCS	1,491 SF	6.55%	7/1/26	6/30/29	$39,600	$26.56	$2.21	$3,300	None	Gross	7/1/28	$3,400	3% Annually	-
500	Autozone	8,572 SF	37.68%	2/1/06	1/31/31	$185,844	$21.68	$1.81	$15,487	2 x 5 Year(s)	NNN	Option	$17,036	10% Every 5 Years	Analysis assumes full renewals. NNN + 4% of rental revenue as mgmt fee.
800	Humana	6,792 SF	29.86%	12/13/18	12/12/28	$157,235	$23.15	$1.93	$13,103	1 x 3 Year(s)	NNN	12/13/26	$13,363	2% Annually	NNN + 4% of rental revenue mgmt fee + 15% admin on CAM.
Kiosk	Watermill Express	0 SF	0.00%	2/1/25	1/31/30	$9,600	-	-	$800	3 x 5 Year(s)	Gross	Option	$880	10% Every 5 Years	-
Total	**5 Suites**	**22,747 SF**	**100.00%**	**WALT (Rent):**	**6.7 Years**	**$526,710**	**$23.16 PSF**	**$1.93 PSF**	**$43,893**						

Reimbursements By Tenant

Suite	Tenant	Lease Type	GLA (SF)	PRS	Annual Expense Reimbursements				Total	$PSF	Admin Fee			Total	$PSF	Gross Income	$PSF
					Taxes	Insurance	CAM	Mgmt Fee			Taxes	CAM	Mgmt Fee				
100	The Texas Laundry	NNN	5,892	25.90%	$37,157	$5,978	$13,202	$5,911	$62,248	$10.56	$3,716	$1,320	$591	$5,627	$0.96	$67,875	$11.52
300	Metro PCS	Gross	1,491	6.55%	$0	$0	$0	$0	$0	$0.00	$0	$0	$0	$0	$0.00	$0	$0.00
500	Autozone	NNN	8,572	37.68%	$54,059	$8,696	$19,207	$7,978	$89,940	$10.49	$0	$0	$0	$0	$0.00	$89,940	$10.49
800	Humana	NNN	6,792	29.86%	$42,833	$6,891	$15,218	$6,321	$71,263	$10.49	$0	$2,283	$0	$2,283	$0.34	$73,546	$10.83
Kiosk	Watermill Express	Gross	0	-	$0	$0	$0	$0	$0	-	$0	$0	$0	$0	-	$0	-
Occupied Total	5 Unit(s)		22,747	100.00%	$134,049	$21,565	$47,627	$20,210	$223,451	$9.82 PSF	$3,716	$3,603	$591	$7,910	$0.35 PSF	$231,361	$10.17 PSF

Site Plan

Humana
AutoZone
metro by T-Mobile
THE TEXAS LAUNDRY
Watermill EXPRESS
Edgewood St
Adams St ± 5,400 VPD
Harrisburg Blvd ± 16,460 VPD

Financial Overview

Year 1 NOI

	Year 1	
INCOME	Total	PSF/Yr
Potential Base Rent (+)	$529,275	$23.27
Other Income (+)	$16,972	$0.75
Gross Potential Rent	**$546,247**	**$24.01**
Expense Reimbursements		
CAM	$47,627	$2.09
Insurance	$21,565	$0.95
Real Estate Taxes	$134,049	$5.89
Management Fee	$20,210	$0.89
Administrative Fee	$7,910	$0.35
Total Expense Reimbursements	**$231,361**	**$10.17**
Effective Gross Revenue	**$777,608**	**$34.19**
EXPENSES		
CAM	$50,969	$2.24
Insurance	$23,077	$1.01
Real Estate Taxes	$143,452	$6.31
Management Fee (3.0% of EGR)	$22,819	$1.00
Total Operating Expenses	**$240,317**	**$10.56**
Net Operating Income	**$537,291**	**$23.62**

CAM Expense Breakdown

CAM	Current	Per SF
Repairs & Maintenance	$4,159	$0.18
Landscaping	$927	$0.04
Pest Control	$881	$0.04
Trash Removal	$11,978	$0.53
Water & Sewer	$16,194	$0.71
Electric	**$10,648**	**$0.47**
Fire/Life Safety	**$6,183**	**$0.27**
Total CAM	$50,969	$2.24

Valuation Summary

Pricing Summary:	
Sale Price	**$7,844,000**
Sale Price PSF	$345
Required Loan Reserves	$113,735
Loan Assumption Fee	$34,100
Total Cost to Buyer	$7,991,835
Total Cost to Buyer PSF	$351
Returns Summary:	
Year 1 Cap Rate	6.85%
Year 4 Cap Rate	7.06%
Exit Cap Rate	7.25%
Gross Terminal Value	$9,118,303
Year 1 Cash-on-Cash	7.08%
Year 4 Cash-on-Cash	7.43%
Year 10 IRR	9.70%
Loan Constant	6.07%
Debt Yield	15.76%
Year 4 Debt Yield	16.24%
Debt Yield (-) Cap Rate Spread	891 BPS
Debt Yield (-) Cap Rate Spread (Year 4)	918 BPS
Capital Summary:	
Required Equity	$4,581,835
Debt	$3,410,000
Capital Expenditures	$5,687
Year 4 Capital Expenditures	$6,214

Debt Summary:	
LTV	43%
Loan Amount	$3,410,000
Interest Rate	6.07%
Term	6 Years
I/O Years	6 Years
Disposition Fees	0.00%
Monthly Debt Service	$17,249
Annual Debt Service	$206,987
Year 1 Net Cash Flow	$324,617
Year 4 Net Cash Flow	$340,534
DSCR	2.60x
Year 4 DSCR	2.68x
Debt Summary (Assumes Refinance in Year 6):	
Refi Going-In Cap Rate	7.00%
Value at Refi	$8,548,443
Refi after X Years	6 Years
Loan Refinancing Date	10/1/32
Refi LTV Ratio	60%
New Loan	$5,129,066
Refi Interest Rate	5.75%
Amortization Period	30 Years
Financing Fees	1.00%
All-In Loan Refinance	$5,180,356
Annual Debt Service	$362,774
DSCR	1.65x
Cash-Out Refinance	$1,719,066

Property Information:		
Year 1 NOI	$537,291	$23.62 PSF
Year 4 NOI	$553,735	$24.34 PSF
Refinance NOI	$598,391	$26.31 PSF
Current Occupancy	22,747 SF	100.0%
Gross Leasable Area	22,747 SF	100.0%

10-Year Cash Flow

Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Reversion Year
Year Ending		**Sep-27**	**Sep-28**	**Sep-29**	**Sep-30**	**Sep-31**	**Sep-32**	**Sep-33**	**Sep-34**	**Sep-35**	**Sep-36**	**Sep-37**
Gross Rental Income Per SF		$33.44	$34.00	$32.79	$35.03	$36.17	$37.20	$37.97	$37.51	$39.55	$41.01	$42.17
Effective Gross Revenue Per SF		$34.19	$34.77	$33.58	$35.84	$37.01	$38.07	$38.86	$38.43	$40.49	$41.98	$43.18
Total Operating Expense Per SF		$10.56	$10.87	$11.13	$11.50	$11.85	$12.20	$12.56	$12.88	$13.30	$13.71	$14.12
Average Occupancy		*100.00%*	*100.00%*	*95.44%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*96.97%*	*100.00%*	*100.00%*	*100.00%*
Gross Revenue		Total										
Potential Base Rent (+)		$529,275	$535,501	$534,211	$528,440	$546,385	$561,568	$570,797	$580,274	$589,444	$613,047	$630,104
Absorption and Turnover Vacancy (-)		$0	$0	($24,207)	$0	$0	$0	$0	($18,676)	$0	$0	$0
Scheduled Base Rent (+)		$529,275	$535,501	$510,004	$528,440	$546,385	$561,568	$570,797	$561,598	$589,444	$613,047	$630,104
Reimbursement Revenue												
CAM		$47,627	$49,056	$48,950	$55,695	$57,366	$59,086	$60,859	$60,783	$64,565	$66,502	$68,498
Insurance		$21,565	$22,211	$22,163	$25,218	$25,974	$26,754	$27,556	$27,521	$29,233	$30,111	$31,013
Real Estate Taxes		$134,049	$138,070	$137,768	$156,754	$161,457	$166,300	$171,290	$171,075	$181,721	$187,173	$192,787
Management Fee (4.0% of EGR for Reimb.)		$20,210	$20,478	$19,001	$22,035	$22,774	$23,412	$23,831	$22,782	$24,685	$25,645	$26,365
Admin Fee		$7,910	$8,140	$8,018	$8,616	$8,877	$9,142	$9,410	$9,430	$9,970	$10,274	$10,581
Reimbursement Revenue (+)		**$231,361**	**$237,954**	**$235,901**	**$268,318**	**$276,447**	**$284,695**	**$292,946**	**$291,591**	**$310,174**	**$319,705**	**$329,244**
Gross Rental Income		$760,636	$773,455	$745,905	$796,758	$822,832	$846,263	$863,743	$853,189	$899,618	$932,752	$959,348
Other Income		$16,972	$17,481	$18,006	$18,546	$19,102	$19,675	$20,265	$20,873	$21,500	$22,145	$22,809
Effective Gross Revenue		**$777,608**	**$790,936**	**$763,911**	**$815,304**	**$841,934**	**$865,938**	**$884,008**	**$874,062**	**$921,118**	**$954,897**	**$982,157**
Operating Expenses	**$PSF**											
CAM	$2.24	$50,969	$52,498	$54,073	$55,695	$57,366	$59,087	$60,859	$62,685	$64,566	$66,502	$68,498
Insurance	$1.01	$23,077	$23,770	$24,483	$25,217	$25,974	$26,753	$27,556	$28,382	$29,234	$30,111	$31,014
Real Estate Taxes	$6.31	$143,452	$147,756	$152,189	$156,754	$161,457	$166,301	$171,290	$176,428	$181,721	$187,173	$192,788
Management Fee (3.0% of EGR)	$1.00	$22,819	$23,204	$22,377	$23,903	$24,685	$25,388	$25,912	$25,596	$26,989	$27,983	$28,780
Total Operating Expense	**$10.56**	**$240,317**	**$247,228**	**$253,122**	**$261,569**	**$269,482**	**$277,529**	**$285,617**	**$293,091**	**$302,510**	**$311,769**	**$321,080**
Per SF Monthly	$0.88											
Net Operating Income		**$537,291**	**$543,708**	**$510,789**	**$553,735**	**$572,452**	**$588,409**	**$598,391**	**$580,971**	**$618,608**	**$643,128**	**$661,077**
NOI Growth (YoY)		-	1.19%	-2.50%	1.01%	1.60%	1.83%	1.81%	1.12%	1.78%	2.02%	-
Capital Expenditures												
Tenant Improvements		$0	$0	$1,757	$0	$0	$0	$0	$2,037	$0	$0	$0
Leasing Commissions		$0	$0	$12,317	$0	$0	$0	$0	$14,278	$0	$0	$0
Capital Reserves - $0.25 PSF		$5,687	$5,857	$6,033	$6,214	$6,400	$6,593	$6,790	$6,994	$7,204	$7,420	$7,643
Total Capital Expenditures		**$5,687**	**$5,857**	**$20,107**	**$6,214**	**$6,400**	**$6,593**	**$6,790**	**$23,309**	**$7,204**	**$7,420**	-
Unlevered Cash Flow		**$531,604**	**$537,851**	**$490,682**	**$547,521**	**$566,052**	**$581,816**	**$591,601**	**$557,662**	**$611,404**	**$635,708**	-
Interest Payment		($206,987)	($206,987)	($206,987)	($206,987)	($206,987)	($206,987)	($296,132)	($292,198)	($288,031)	($283,618)	-
Debt Payment		$0	$0	$0	$0	$0	$0	($66,641)	($70,576)	($74,743)	($79,156)	-
Levered Cash Flow		**$324,617**	**$330,864**	**$283,695**	**$340,534**	**$359,065**	**$374,829**	**$228,827**	**$194,888**	**$248,630**	**$272,934**	-
DSCR		*2.60x*	*2.63x*	*2.47x*	*2.68x*	*2.77x*	*2.84x*	*1.65x*	*1.60x*	*1.71x*	*1.77x*	-
Debt Yield		*15.76%*	*15.94%*	*14.98%*	*16.24%*	*16.79%*	*17.26%*	*11.55%*	*11.21%*	*11.94%*	*12.41%*	-
Levered C-O-C		*7.08%*	*7.22%*	*6.19%*	*7.43%*	*7.84%*	*8.18%*	*4.99%*	*4.25%*	*5.43%*	*5.96%*	-
Cap Rate		*6.85%*	*6.93%*	*6.51%*	*7.06%*	*7.30%*	*7.50%*	*7.63%*	*7.41%*	*7.89%*	*8.20%*	-
Break-Even Ratio		*58%*	*57%*	*60%*	*57%*	*57%*	*56%*	*73%*	*75%*	*72%*	*71%*	-

Argus Assumptions

Market Leasing Assumptions		
	Continue Recoveries	Retail NNN
Renewal Probability	80%	80%
Term	5 Years	5 Years
Market Rent PSF	$22.00	$22.00
Rental Escalations	3% Annually	3% Annually
Expense Recovery Method	Continue Recoveries	NNN
Tenant Improvements		
New	$1.00 PSF	$1.00 PSF
Renewal	$0.00 PSF	$0.00 PSF
Weighted Average	$0.20 PSF	$0.20 PSF
Leasing Commissions		
New	6.00%	6.00%
Renewal	0.00%	0.00%
Weighted Average	1.20%	1.20%
Downtime	6 Months	6 Months

Property Assumptions	
Analysis Period	
Commencement Date	October 1, 2026
End Date	September 30, 2036
Term	10 Years
Vacancy & Credit Loss	0.00%
General Inflation	3.00%
Management Fee (% of EGR)	3.00%
Capital Reserves	$0.25 PSF
Operating Expense Source	Provided Assumptions
Property Tax Source	Provided Assumptions

Assumable Loan	
Loan Amount	$3,410,000
Interest Rate	6.07%
Total Monthly PMT	$17,249
I/O Period Remaining	±6 Years
Term Remaining	±6 Years
Maturity Date*	August 6, 2032
Required Reserve	$113,735

**Analysis assumes the assumable loan is refinanced at the end of Year 6 (October 1, 2032) for modeling purposes.*

Anchor Tenant Overviews

Employees
±126,000

Locations
±7,850

Credit Rating
S&P: BBB

Annual Revenue
$18.9 Billion

AutoZone, Inc. is the largest retailer and distributor of aftermarket automotive parts and accessories in the U.S., with a growing international presence. Its scale, brand recognition, and resilient demand for vehicle maintenance and repair parts make it a highly attractive tenant for net lease and retail investors. Over time, AutoZone has demonstrated steady same-store sales growth, disciplined capital return via share repurchases, and strategic expansion into new markets, reinforcing its stature as a creditworthy, long-term tenant.

Why Invest in AutoZone?

- Investment-Grade Credit — AutoZone maintains strong investment-grade credit, providing investors with reliable tenancy backed by one of the nation's largest automotive parts retailers.
- Leading National Retailer — AutoZone operates more than ±7,850 stores across the U.S., Mexico, and Brazil, supported by an established national distribution network and recognizable brand.
- Essential, Needs-Based Industry — Auto parts and maintenance products benefit from consistent demand as consumers rely on personal vehicles for everyday transportation and ongoing repairs.
- E-Commerce Resistant — AutoZone's business benefits from customers needing immediate access to replacement parts, batteries, fluids, and other vehicle essentials, supporting continued demand for its physical store network.

Employees
±67,060

Members
±19.7 Million

Credit Rating
S&P: BBB

Annual Revenue
$129.7 Billion

CenterWell Senior Primary Care is owned by Humana Inc. (NYSE: HUM), a Fortune 500 healthcare company that carries an investment-grade "BBB" credit rating from S&P. CenterWell is the nation's largest senior-focused primary care platform, with approximately 350 centers across 15 states. This location offers on-site X-rays, lab work, EKGs, ultrasounds, echocardiograms, and bone density scans, while Humana serves approximately 15 million medical-plan members and 4.7 million specialty-product members.

Why Invest in Humana?

- Investment-Grade Credit — Humana carries an S&P "BBB" rating.
- Fortune 500 Company — Humana Inc. (NYSE: HUM), is one of the nation's leading healthcare companies.
- Industry-Leading Platform — Humana's senior-focused primary care organization operates approximately 350 centers across 15 states.
- Large, Established Patient Base — Humana serves approximately 15 million medical-plan members, supporting significant scale and brand recognition

Tenant Overviews

Metro by T-Mobile

Metro by T-Mobile is the nationwide prepaid wireless brand of T-Mobile, offering wireless service and devices over T-Mobile's national 5G network. The combined T-Mobile and Metro retail platform encompasses 10,000+ stores and attracts more than 25 million monthly retail visitors, providing the center with a highly recognizable national brand and a recurring, service-driven customer base. The subject Metro by T-Mobile location is guaranteed by Nextar Telecom Group Inc., a leading authorized Metro retailer operating 280+ locations nationwide. T-Mobile reported $71.3 billion in service revenue in 2025 and remains one of the three largest U.S. wireless carriers, further strengthening the brand behind the location.

The Texas Laundry

The Texas Laundry is a well-reviewed Houston laundromat serving the East End/EaDo area with self-service laundry, wash-and-fold, and residential and commercial pickup and delivery. Its modern, high-efficiency facility and broad service offering position the tenant as a necessity-based, service-oriented neighborhood retailer capable of generating consistent repeat traffic.

Watermill Express

Watermill Express is a leading provider of self-service purified water and ice, operating nearly 1,300 refill stations and identifying itself as the largest drive-up provider of water and ice in the nation. Its convenience-oriented, necessity-based offering complements the center's daily-needs tenant mix and provides an additional source of recurring customer visits.

Harrisburg Plaza, 1930

Harrisburg Plaza: Then & Now

Harrisburg Plaza in the East End was a Weingarten's Big Market food store when this photograph was taken in 1930.

The building, restored to hold an AutoZone, T-Mobile, Laundromat, and Humana medical clinic, earned its developer a Good Brick award from the Greater Houston Preservation Alliance, now called Preservation Houston.

Good Brick Award
Greater Houston
Preservation Alliance

Market Overview

5104 Harrisburg Blvd | Houston, TX 77011

Houston, TX

Houston is one of the nation's premier consumer markets, supported by its large and rapidly expanding population, diverse economic base, and strong visitor activity. As the fifth-largest metropolitan area in the United States, Houston benefits from sustained population growth that continues to drive demand for retail, dining, entertainment, and essential services across the region. The market's economic diversity, anchored by energy, healthcare, aerospace, manufacturing, and technology industries, supports a broad consumer base and strong household spending. Significant tourism and business travel activity further enhance retail demand, reinforcing Houston's position as one of the most attractive retail investment markets in the country.

5th-Largest U.S. Metro
8M+ Total Population

92.6M+
Annual Visitors

$16.6B+
Visitor Spending (2024)

Source: CoStar Group, Houston First, Houston Facts & Figures | **2025 Dataset**





Houston, TX

Demographic Overview

#1
Relocation Destination In US

#2
Fastest Growing U.S. Metro

#9
Best Places to Live in the U.S.

$758.3B
GDP

+10.6%
GDP Growth

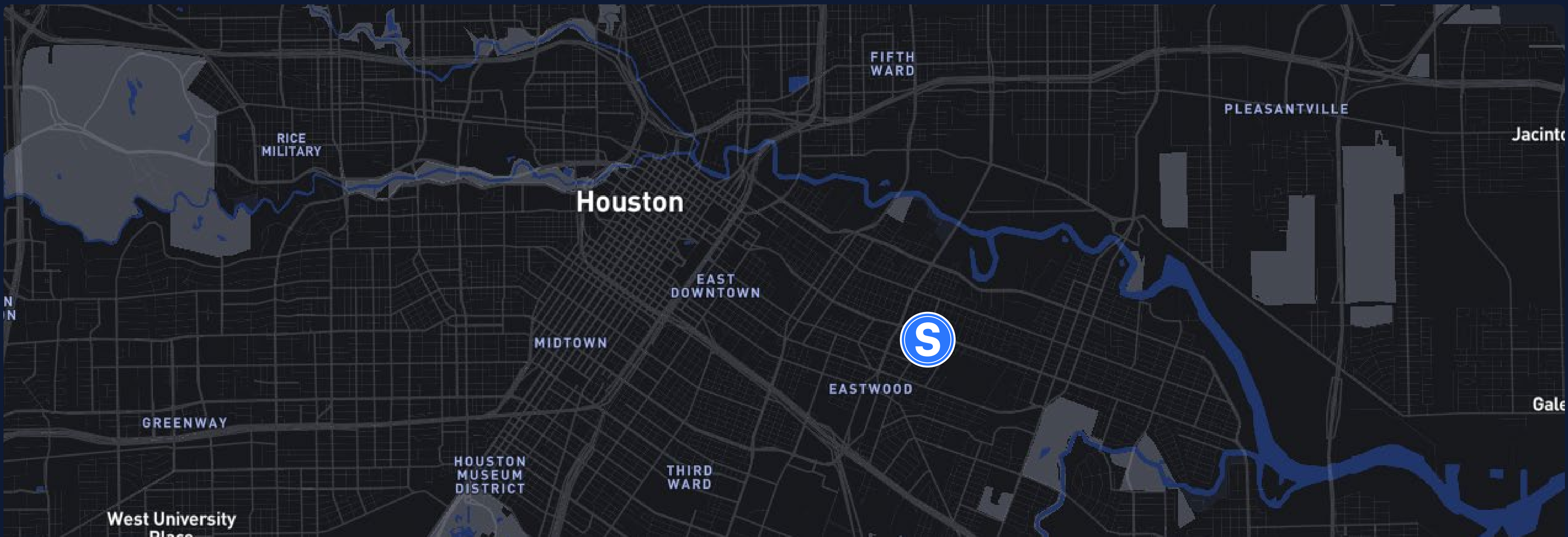
$168.5
Gross Retail Sales

Property Demographics

Population	1-Mile	3-Mile	5-Mile
2020 Population	17,582	139,810	362,886
2025 Population	19,899	160,796	418,297
2030 Population Projection	21,483	173,069	451,921

Households	1-Mile	3-Mile	5-Mile
2020 Households	7,048	49,546	144,724
2025 Households	7,951	58,350	169,353
2030 Household Projections	8,597	63,557	184,267

Income	1-Mile	3-Mile	5-Mile
Avg Household Income	$73,817	$88,922	$95,453



Houston Retail Performance

444M+
Square Feet of Retail Inventory

5.3%
Vacancy Rate

4.4M
SF Under Construction

$25.01
Market Asking Rent Per Square Foot

Houston's retail market ranks as one of the nation's largest consumer economies. The region's substantial inventory base, development activity, and relatively low vacancy rate demonstrate retailer demand and confidence in long-term growth. Strong asking rents and sale prices highlight Houston's ability to attract investment, while the current cap rate environment continues to provide opportunities for investors seeking stable income and long-term appreciation. Supported by robust population growth, job creation, and consumer spending, Houston remains one of the most active and resilient retail markets in the United States.

Source: CoStar Group | **2025 Dataset**

Employment

Houston supports one of the largest and most diversified employment bases in the United States, anchored by globally significant energy, healthcare, manufacturing, aerospace, logistics, and professional services industries. Widely recognized as the Energy Capital of the World, the region has evolved into a major hub for life sciences, technology, and advanced manufacturing while maintaining its leadership in global energy markets. Houston's business-friendly environment, strategic Gulf Coast location, and concentration of Fortune 500 headquarters continue attracting corporate investment and workforce growth.

2025 Employment Statistics

Total Jobs	26 Fortune 500 HQs
3.5M+	**#3 in U.S. Metros**

Major Job Expansions & Corporate Investment

Axiom Space

1,000+ jobs • **World's first commercial space station**

Eli Lilly

600+ jobs • **$5.9B-$6.5B biomanufacturing facility**

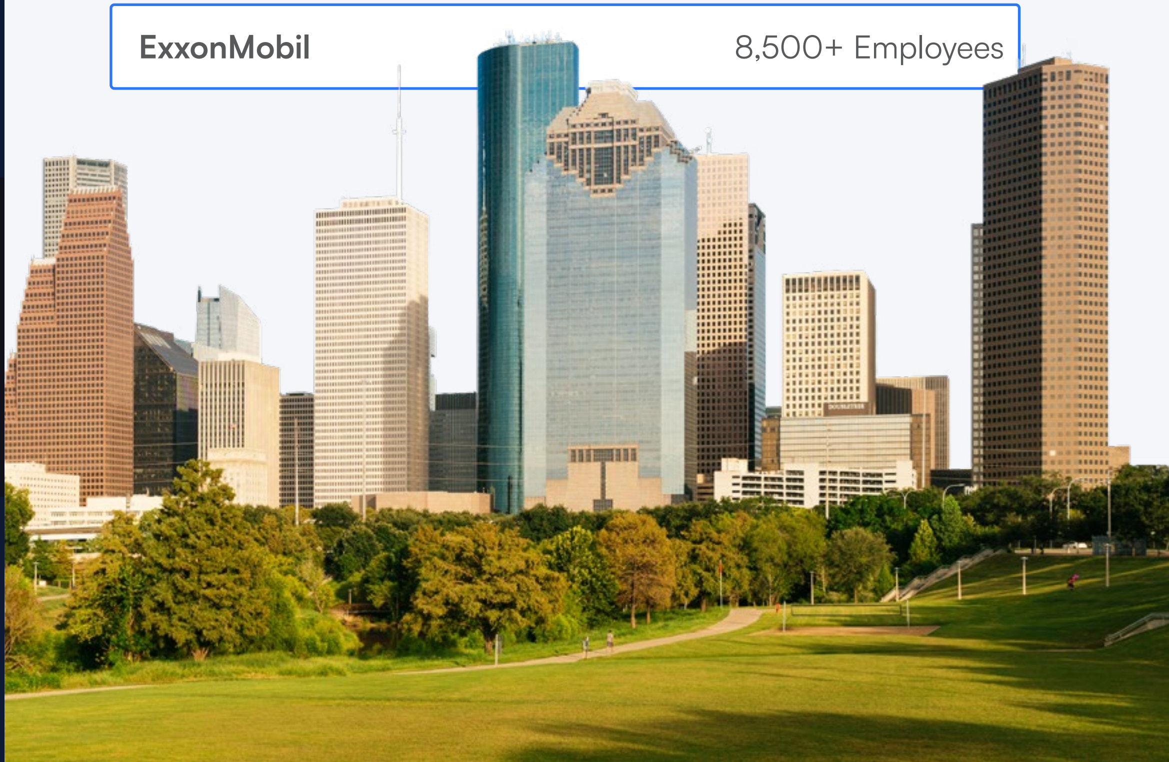
Source: U.S. Bureau of Labor Statistics, Greater Houston Partnership, Harris County Economic Development, Fortune 500, Texas Medical Center | **2025 Dataset**

Top Employers

Largest Employer

TMC | TEXAS MEDICAL CENTER — 100,000+ Employees

Memorial Hermann Health	30,000+ Employees
Houston Methodist	30,000+ Employees
MD Anderson Cancer Center	25,000+ Employees
United Airlines	14,000+ Employees
Shell	9,000+ Employees
ExxonMobil	8,500+ Employees



MATTHEWS™

HARRISBURG PLAZA

Exclusively Listed By

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Patrick Graham | Broker of Record | Broker Lic 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 5104 Harrisburg Blvd | Houston, TX 77011 ("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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

TREC
TEXAS REAL ESTATE COMMISSION

11-2-2015

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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