

4038 & 4040

S.BRAESWOOD BLVD.

OFFERING MEMORANDUM



TABLE OF
CONTENTS

01 PROPERTY HIGHLIGHTS

02 AERIAL VIEW

03 PROPERTY SUMMARY

04 PROPERTY SURVEY

05 TENANT SUMMARY



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1. PROPERTY HIGHLIGHTS



100% Leased



Monument signage available



Improvements (2023)

- Signage Repaint
- Parking Restripe
- Awning Repaint
- Complete Landscaping Remodel



NNN Leases



Located within highly desirable area



Close to Texas Medical Center (15 mins or less)



Anchor tenants have been 20+ years



Household Incomes above 122k within a 1- mile radius



Stella & Braes development coming soon

- Delivery Q4 2024
- Activated green space, lakes, & landscaping
- 9.7 acres of new development

3. PROPERTY SUMMARY





Address

4038 & 4040 S. Braeswood Blvd
Houston Tx, 77025



Occupancy

100 %



Building Size

6,112 SF



Parking Spaces

+19



Number of Stories

1



Parcel ID - 4040 S.Braeswood

0440860000038



Land Size

29,146 SF / 0.67 Acres



Parcel ID - 4038 S.Braeswood

0440860000018



Year Built

1975 & 1971

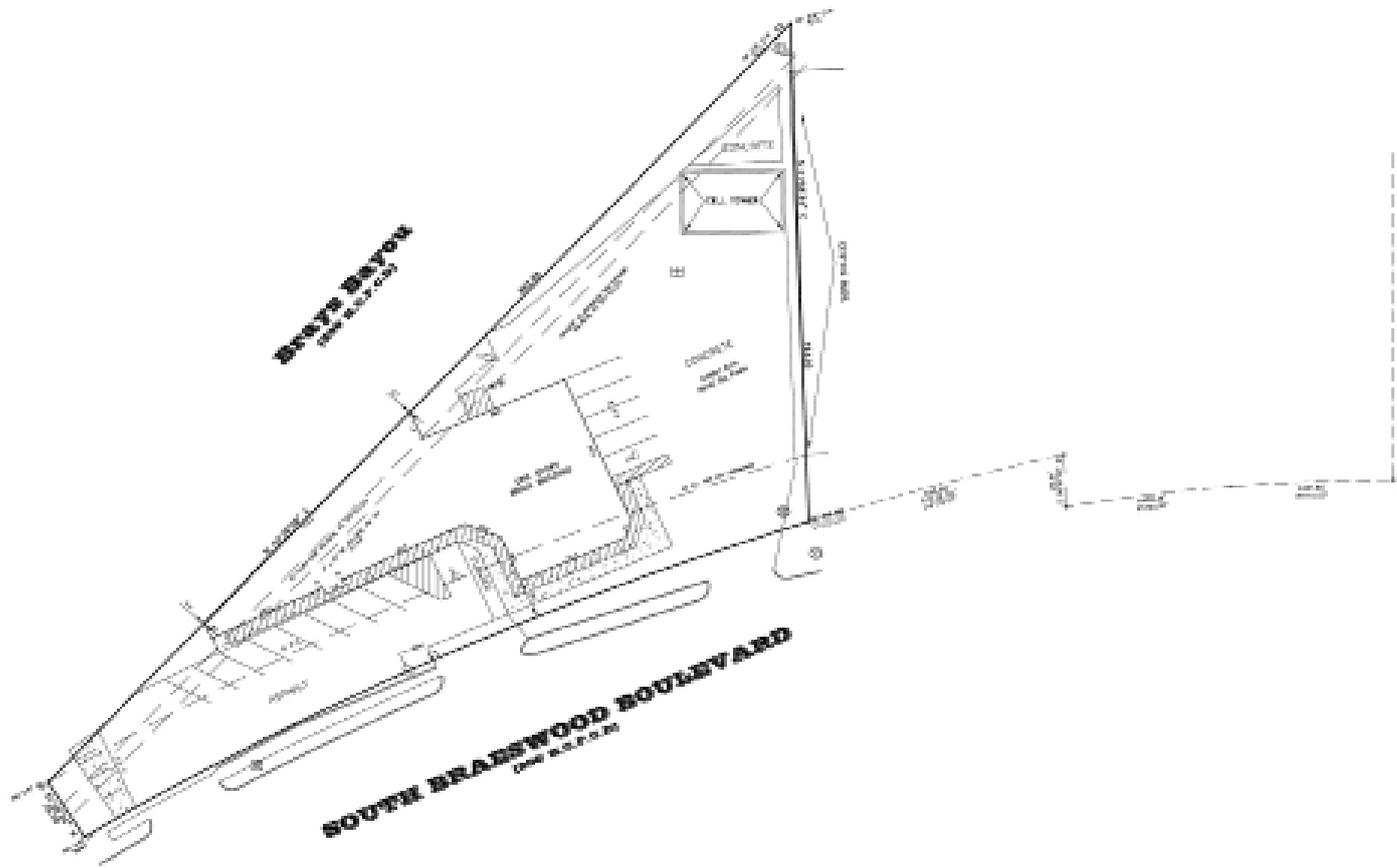


Remodel Year

2008

4. PROPERTY SURVEY





SOUTH BAYOU
11/11/11

SOUTH BRASSWOOD BOULEVARD
11/11/11

STELLA LINK ROAD

5. TENANT SUMMARY





MSI CO'S

Complete Marine Supplies &
Repairs in Texas, United States



Tenant	Square Feet
CoffeTrend	616
Medic Pharmacy	1,235
Beatitude Hair Studio	451
M.S.I. Co's	820
Park Avenue Cleaners	2,990
Crown Castle (cell tower)	1,000*
Total	6,112

*seperate from main building

4038 & 4040

S.Braeswood

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