

REPRESENTATIVE PHOTO



REGIONS BANK GROUND LEASE

MISSOURI CITY, TX (HOUSTON MSA)



CAPITAL PACIFIC

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**NEW CONSTRUCTION, 20-YEAR
CORPORATE GROUND LEASE LOCATED IN
AN AFFLUENT HOUSTON SUBURB**

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REGIONS GROUND LEASE

9129 HWY 6, MISSOURI CITY, TX 77459 

\$3,157,895

PRICE

4.75%

CAP

LEASABLE SF

6,650 SF

LAND AREA

1.117 AC

LEASE TYPE

GROUND LEASE

LEASE EXPIRATION

12/15/2037

YEAR BUILT

2018

New construction, 20-year corporate ground lease

Although building is under construction, Regions started paying rent on the lease commencement date, 12/16/17

Average household incomes in a 3-mile radius exceed \$141k

Located at the gateway to Sienna Plantation (Click [HERE](#) for info)

The subject property has a drive-thru at this site

10% rental escalations every 5 years in base term and options

H-E-B Grocery located directly across the street

Located on Highway 6 with traffic counts in excess of 49,900

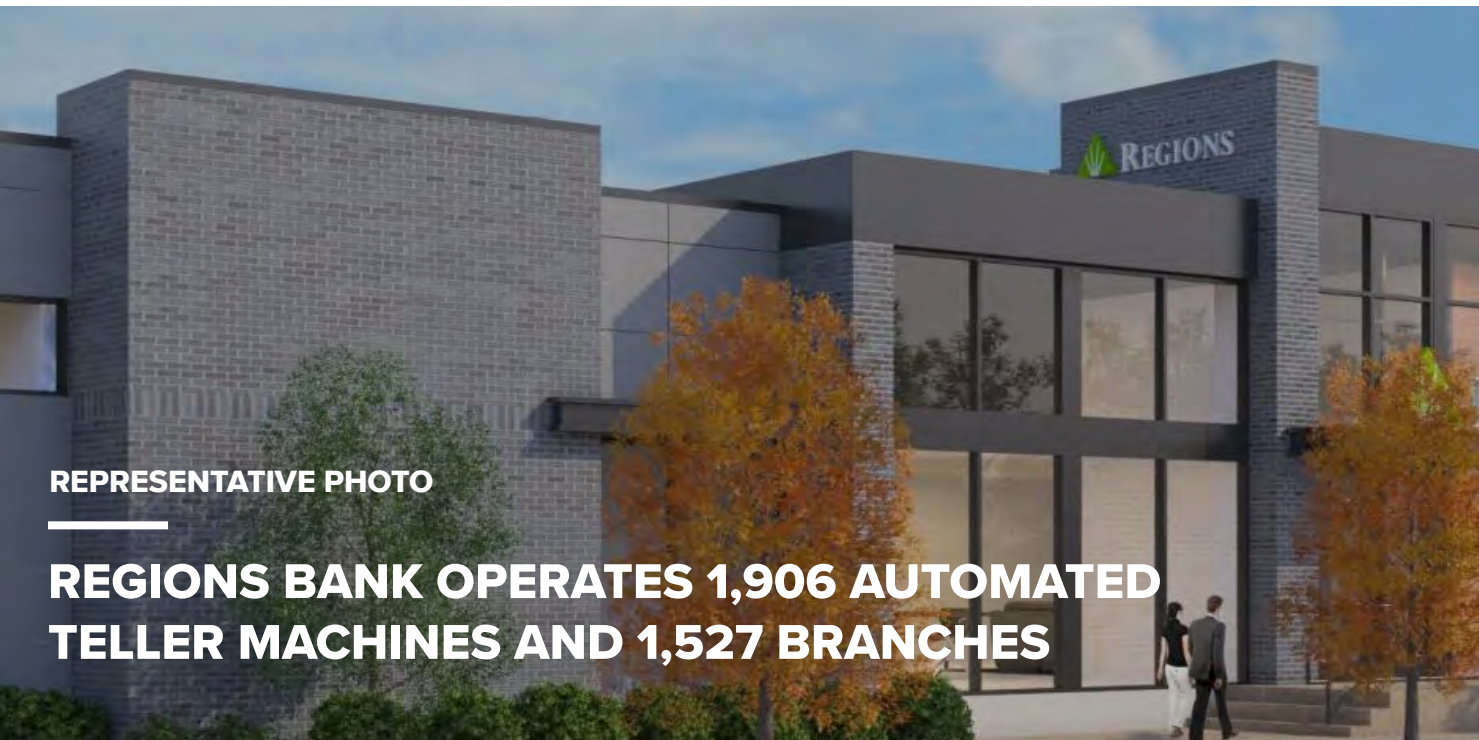
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Investment Highlights

THE OFFERING provides an investor the opportunity to acquire a corporate, under construction drive-thru Regions Bank on a new 20-year ground lease. The lease has attractive 10% rental increases every 5 years throughout the base term and option periods. The property is located at the gateway to Sienna Plantation, a 10,000 acre, upscale master-planned community.

The subject property is situated along Highway 6 and benefits from excellent visibility from the highway and high traffic counts of 49,900. The subject property is located within the Sienna Village Shopping Center, servicing Sienna Plantation residents, and benefits from the draw of high-volume retailers in the center including H-E-B and Academy Sports.

MISSOURI CITY is an affluent Houston suburb with 44% of the total households earning more than \$100,000 annually. The Houston MSA–The Woodlands–Sugar Land is currently the fifth most populous MSA in the U.S., and is predicted to climb above 7 million in 2018. Name-brand companies such as Amazon and FedEx have brought thousands of jobs to Houston. Currently there are 2,000 Fortune 500 companies headquartered in Houston.



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**REGIONS BANK OPERATES 1,906 AUTOMATED
TELLER MACHINES AND 1,527 BRANCHES**

Contact the team

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Subject Property is Currently Under Construction



Zoomed-Out Aerial



HOUSTON

MISSOURI CITY

DOLLAR GENERAL

SOUTHMINSTER SCHOOL

QUAIL VALLEY GOLF, GRILLE & EVENTS

LANTERN LANE ELEMENTARY

QUAIL VALLEY MIDDLE SCHOOL

LOWE'S
MATTRESS FIRM

THE TOWNE CREEK SCHOOL

6

metroPCS

PALMER ELEMENTARY

49,900 VPD

FedEx
Kroger
verizon
CHASE
Walgreens

Walmart
Supercenter

Palais Royal
ROSS
KOHL'S
BED BATH & BEYOND
PET SMART

AmegyBank
Target
THE HOME DEPOT

Walmart
Supercenter
Great Clips

UNIVERSITY BOULEVARD

6

ELKINS HIGH SCHOOL

ALDI

VALERO

ALONSO FAMILY DENTAL
KUMON

The UPS Store
AT&T
Edward Jones

6

THE GODDARD SCHOOL

CHILDREN'S LIGHTHOUSE SIENNA RANCH

SCHIFF ELEMENTARY

Allstate
LESLIE'S SWIMMING POOL SUPPLIES
HEB
MEMORIAL HERMAN
Sport Clips
UT Physicians

Academy
SPORTS+OUTDOORS
CVS DISCOUNT
pharmacy
TIRE
T-Mobile
DUNKIN' DONUTS

AutoZone
PETCO
Firestone
COMPLETE AUTO CARE
CHASE
SUBWAY

28,850 VPD

SIENNA PLANTATION

SIENNA PARKWAY

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Zoomed-In Aerial



HOUSTON

49,900
VPD

SIENNA PLANTATION

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Submarket Overview

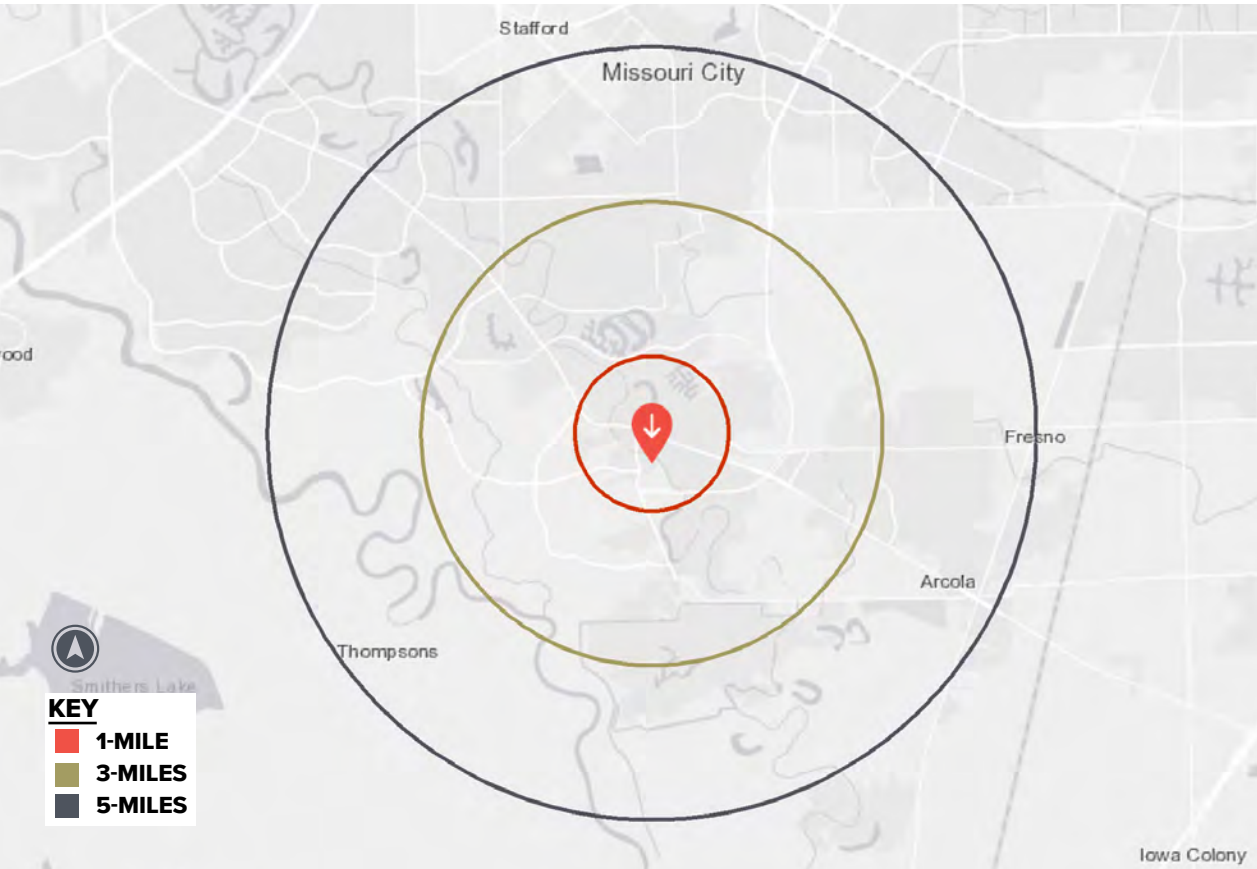
RETAILERS IN CLOSE PROXIMITY INCLUDE:

- | | | |
|---------------------|-------------------|----------------|
| H-E-B Grocery | Target | CVS |
| Walmart Supercenter | Hobby Lobby | Wells Fargo |
| Academy Sports | Ross | Domino's Pizza |
| ALDI | Bed Bath & Beyond | Whataburger |
| Kroger | PetSmart | Papa Murphy's |
| Lowe's | Kohl's | Dunkin' Donuts |

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BUSINESS SUMMARY

Brockside Village

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	157	900	2,491
Employees	1,241	8,014	22,717
Residential Population	5,857	64,959	156,048

KEY
■ 1-MILE
■ 3-MILES
■ 5-MILES

SIENNA PLANTATION



HIGHWAY 6 - 49,900 VPD

SUBJECT PROPERTY

RETAIL STRIP CENTER - ALSO AVAILABLE - PLEASE SEE BROKER FOR DETAILS

SUBJECT PROPERTY IS LOCATED WITHIN THE SIENNA VILLAGE SHOPPING CENTER, WHICH SERVICES THE 14,000+ RESIDENTS LIVING IN THE SIENNA PLANTATION. SIENNA PLANTATION IS A 10,000-ACRE MASTER-PLANNED UPSCALE COMMUNITY THAT BOASTS WORLD-CLASS AMENITIES, ACCLAIMED ON-SITE SCHOOLS AND HOME DESIGNS FROM THE NATION'S LEADING HOME BUILDERS.

Site Plan

sf

**6,650
RENTABLE SF**

ac

**1.117
ACRES**



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Tenant Overview



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REGIONS BANK

Lease is signed by:
Regions Bank, an Alabama state banking corporation

Regions Bank is a banking subsidiary of Regions Financial Corporation. The company provides retail and commercial banking, trust, securities brokerage, mortgage and insurance products and services. Regions Bank operates 1,906 automated teller machines and 1,527 branches in 15 states in the Southern United States and Midwestern United States.

As of June 30, 2017, Regions was the largest deposit holder in Alabama, with \$22.677 billion in local deposits, or 22.58% of all local deposits. In Tennessee, Regions was also the largest deposit holder with \$17.3 billion in total deposits, or 14.1% of all local deposits. Regions had \$4 billion in deposits (7.5% of local deposits) in Arkansas, \$7.2 billion in deposits (7.6% of local deposits) in Louisiana, \$6.6 billion in deposits (13.8% of local deposits) in Mississippi, and \$19.1 billion in deposits (4.2% of local deposits) in Florida.

1,906


AUTOMATED TELLER
MACHINES

1,527


BRANCHES IN
15 STATES

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	3,608	44,443	125,666
2017	5,857	64,959	156,048
2022	7,356	80,463	189,714

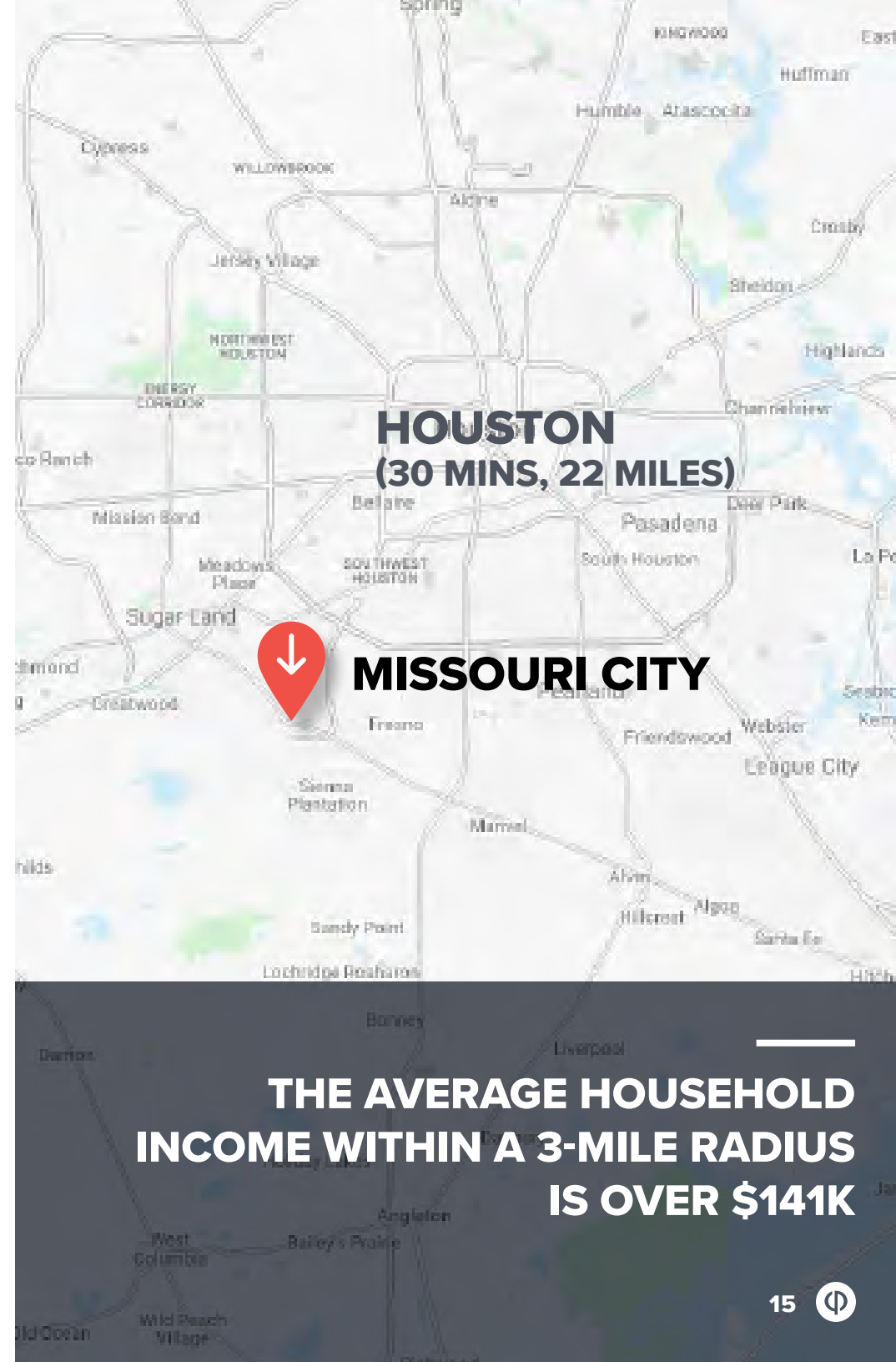
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$143,281	\$141,811	\$122,073
Median	\$116,457	\$110,798	\$92,329

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
The University of Texas MD Anderson	21,086
McDonald's Corp	20,918

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HOUSTON, TEXAS



HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a census-estimated 2016 population of 2.303 million within a land area of 599.59 square miles. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States. Four distinct state universities are located in Houston. The University of Houston is a nationally recognized Tier One research university, and is the flagship institution of the University of Houston System. The third-largest university in Texas, the University of Houston has nearly 44,000 students on its 667-acre campus in southeast Houston.

ECONOMY

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Leading in health care sectors and building oilfield equipment, outside New York City, Houston has more Fortune 500 headquarters than any other U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the “Space City”, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research. Houston is forecasted to have as many as 70,000 new jobs in 2018.



**HOUSTON
POPULATION
(ESTIMATED)**

**2.303
MILLION**



We'd love to hear from you.

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