

SALE

FM 529 INDUSTRIAL PARK

12302 FM 529 Houston, TX 77038



SALE PRICE

\$0

Mark Noor
(832) 760-1733

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Universal is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2025
- Top Office in Region, 2025
- Top Broker in State - 2025
- Top Office in State, 2025

SAMPLE OF RELEVANT PROJECTS

Sold 300,890 SF building in HOUSTON - CLAY RD

Sold 148,000 SF building in HOUSTON - STAFFORD

Sold 1,000,000 SF storage -HOUSTON - PORT OF HOUSTON

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WHY COLDWELL BANKER COMMERCIAL UNIVERSAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

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THE PROPERTY

FM 529 Industrial Park
12302 FM 529
Houston, TX 77038

SCOPE OF SERVICE

Coldwell Banker Commercial Universal to represent _____ in the sale of FM 529 Industrial Park

MARKET INFO

An exceptional location both for business and life after-hours, FM 529 Industrial Park is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial Universal has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Houston Market, we recommend the property be sold for \$0.00.

ABOUT COLDWELL BANKER COMMERCIAL UNIVERSAL

Coldwell Banker Commercial Universal is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Unleash the potential of this expansive 80,916 SF industrial property, strategically positioned in the dynamic Houston area. Tailored to accommodate manufacturing and industrial operations, this prime asset offers a versatile space for your business needs. With an emphasis on functionality and efficiency, the property presents an opportunity for seamless production and distribution processes. Explore the possibilities for innovation and growth within this adaptable space, designed to support the specific requirements of industrial and manufacturing enterprises. Elevate your business in a strategic location with this standout property, providing a solid foundation for success and expansion.

PROPERTY HIGHLIGHTS

- 80,916 SF building
- Strategically located in Houston

OFFERING SUMMARY

Sale Price:	\$0
Number of Units:	11
Lot Size:	4.1 Acres
Building Size:	80,916 SF
NOI:	\$825,000.00
Cap Rate:	6.25%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	141	1,292
Total Population	82	330	3,931

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LOCATION DESCRIPTION

Discover the strategic advantages of the FM 529 Industrial Park location in Houston, TX. Nestled in an area known for its thriving industrial and manufacturing sectors, the property offers proximity to key economic hubs and major transportation routes. With convenient access to major highways and interstates, businesses benefit from seamless connectivity and efficient distribution channels. The nearby George Bush Intercontinental Airport, a major air cargo gateway, further enhances the area's appeal to industrial and manufacturing investors. Surrounding amenities also include diverse dining options, retail centers, and recreational facilities, providing a well-rounded environment for employees and visitors alike. Explore the potential for success at the FM 529 Industrial Park location.

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PROPERTY HIGHLIGHTS

- 80,916 SF building
- Strategically located in Houston
- Potential for industrial or manufacturing use
- Stable Occupancy The industrial park is 100% leased to good credit tenants, most of whom have long-term leases in place.
- This provides investors reliable cash flow and minimizes tenant turnover risk.
- Mitigated Flood Risk The entire 4.01 AC site is located outside both the 100- and 500-year floodplains.
- This reduces potential disruptions and mitigates risks associated with extreme weather events.
- Versatile Industrial Use The Property features 80,916 SF of industrial space spread across six buildings, offering flexibility to meet a range of occupier needs.
- This adaptability enhances retention and broadens the property's appeal.
- Strategic Location The Property's location near US 290 and Beltway 8 provides the site excellent access throughout the Houston metro area.
- This strategic positioning enhances the site's connectivity within the region.

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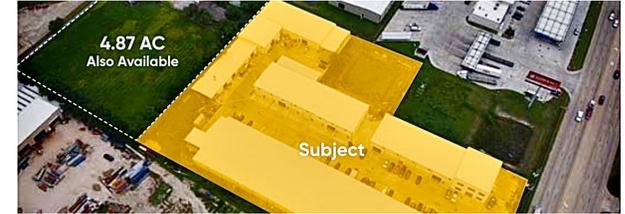


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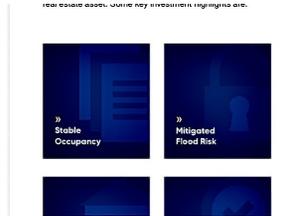
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The Subject Property is situated in northwest Houston, Texas, roughly 16 miles from the Houston CBD as the crow flies.

It sits on the north side of FM 529 to the west of Fairview St, minutes from US 290 and Beltway 8.

Due to its location, the site offers ease of access to both the city's urban core and growing suburban markets in north and west Houston.



The industrial park is more resistant to goods price volatility, since most tenants have long-term leases in place. This provides investors reliable cash flow and minimizes tenant turnover risk.

Mitigated Flood Risk

The entire 4.01 AC site is located outside both the 100- and 500-year floodplains. This reduces potential disruptions and mitigates risks associated with extreme weather events.

Versatile Industrial Use

The Property features 80,916 SF of industrial space spread across six buildings, offering flexibility to meet a range of occupier needs. This adaptability enhances retention and broadens the property's appeal.



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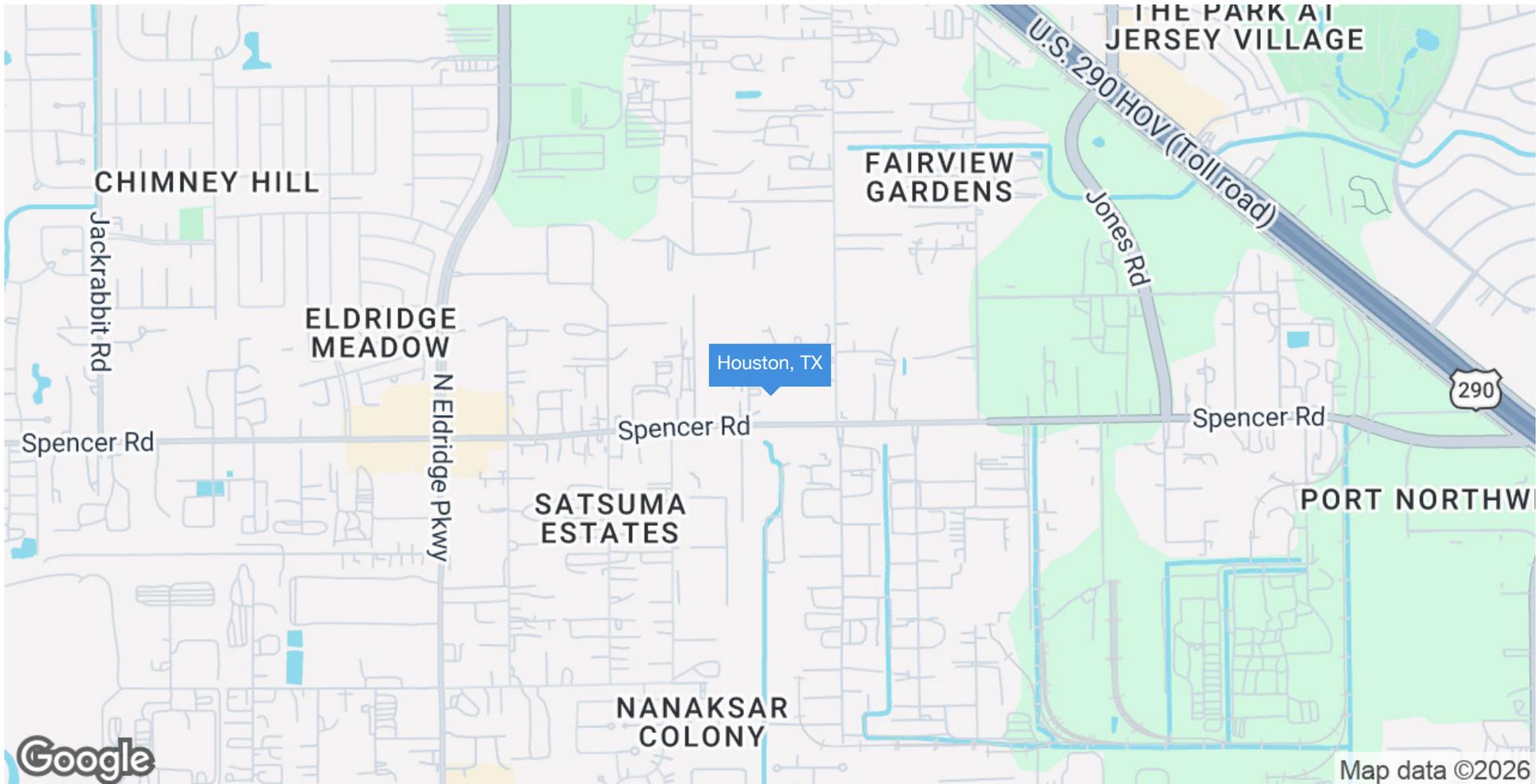


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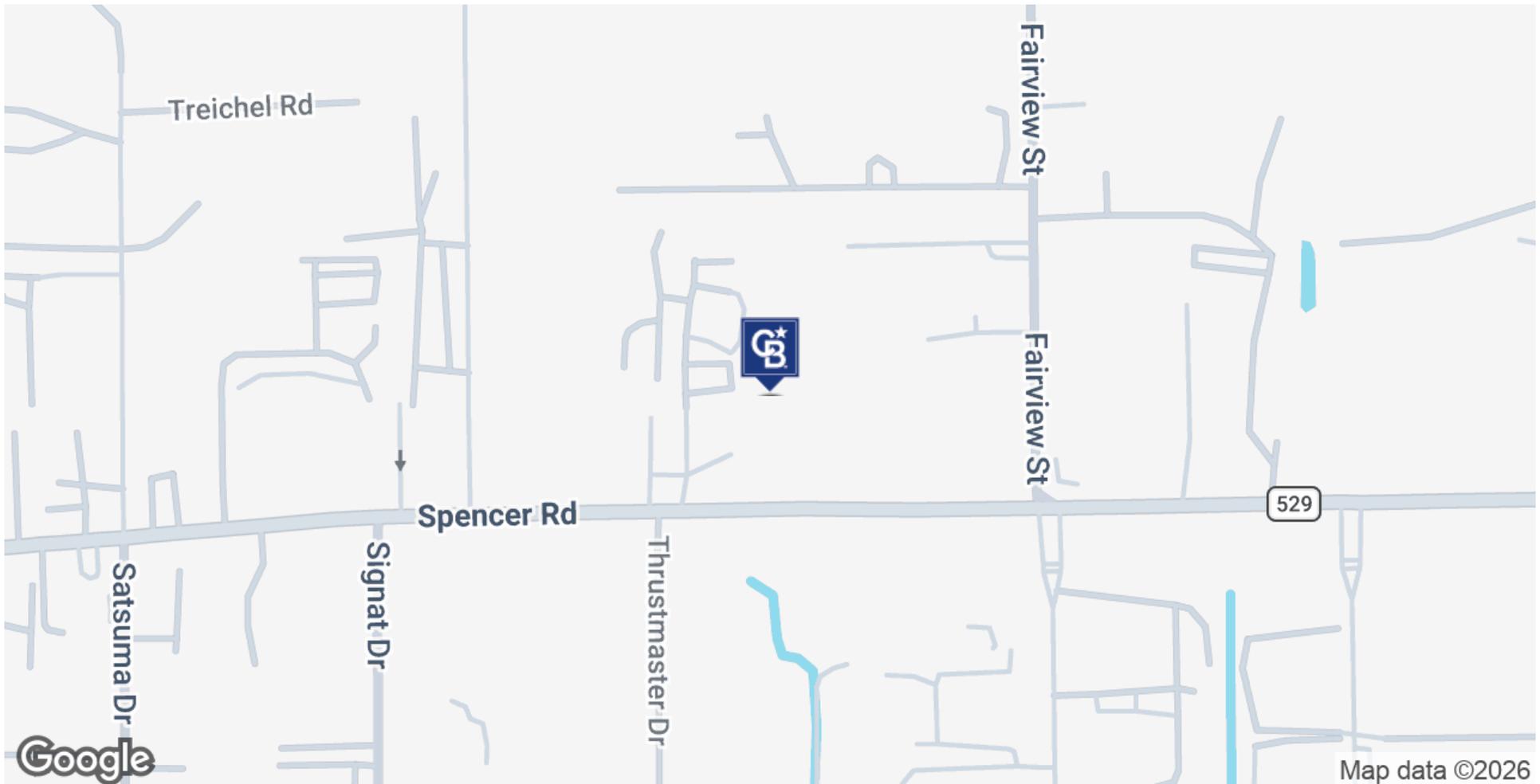


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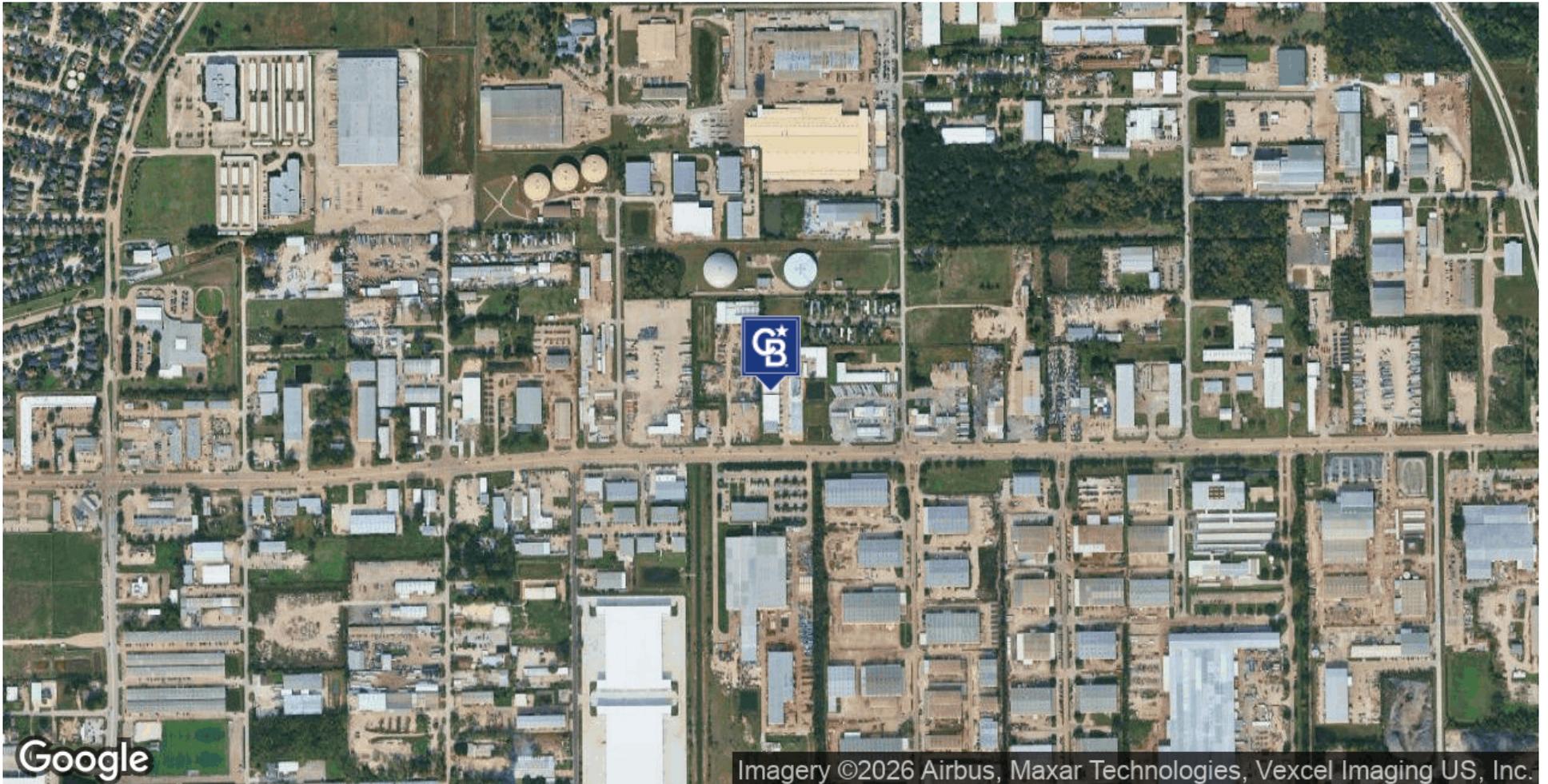


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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
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INVESTMENT OVERVIEW

CAP Rate	6.25%
Total Return (yr 1)	\$825,000

OPERATING DATA

Gross Scheduled Income	\$952,800
Total Scheduled Income	\$952,800
Gross Income	\$952,800
Net Operating Income	\$825,000
Pre-Tax Cash Flow	\$825,000

FINANCING DATA

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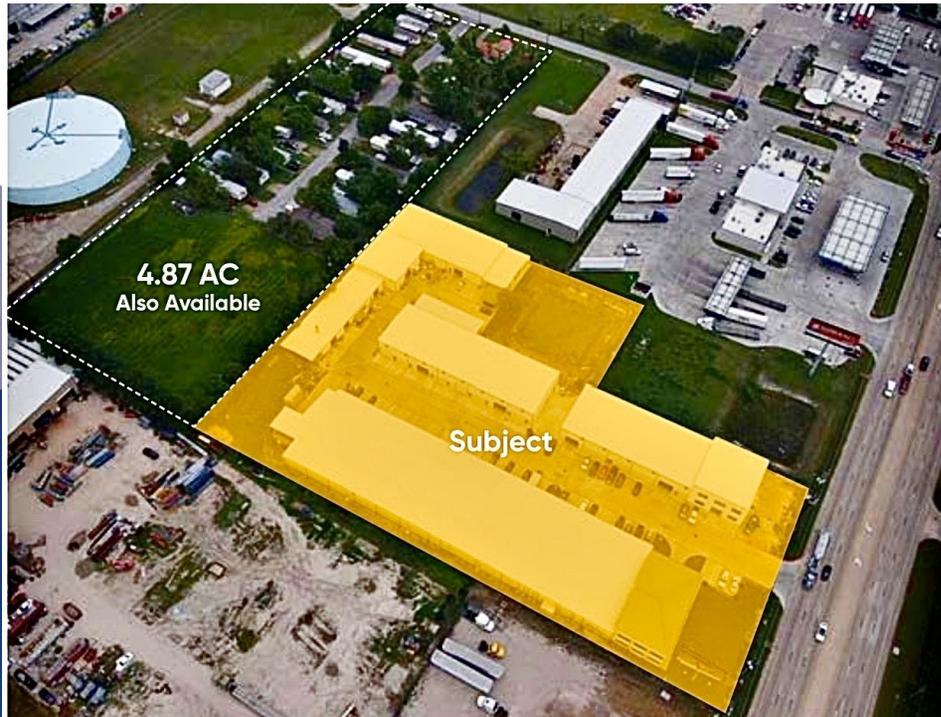


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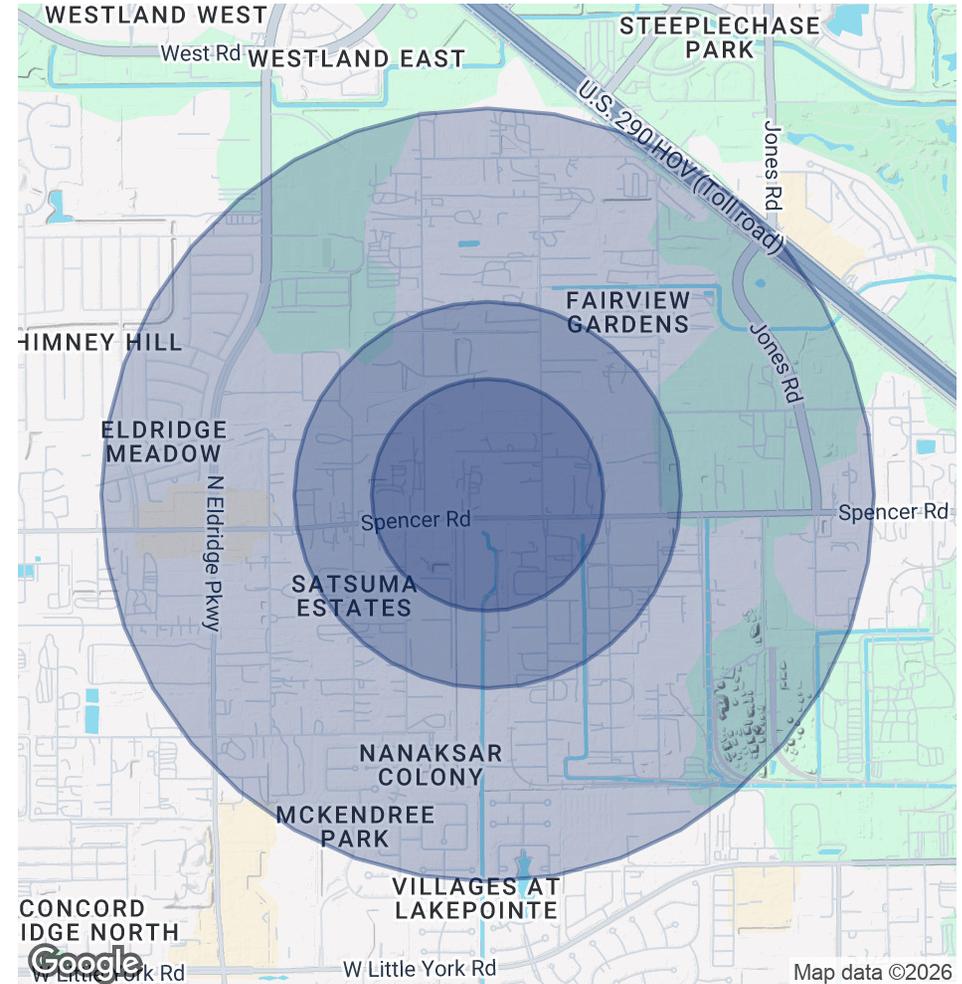
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	330	3,931
Average Age	34	35	38
Average Age (Male)	34	35	37
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	141	1,292
# of Persons per HH	2.3	2.3	3
Average HH Income	\$98,029	\$108,489	\$101,640
Average House Value	\$262,304	\$310,482	\$318,074

Demographics data derived from AlphaMap



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In order to maximize the value of an investment grade property, effective marketing is critical. The goal of Coldwell Banker Commercial Universal is to package the property appropriately and distribute to as many qualified buyers and agents to create competition. In order to achieve this goal, we will successfully implement the following marketing plan:

VALUE OF THE PROPERTY

- Compile all lease information to generate a proper rent roll
- Use rent roll to generate a financial summary page incorporating operating expenses, vacancy and reserves
- Gather market information of similar sold properties to determine market cap rate
- Analyze similar leases to determine potential areas that would effect the value of the property
- Take into consideration any other factors that could increase or decrease the value of the property

PROFESSIONALLY PACKAGING THE PROPERTY

- Description of property with area information, photographs, tenant summary and demographics
- Use of current technology and graphics to incorporate professional aerial maps including the surrounding commercial and residential activity as applicable
- Valuation of the property with appropriate detail regarding tenant rent roll, income, expenses, debt, etc
- Comparable market lease and sale information

STRATEGIC PROPERTY PROMOTION

- Promotion will consist of the following after execution of an exclusive listing representation agreement:
- Direct promotion to qualified local and out-of-state owners/buyers from our database - Such Buyers may include REIT's, national syndicates, large partnerships, local individuals and institutional clients
- High impact ads may be placed in carefully selected regional and national newspapers
- Use of Coldwell Banker Commercial network for promotion in which there are 200 affiliate offices throughout the United States including 3,000 agents

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