



BLDG MAIN - 1960 INDUSTRIAL PARK FOR SALE | \$918,750



JONATHAN SELLERS

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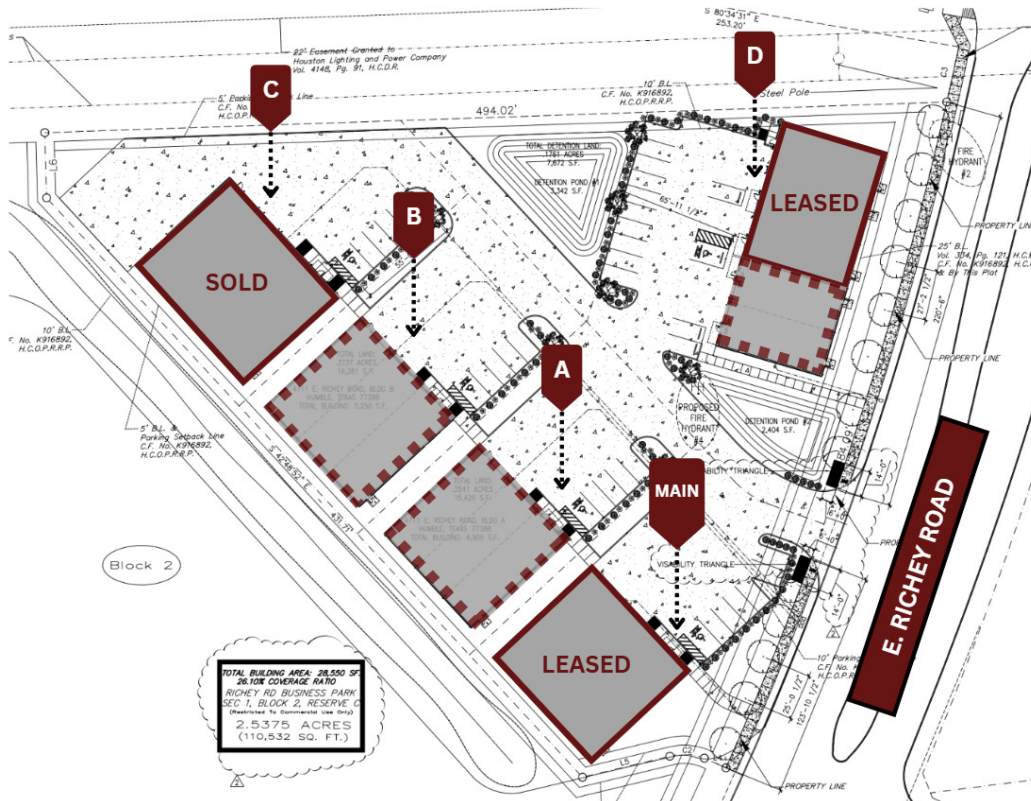
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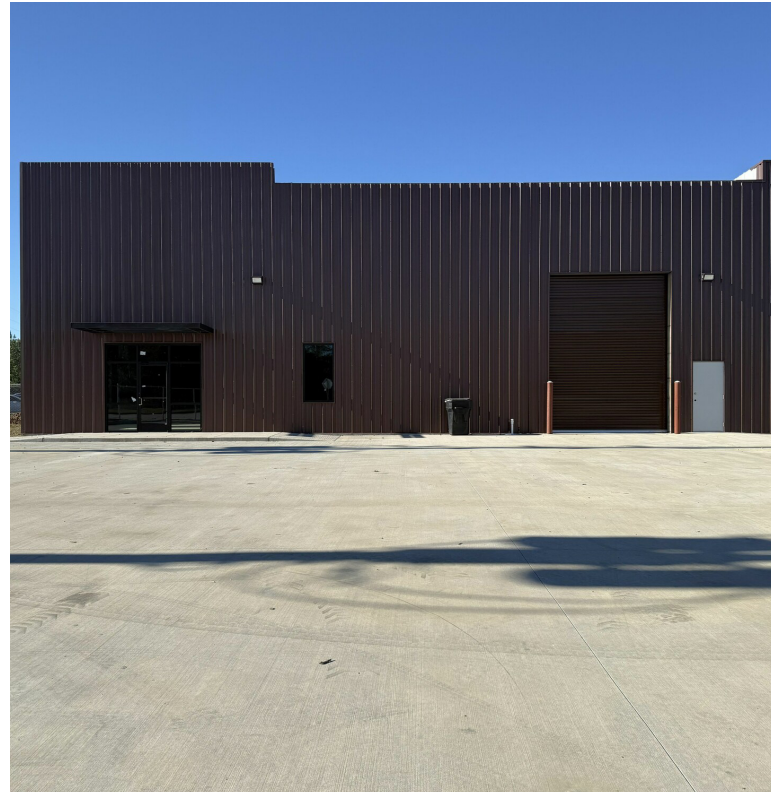
BLDG MAIN - 1960 INDUSTRIAL PARK

4711 E RICHEY RD | HUMBLE, TX 77338



FOR SALE

Size:	±5,250 SF
Eave Height:	±18'
Construction:	Fully insulated metal
Loading:	One (1) 14' x 16' grade level door
Power:	480V 3 Phase Power
Location:	Hardy Toll Road (±3 miles), Interstate 45 (±4 miles), Sam Houston Tollway (±6 miles), and Interstate 69 (±6 miles)
Tenant:	57 month lease remaining
SALE PRICE:	\$918,750



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TENANT DESCRIPTION

Happy Tails Inn is a trusted provider of professional pet sitting and dog walking services, proudly serving Humble and the surrounding areas. The company is dedicated to delivering safe, reliable, and personalized care, allowing pets to remain comfortable in their own homes or enjoy engaging, well-supervised walks. With a focus on attentive, one-on-one service, their experienced team tailors each visit to meet the unique needs of every pet—providing exercise, companionship, and peace of mind for pet owners. Happy Tails Inn is committed to treating every animal like family while establishing itself as a go-to name in quality pet care.

TENANT OVERVIEW

Company:	Happy Tails Inn
Lease Type:	NNN
Base Term:	62 months
Term Remaining:	57 months
Website:	https://thehappytailsinn.com/

RENT SCHEDULE

LEASE MONTHS	BASE RENT (MO)	ANNUAL NOI
0-2	\$0.00	\$0.00
3-14	\$4,882.50	\$58,590
15-26	\$5,040.00	\$60,480
27-38	\$5,197.50	\$62,370
39-50	\$5,355.00	\$64,260
51-62	\$5,512.50	\$66,150

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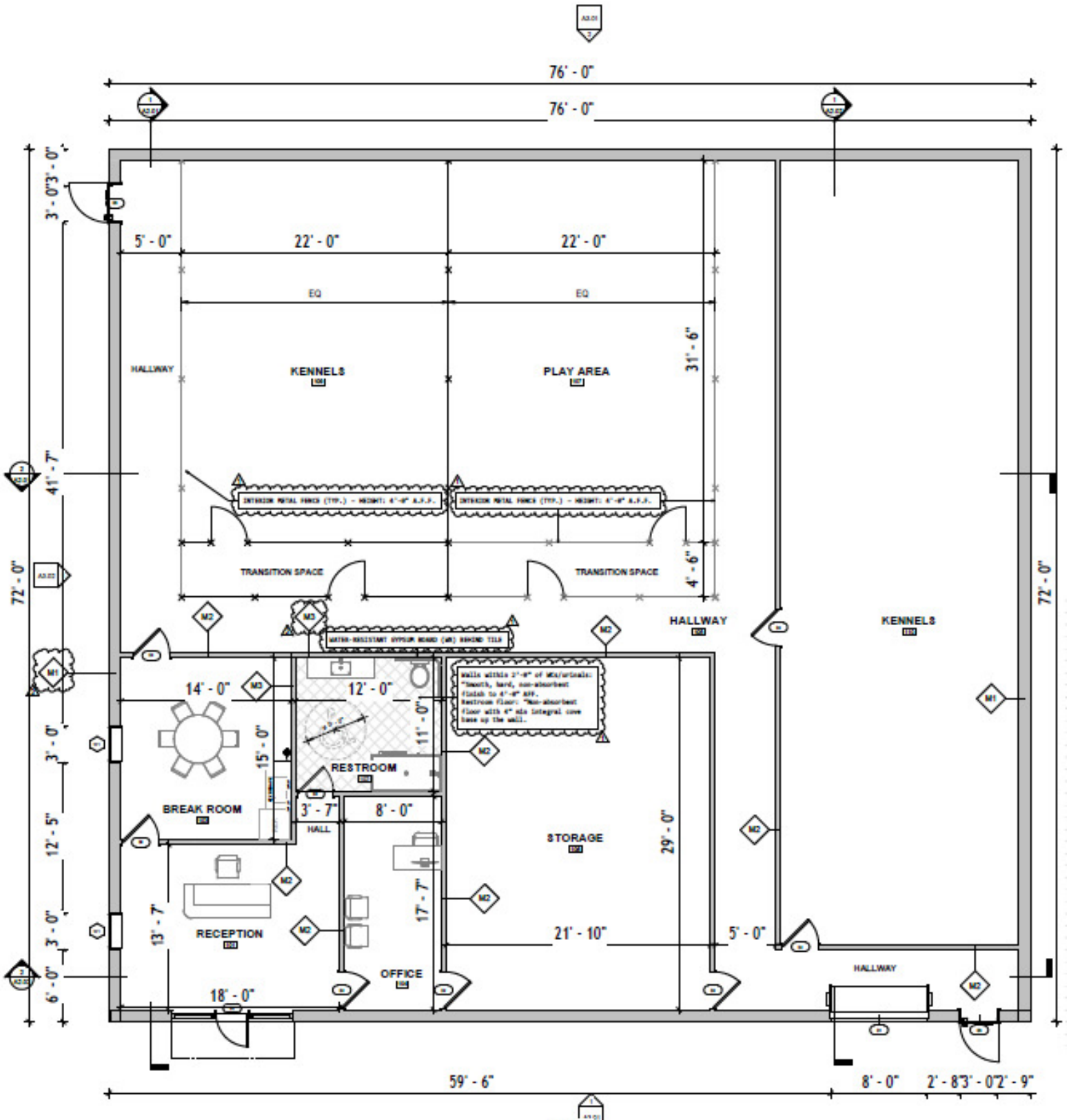
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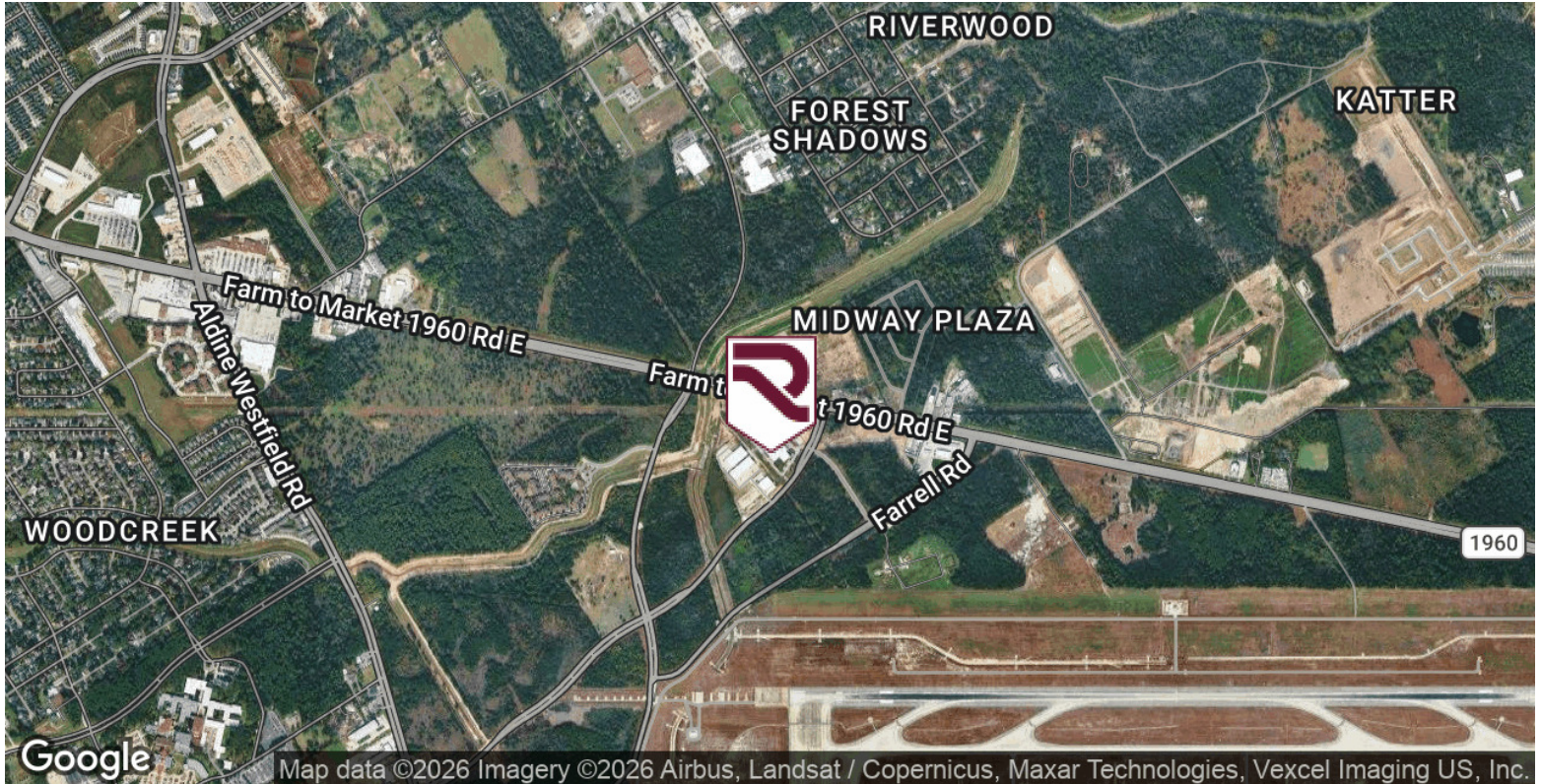
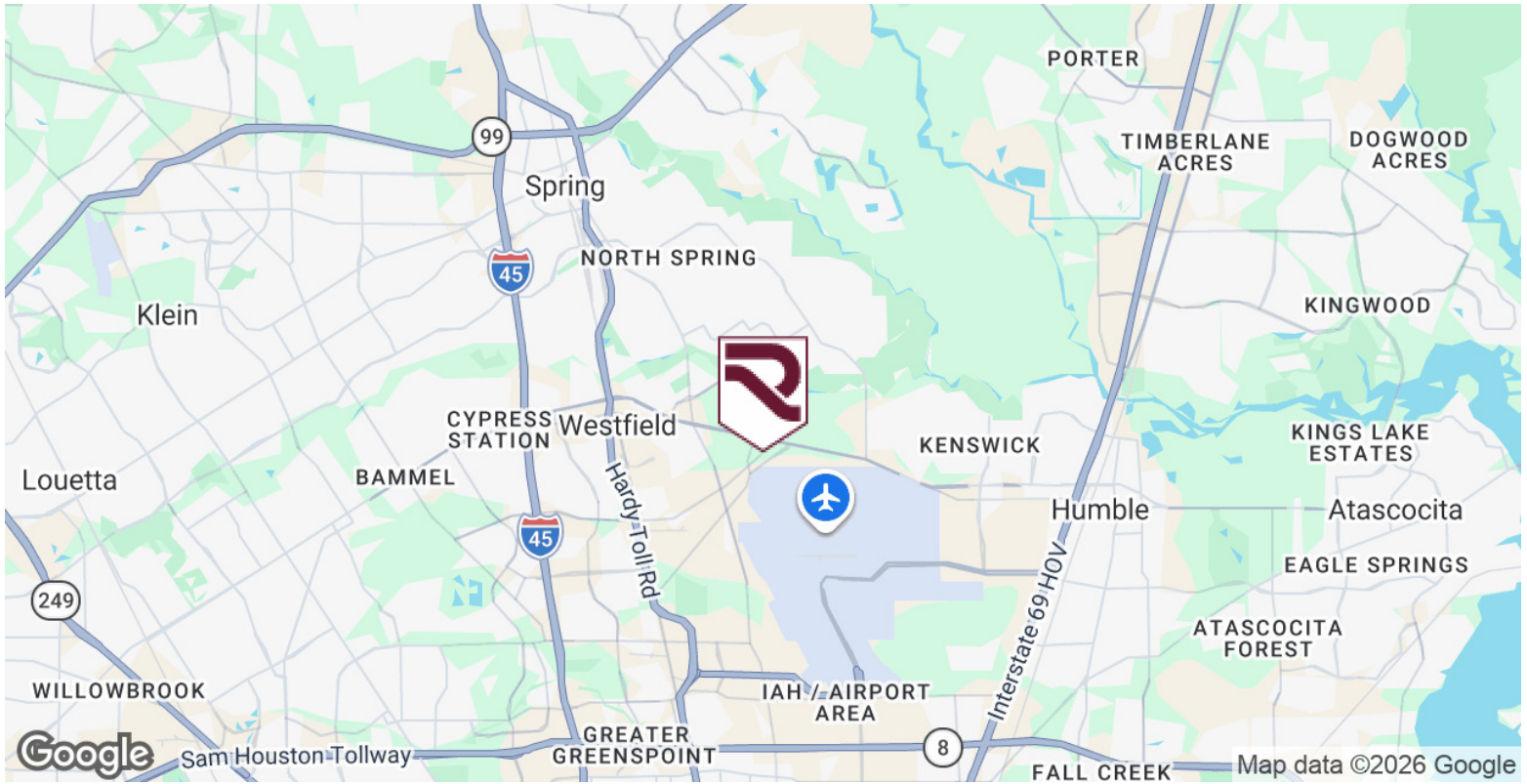
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