

SINGLE TENANT ABSOLUTE NNN LEASE FOR SALE



K9 RESORTS HEIGHTS LUXURY PET RESORT FOR SALE

1619 N SHEPHERD DR | HOUSTON, TEXAS 77008

5353 West Alabama Street, Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR MORE INFORMATION:

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713.541.0066



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun Enterprises has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Braun Enterprises has not verified, and will not verify, any of the information contained herein, nor has Braun Enterprises conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Braun Enterprises Real Estate Development (“Braun”) is pleased to offer for sale the fee-simple interest in 1619 N Shepherd Dr (“the Property”) a 9,350 sf Retail building located in Houston, TX. The property carries a single tenant lease and is occupied by K9 Resorts Luxury Pet Hotel.

K9 Resorts has 9.5 years left on their initial term, with two 5-year renewal options. The building is located along the heavily trafficked North Shepherd Drive, offering direct frontage to North Shepherd and 17th Street. The property provides easy access to major thoroughfares including 610 loop, Interstate 10, and Highway 290. 1619 N Shepherd offers investors the opportunity to invest in a stabilized asset within the rapidly growing community of the Houston Heights.

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EXECUTIVE SUMMARY

ADDRESS

1619 N SHEPHERD DRIVE
HOUSTON, TEXAS 77008

BUILDING SIZE

9,350 SF

LAND SIZE

0.562 AC

YEAR BUILT/RENOVATED

1978/2024

PARKING

14 Spaces

LEASE COMMENCEMENT

December 19, 2022

RENT COMMENCEMENT

September 6, 2024

LEASE EXPIRATION

September 30, 2034

RENEWAL OPTIONS

Two, Five-Year Options

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TENANT



K9 RESORTS

LUXURY PET HOTEL

K9 Resorts is leading the pack among luxury pet care franchises with more than 170 resorts across 28 states currently operating or in various stages of development. **Pet boarding is on a trajectory to become a \$35.8 billion industry by 2031** with an expected compound annual growth rate of 6.4%. With the recent \$10M investment from Partners Pacific Resorts, and a multi-unit signed agreement in Utah and Nebraska, K9 Resorts is poised to further dominate the luxury sector of the market

TERMINATION RIGHT

None

LEASE STRUCTURE

Absolute NNN with no LL Responsibilities, 10% rent increases every 5 years

CAP RATE

6.0%

PROPERTY HIGHLIGHTS

- Located in sought after Houston Heights
- Surrounded by a growing, and highly dense young professional population
- Brand new 10 year NNN lease, with no Landlord responsibilities
- Located on the main thoroughfare of N. Shepherd

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EXECUTIVE SUMMARY

TENANT	NRA	% OF PROPERTY	LEASE START	EXPIRES	LEASE YEARS	ANNUAL RATE (PSF)	MONTHLY BASE RENT
K9 RESORTS	9,350	100%	9/6/2024	9/30/2034	1 - 5		
					6 - 10		
						FIRST EXTENSION TERM	
					11 - 15		
						SECOND EXTENSION TERM	
					16 - 20		

TOTAL OCCUPIED GLA	9,350	100%			20 YEARS		
TOTAL VACANT GLA	0	0%					
TOTAL GLA	9,350	100%					



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PROPERTY OVERVIEW

DEMOGRAPHIC SNAPSHOT



Population

1 mile	24,688
3 mile	165,574
5 mile	451,829



Daytime Population

1 mile	25,281
3 mile	197,013
5 mile	686,402



Households

1 mile	11,780
3 mile	78,624
5 mile	203,761



Avg. HH Income

1 mile	\$214,359
3 mile	\$173,136
5 mile	\$144,174



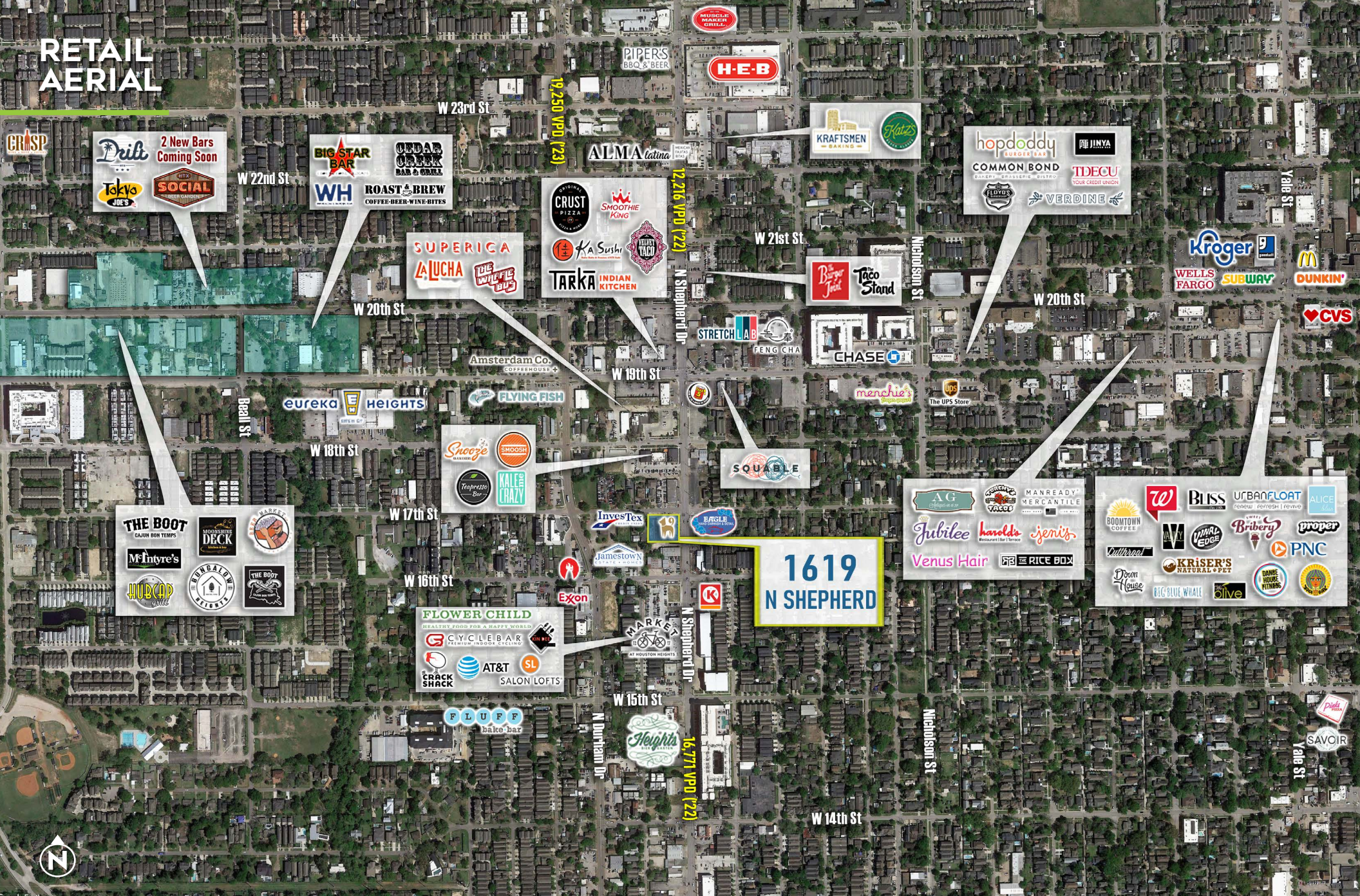
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RETAIL AERIAL



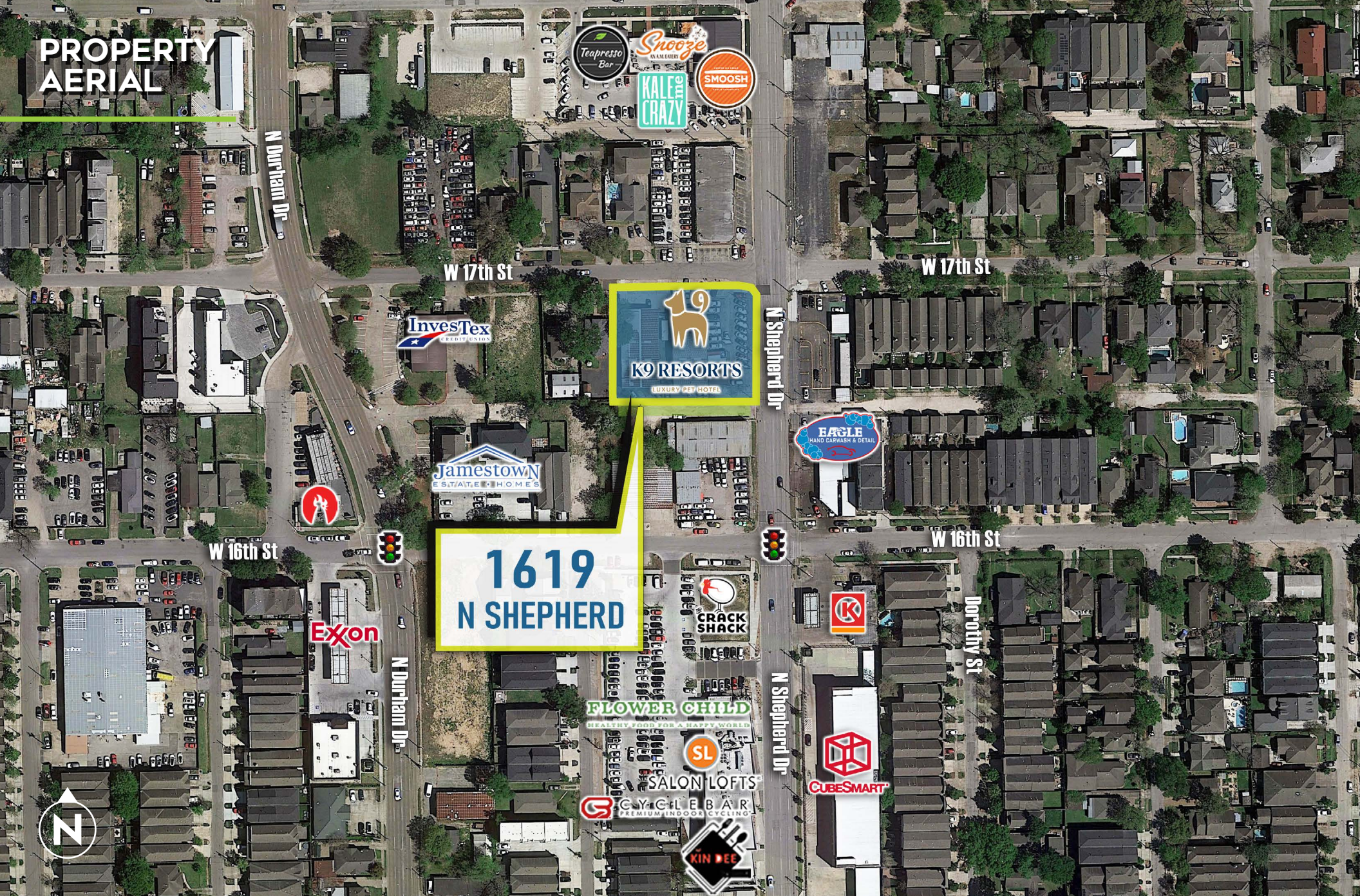
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PROPERTY AERIAL



1619
N SHEPHERD

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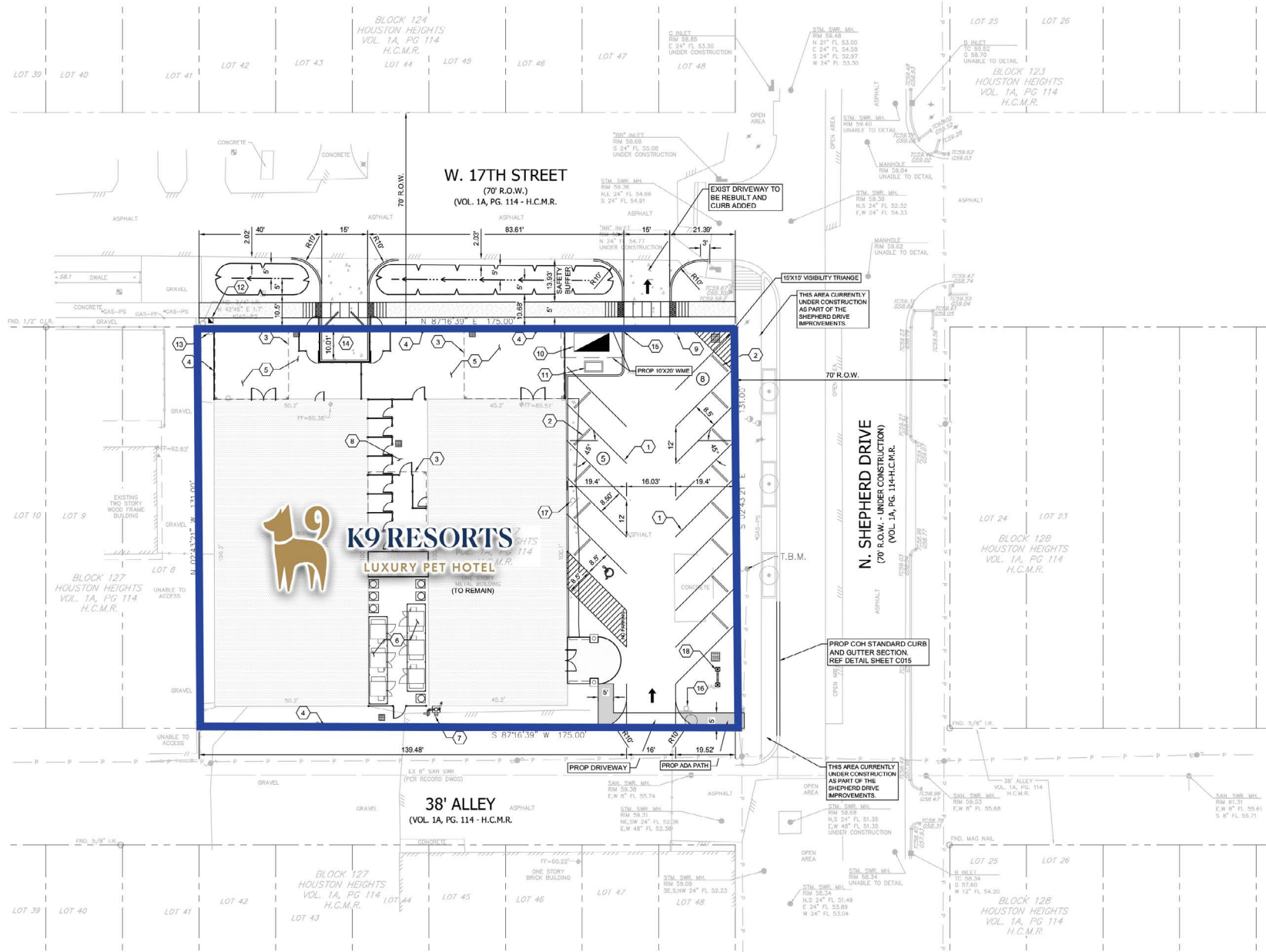
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SITE PLAN



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TENANT PROFILE



TENANT

K9 Resorts Luxury Pet Hotel

LEASED AREA

9,350 SF

% OF PROPERTY

100%

WEBSITE

www.k9resorts.com

OF LOCATIONS

165+ in 28 States

K9 Resorts Luxury Pet Hotel provides premium boarding and daycare services for dogs, combining luxury accommodations with exceptional care. Features include upscale suites, cage-free play areas, and hospital-grade air filtration, ensuring comfort and safety. Trained staff provide personalized attention, with playgroups tailored by size and temperament. Known for its professionalism and high standards, K9 Resorts offers peace of mind for pet owners and a superior experience for their pets.

K9 Resorts is leading the pack among luxury pet care franchises with more than 170 resorts across 28 states currently operating or in various stages of development. **Pet boarding is on a trajectory to become a \$35.8 billion industry by 2031** with an expected compound annual growth rate of 6.4%. With the recent \$10M investment from Partners Pacific Resorts, and a multi-unit signed agreement in Utah and Nebraska, K9 Resorts is poised to further dominate the luxury sector of the market.



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HOUSTON HEIGHTS

Northwest of Downtown lies the Houston Heights, a dense and vibrant neighborhood that seamlessly blends historic charm with modern sophistication. Once a suburban escape, today it's a bustling hub of activity, attracting a dense population of young professionals and affluent Houstonians.

The Heights is known for its walkable streets, eclectic mix of historic homes and modern builds, and an abundance of trendy wine bars, craft breweries, and fine dining spots. Recreation is a cornerstone of life here, with popular walking and biking trails along Heights Boulevard and a dynamic arts and entertainment scene, including music venues like The Heights Theater and White Oak Music Hall.

The Heights remains one of Houston's most desirable neighborhoods, offering a vibrant lifestyle for its youthful and prosperous residents.

THINGS TO DO

There is no shortage of fun to be had in the picturesque neighborhood of The Heights. From local art shops and quaint parks, to buzzing wine bars and historic homes, The Heights feels like a neighborhood you'd want to call your own.

Take a stroll down the historic 19th Street and find great shopping, coffee shops, restaurants and bars. Sip a cup of gourmet coffee at Boomtown to jump-start your day of getting to know the area. You'll find Vinyl Edge across the street - a long-running music shop stocking a huge selection of, you guessed - rare vinyl records. There is also a classic barbershop, Cut Throat, that will give men the Men that fresh and clean look.

Music lovers rejoice because the Heights is packed with venues. On 19th Street, is one of the oldest venues in Houston, The Heights Theater, offering live music. Another location to dance the night away is White Oak Music Hall, where concert-goers can also catch dramatic views of the Houston skyline.

Biking and walking is also a treat along Heights Boulevard. Along this block, you'll find Manready Mercantile, a local favorite for Houston-made homewares, clothing, and gifts. Additionally, art lovers will find something to enjoy at the various galleries sprinkled throughout the area.

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RESTAURANTS & BARS

With 13,000 restaurants representing cuisine from more than 70 countries and American regions, Houston's restaurant scene is as ethnically diverse as its more than 6 million residents. Houston was named the "newest capital of great food" by Food & Wine and the country's most exciting food city by Tasting Table magazine. A few of them are below.

- 11 Below Brewing
- BB's Tex-Orleans
- Chi'Lantro BBQ
- Coud 10 Creamery
- EggHaus Gourmet
- Goode Co. Kitchen & Cantina
- Hando
- Ka Sushi
- La Lucha
- Lola
- Melange Creperie
- Onion Creek
- Pinkerton's BBQ
- Prime 131
- Saigon Hustle
- Space Cowboy
- Tacos a Go Go
- The Burger Joint
- Barnaby's Cafe
- Buttermilk Baby
- Common Bond
- Coltivaire
- Fusion Taco
- Heights Social
- Katz's Deli & Bar
- Local Foods
- Mala Sichuan
- Nam Eatery
- Pink's Pizza
- Postino Wine
- Ribeye & Rye
- Snooze
- Superica
- Tarka
- Torchy's Tacos



MARKET OVERVIEW

HOUSTON EMPLOYERS



Houston was founded on August 30, 1836 by brothers Augustus Chapman Allen and John Kirby Allen on land near the banks of Buffalo Bayou.

Houston is the fourth most populous city in the nation, with an estimated July 2018 population of 2,325,502 (trailing only New York, Los Angeles and Chicago), and is the largest in the southern U.S. and Texas. Houston is expected to become the third most populous U.S. city during the second half of the decade of the 2020s.

Greater Houston is the most ethnically diverse metropolitan area in the United States. At least 145 languages are spoken by city residents, and 90 nations have consular representation in the city.

The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA) consists of nine counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller.

The Houston-The Woodlands-Sugar Land MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Houston's size is 665 square miles

In the last thirty years, several Houston sports teams have won national championships:

- The Houston Astros won the World Series in 2017
- The Houston Dynamo won the MLS Cup in 2006 and 2007
- The Rice Owls won the College World Series in 2003
- The Houston Aeros hockey team won the 2003 Calder Cup and the Turner Cup in 1999
- The Houston Comets won the WNBA Championship, four years in a row, from 1997 to 2000
- The Houston Rockets won the NBA Championship in 1994 and 1995

See more Facts and Figures [HERE](#)

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.