

# OFFERING MEMORANDUM



**FOR SALE Mixed-Use Office & Retail Bldg NW Houston**

19711 Stuebner Airline Rd

Spring, Texas 77379

**partners**

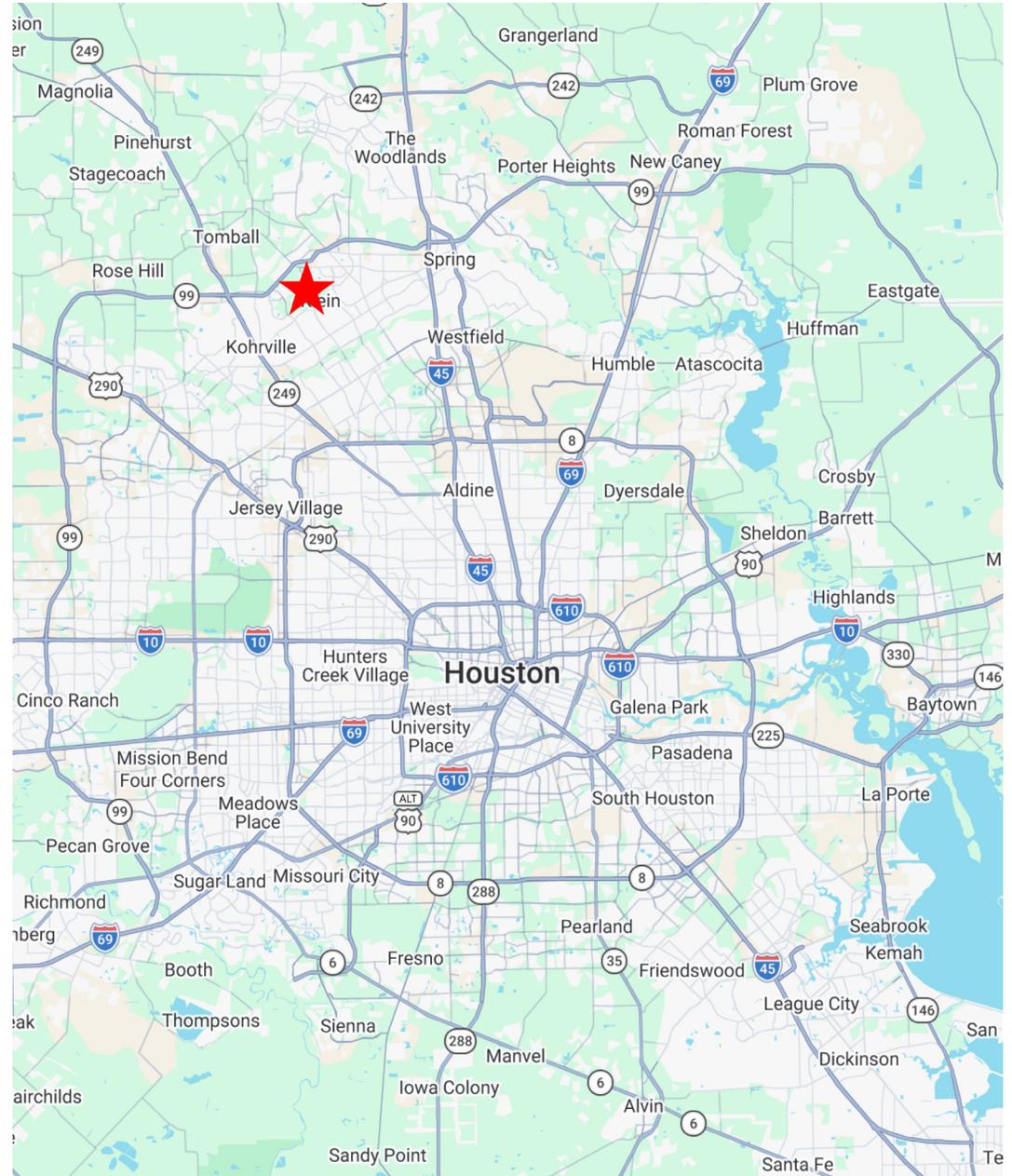
# Executive Summary

Modern multi-tenant office and retail building featuring a 3:1,000 parking ratio. Over 50% of the space is leased and occupied, with the remaining portion fully built-out and move-in ready for new tenants. The entire building is fully HVAC-conditioned and was constructed within the last 10 years.



# Property Details

<b>Address</b>	19711 Stuebner Road
<b>NRSF</b>	38,188 SF
<b>Land Size</b>	3.22 Acres
<b>Year Built</b>	2016
<b>Construction</b>	Masonry & Metal
<b>Submarket</b>	Northwest Outlier
<b>Submarket Vacancy Rate</b>	12.7%



19711 Stuebner Airline Road | Spring, Texas 77379

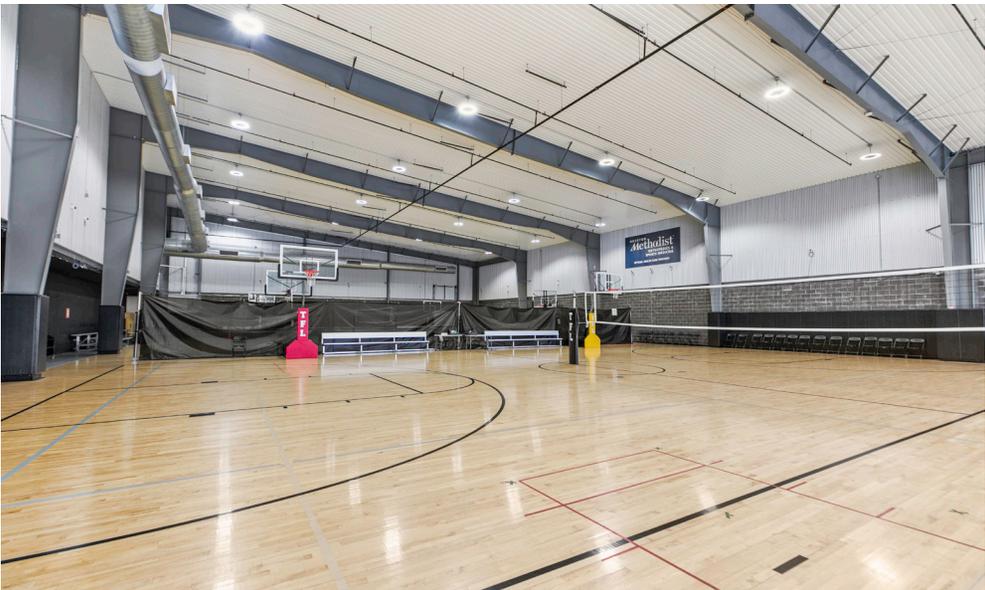
# Property Aerial



# Property Photos



# Property Photos



# Property Photos



19711 Stuebner Airline Road | Spring, Texas 77379

# Property Photos



# Financial Details

Tenant	Square Feet	Lease Expiration	Lease Type
Tenant 1	13,850	12/31/2026	NNN
Tenant 2	7,188	05/30/2030	NNN
Vacant	13,733	-	-
Vacant (Retail)	3,417	-	-

Income	
Scheduled Base Rental Income	\$390,318
Total Reimbursement Income	\$181,979
Effective Gross Revenue	\$572,297
(Less Operating Expenses)	(\$181,979)
<b>Net Operating Income</b>	<b>\$390,318</b>

## Buyer Scenarios: As a User or Investor

### Investor:

An experienced value-add investor looking to acquire this modern multi-tenant office and retail building with strong existing rental income already in place—sufficient to cover monthly debt service and provide immediate cash flow stability. The strategy includes actively leasing the remaining +/- 45% of fully built-out, move-in-ready space to high-quality new tenants, enhancing overall occupancy, diversifying the tenant mix, and driving long-term NOI growth and appreciation.

### User:

The prospective user is prepared to occupy up to +/- 17,000 square feet of contiguous space tailored to their operational needs. A key financial advantage of this opportunity lies in the existing, stable rental income generated by the other tenants already in place, which meaningfully contributes to covering carrying costs and improving overall project economics.

**PRICING: Contact broker.**

# Submarket Overview

Net Delivered Space (SF)

187K

Inventory (SF)

474K

Vacancy Rate

12.7%

Market Asking Rent Growth

.96%

## SUMMARY

The Northwest Outlier office submarket has a vacancy rate of 12.7% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 2.6%, a result of 180,000 SF of net delivered space and 70,000 SF of net absorption. Northwest Outlier's vacancy rate of 12.7% compares to the submarket's five-year average of 9.4% and the 10-year average of 9.8%. Overall submarket vacancy is forecast to end 2026 at 11.2%. The Northwest Outlier office submarket has

roughly 530,000 SF of space listed as available, for an availability rate of 13.4%. As of the first quarter of 2026, there is 200,000 SF of office space under construction in Northwest Outlier. In comparison, the submarket has averaged 210,000 SF of under construction inventory over the past 10 years. Northwest Outlier contains 3.7 million SF of inventory, compared to 355 million SF of inventory metro wide. Average rents in Northwest Outlier are roughly \$31.00/SF, compared to wider Houston of \$30.00/SF.

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	474,004	28.2%	\$37.76	25.3%	4,450	4,932	136,900
3 Star	2,382,268	12.5%	\$31.66	12.7%	6,608	6,120	60,521
1 & 2 Star	872,646	5.0%	\$24.16	6.9%	1,279	0	0
Submarket	3,728,918	12.7%	\$30.95	13.4%	12,337	11,052	197,421

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	2.6% (YOY)	6.8%	9.5%	12.8%	2025 Q4	.1%	2002 Q3
Net Absorption SF	69.6K	82,910	114,924	232,181	2024 Q1	10,771	2009 Q2
Deliveries SF	187K	99,793	114,924	232,181	2024 Q1	16,238	2001 Q1
Market Asking Rent Growth	.8%	1.5%	3.4%	9.1%	2007 Q4	-4.7%	2010 Q3
Sales Volume	\$8.1M	\$8.2M	N/A	\$48.4M	2023 Q2	\$0	2013 Q1

# Houston At A Glance

## 4th Largest City

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy.

The Houston MSA has grown at a 1.7 compound annual growth rate since 2017.

2.4 Million

City Of Houston Residents

7.8 Million

Residents In The Houston MSA

## Employment

The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics. There are 3.4 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 4 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 70,450 engineers and architects, and approximately 238,000 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.

3.5 Million

Jobs in the Houston MSA

26

Fortune 500 Companies

## World's Largest Medical Complex

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway. The Texas Medical Center employs 120,000+ workers and has 10 million annual patient visits.

50 Million

Developed Square Feet

\$3 Billion

In Construction Projects Underway

## Population Growth

The Houston Metro population growth surged in 2022, ranking second among the nation's major metros in population growth. Nearly 125,000 residents were added in 2022, up from the 75,000 added in 2021. The surge in population contributed to last year's robust job growth and strong demand for housing. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over the period covered by the Census data, i.e., the 12 months ending July 1, 2022. Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents.

Source: Greater Houston Partnership

partners

# Our Team

## Griff Bandy

Partner

713 985 4411

griff.bandy@partnersrealestae.com

## Kelly Torian

Sr. Corporate Account Manager

713 985 4410

kelly.torian@partnersrealestae.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.