

Retail Opportunity

10811-10815 Veterans Memorial Dr, Houston, TX 77067

The Plazas at Willow Tree



ALISON COMMERCIAL GROUP

By: **KW Commercial**

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Property Overview



Property Address: 10811-10815 Veterans Memorial Dr, Houston, TX 77067 (Two-Building Retail Portfolio)

Building Size: 21,120 SF

Building 1 – 10811 Veterans Memorial Dr

- GLA: 12,360 SF

Building 2 – 10815 Veterans Memorial Dr

- GLA: 8,760 SF (remaining SF from total)

Land Area: 2.97 Acres

Occupancy: 92.3%

Year Built: 2001

Units: 13 | **Tenants:** 12

Asset Type: Multi-tenant retail shopping center

Property Highlights:

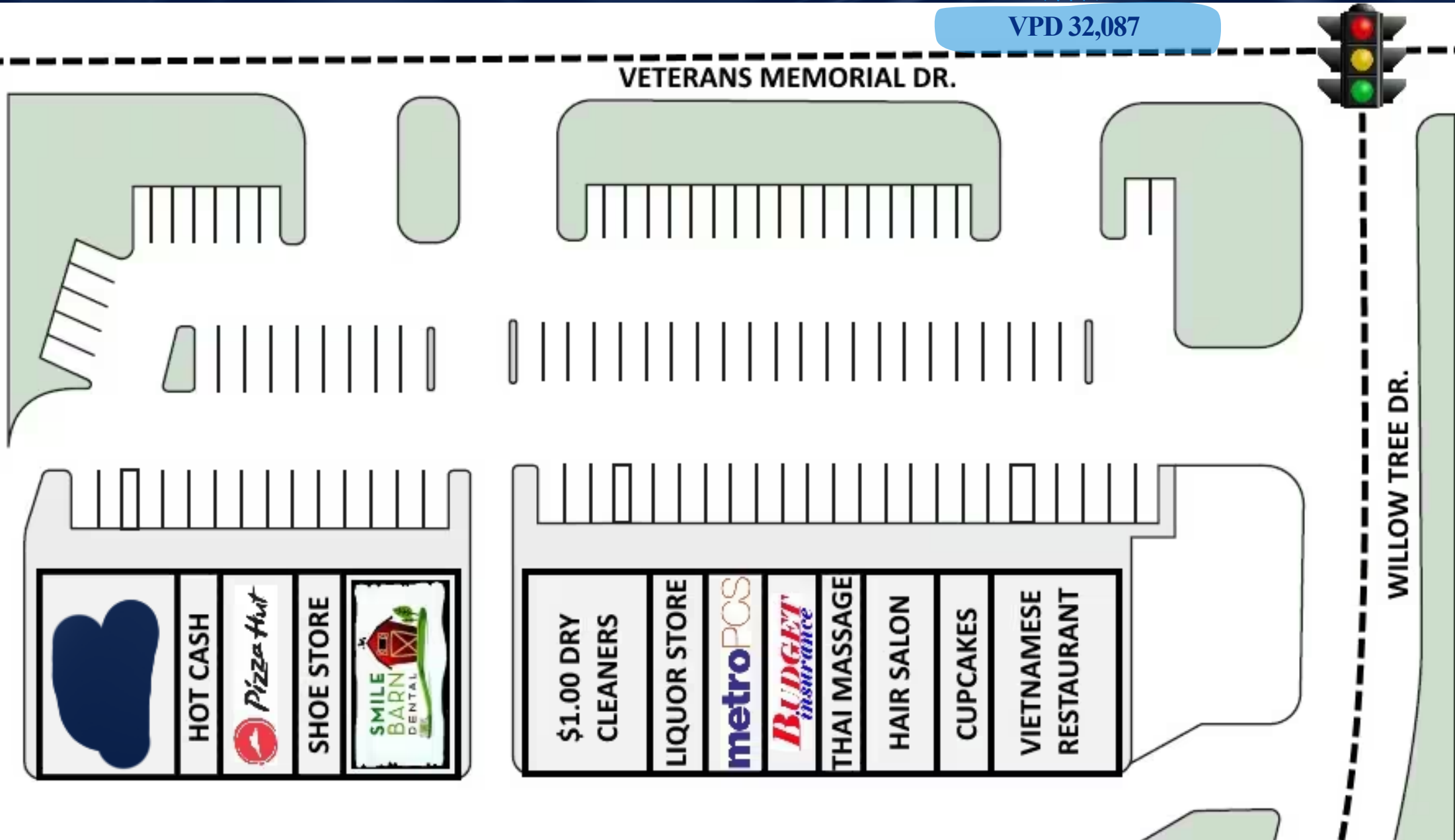
- Signalized hard corner at Veterans Memorial Drive & Willow Tree Drive
- 36,058 VPD on Veterans Memorial Drive with direct visibility from Sam Houston Parkway (Beltway 8), approximately 160,012 VPD
- Located at the Briarcreek Aldine community entrance, embedded in an established single-family residential trade area
- Multiple curb cuts provide strong accessibility from Veterans Memorial Drive
- Positioned directly across from a high-traffic grocer, anchoring daily customer visits to the corridor
- Dense retail corridor with four major grocers within a 1-mile stretch along Veterans Memorial Drive

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VPD 32,087



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Investment Highlight



Offering Price: \$6,179,505.23 | **Price PSF:** \$292.26



Cap Rate: 6.50%



Occupancy: 92.3% | 12 of 13 Units Leased



NOI: \$401,667.84



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RENT ROLL

Veterans Memorial

As of 2025 | 10811 – 10815 Veterans Memorial Dr, Houston, TX 77014 | 2-Building Retail Portfolio | Built 2001

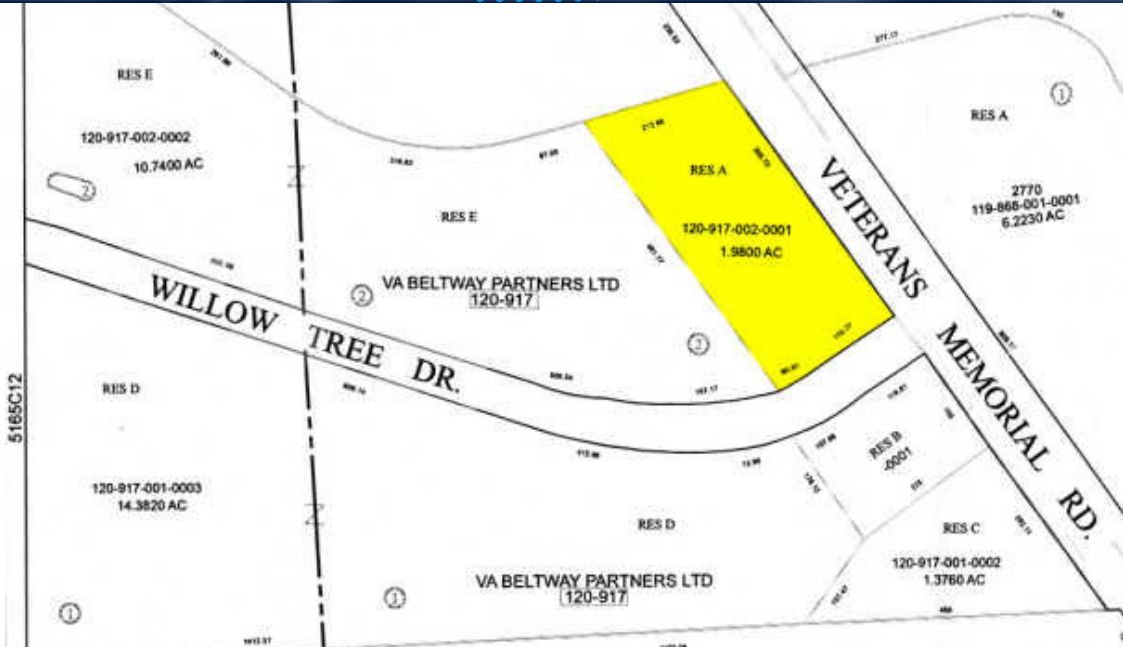
21,120 SF BUILDING SIZE	13 TOTAL UNITS	92.3% OCCUPANCY	\$33,472.32 MONTHLY BASE RENT	\$48,467.88 TOTAL MONTHLY INCOME	\$581,614.56 ANNUAL INCOME
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RENT ROLL

LEASE #	UNIT	TENANT	LEASE START	LEASE END	SQ FT	BASE RENT/MO	NNN/MO	TOTAL MONTHLY	ANNUAL
1	100	Vietnamese Restaurant	07/01/2021	10/15/2028	2,580	\$4,300.00	\$2,150.00	\$6,450.00	\$77,400.00
2	300	Ninja Tacos LLC	12/26/2025	01/30/2029	1,200	\$2,000.00	\$918.00	\$2,918.00	\$35,016.00
3	400	Vape City	10/01/2022	09/30/2027	1,500	\$2,025.00	\$1,250.00	\$3,275.00	\$39,300.00
4	450	Thai Massage	03/22/2017	03/30/2027	900	\$1,488.50	\$750.00	\$2,238.50	\$26,862.00
5	500	Smart Choice Partners	08/01/2021	07/31/2028	1,200	\$2,300.00	\$1,000.00	\$3,300.00	\$39,600.00
6	600	Metro PCS	05/19/2017	08/31/2027	1,200	\$1,800.00	\$918.00	\$2,718.00	\$32,616.00
7	700	M & N Liquor	07/01/2017	06/30/2027	1,200	\$1,944.00	\$1,100.00	\$3,044.00	\$36,528.00
8	900	\$1.00 Dry Cleaners	03/01/2016	06/30/2036	2,580	\$7,306.00	\$2,150.00	\$9,456.00	\$113,472.00
9	1000	Smile Barn Dental	12/01/2021	11/30/2031	2,485	\$5,096.32	\$2,194.56	\$7,290.88	\$87,490.56
10	1200	1Vision Multiservices LLC	11/01/2024	10/31/2029	900	\$1,500.00	\$675.00	\$2,175.00	\$26,100.00
11	1300	Pizza Hut Restaurant #315882	11/20/2017	11/30/2037	1,500	\$2,250.00	\$1,140.00	\$3,390.00	\$40,680.00
12	1400	Clinica Medicos Especialistas	06/01/2019	05/30/2029	975	\$1,462.50	\$750.00	\$2,212.50	\$26,550.00
13	1600	VACANT	—	—	2,900	\$0.00	\$0.00	\$0.00	\$0.00
		Portfolio Total · 13 Units · 12 Occupied · 1 Vacant			21,120	\$33,472.32	\$14,995.56	\$48,467.88	\$581,614.56

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Photos

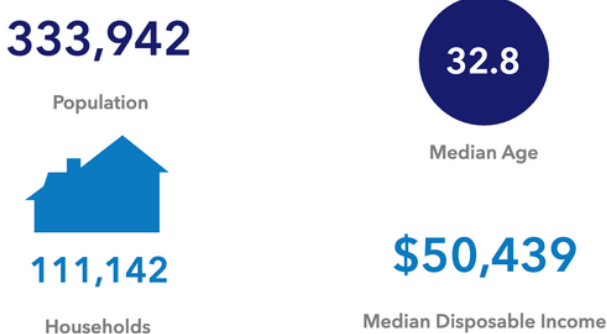


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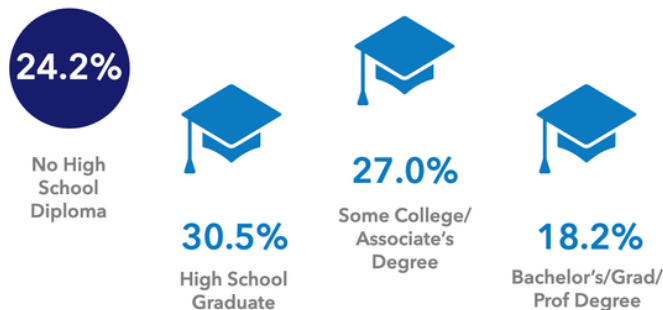
DEMOGRAPHIC SUMMARY

10811 Veterans Memorial Dr, Houston, Texas, 77067
Ring of 5 miles

KEY FACTS



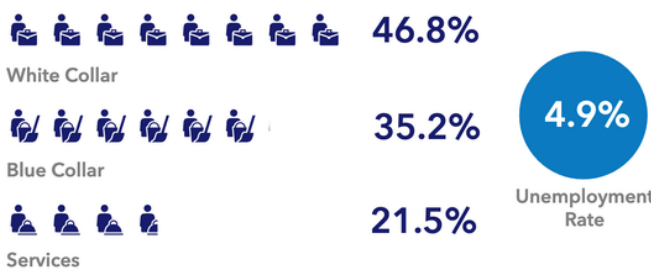
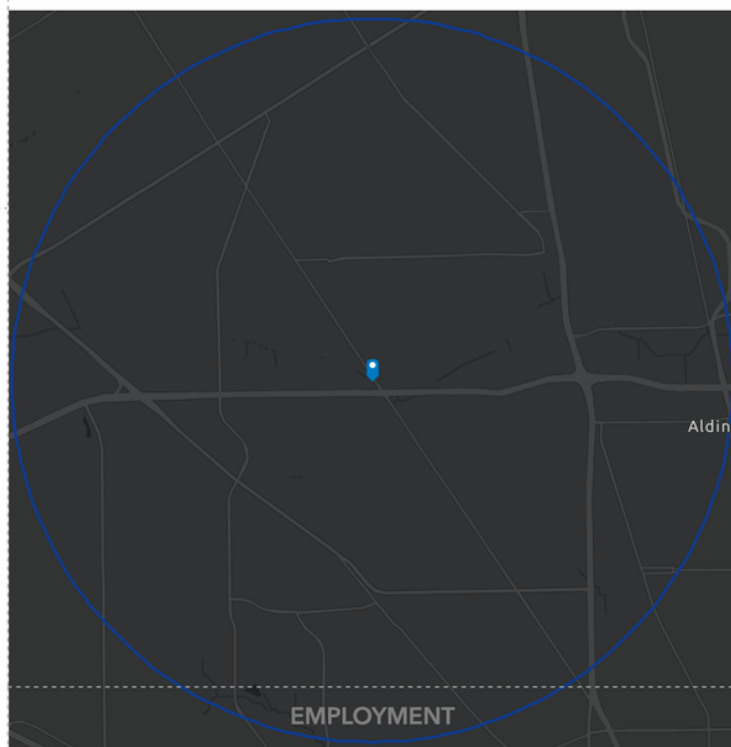
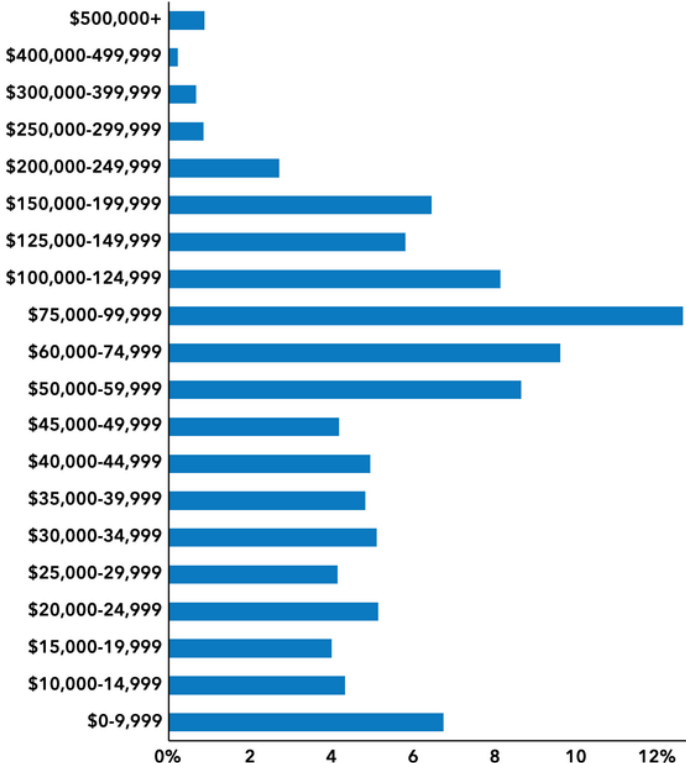
EDUCATION



INCOME



HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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Houston Market

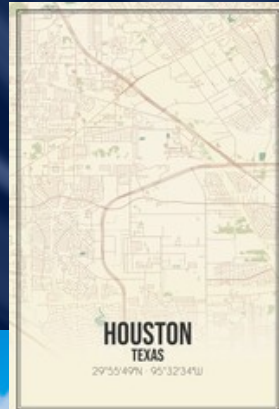
For the first time in a decade, Houston ranks among the top 10 markets in ULI's "Emerging Trends in Real Estate" report — a clear testament to the city's momentum as a hub of growth, opportunity, and investment. Known for its innovation and resilience, Houston has cemented its place as a leading player on national and global stages. This dynamic market, fueled by rapid population growth and economic diversity, is generating strong demand in retail and land development.

Houston's population exceeds 7 million, making it the fourth-largest metropolitan area in the U.S. and one of the fastest-growing. In 2023, Houston recorded the second-largest year-over-year population increase among major U.S. metros. This influx drives demand for retail spaces that are accessible, visible, and tailored to the evolving behaviors of consumers.

Retail centers offering experiential shopping and convenient access attract both tenants and investors. Land acquisition and development remain fundamental to Houston's growth and development. Infrastructure improvements and expanding suburbs have opened areas ripe for commercial, medical, entertainment, and retail projects.

Houston's economic diversification, with 26 Fortune 500 companies headquartered here and a strong presence in energy, healthcare, logistics, and manufacturing, adds stability and fuels continuous commercial real estate activity. This, coupled with a growing workforce and improving infrastructure, keeps Houston's retail and land sectors attractive to investors seeking sustainable growth.

At Alison Commercial Group, we leverage deep local knowledge and a results-driven approach to help clients capitalize on these market dynamics and achieve their investment goals



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Meet the Team & Professional Bio



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
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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