



NOTTINGHAM COUNTRY BUILDING

WEST HOUSTON | 42,056 SF CLASS B OFFICE | INVESTMENT OPPORTUNITY





NOTTINGHAM COUNTRY BUILDING

TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

04 INVESTMENT HIGHLIGHTS

05 PROPERTY INFORMATION

10 MARKET INFORMATION



Executive Summary

Moody Rambin is pleased to present the opportunity to acquire **Nottingham Country Building**, a 42,056 SF multi-tenant office building located along Katy Freeway (I-10) in Katy, TX. Currently 82% occupied with gross lease structures, the property offers investors in-place income with immediate returns, along with the potential to enhance cash flow through lease-up and strategic lease restructuring.

Nottingham Country Building is positioned in the heart of West Houston, benefiting from exceptional visibility and accessibility along I-10, one of the city's primary commercial corridors. The property is surrounded by a strong mix of national and local businesses, retail amenities, and established residential communities. Its diverse tenant mix, including professional service firms and medical office users, appeals to a broad range of businesses seeking well-located, high-quality office space.

With a solid base of existing cash flow, investors have the opportunity to unlock additional upside by leasing the remaining vacancy, optimizing rental rates, and restructuring leases. Nottingham Country Building presents a compelling investment opportunity in one of Houston's fastest-growing and most sought-after submarkets.

Investment Highlights

■ Quality Office Asset with Stable Occupancy

- 42,056 SF multi-tenant office building with an 82% occupancy rate, providing a strong in-place income stream with room for upside.
- Diverse tenant mix, including professional service firms and medical offices.

■ Attractive Yield with Value-Add Potential

- In-place income offering investors an immediate return with the opportunity to enhance cash flow through lease-up.
- Gross rent structures create potential for rent increases and lease restructuring to further improve returns.

■ High-Visibility Location on Katy Freeway

- ±1.62 acre corner on Katy Freeway with excellent frontage and accessibility along one of Houston's most heavily traveled corridors.
- Ideal Covered Land Play potential with close proximity to the Energy Corridor, Memorial and Katy submarkets.

■ Continued Demand for Well-Located Office Space in the Katy Freeway Corridor

- Katy continues to see rapid residential and commercial expansion, driving demand for office space.
- Surrounded by a growing workforce, affluent residential communities, and strong business infrastructure.



Property Overview



PROPERTY

Nottingham Country Building
20501 Katy Freeway
Katy, TX 77450



PRICE

Contact Broker



PROPERTY SIZE

±42,056 SF
±1.62 Acres



SUBMARKET

Katy / Grand Parkway
West



OCCUPANCY

82.0%



ACCESS

2 entrance points on
Katy Fwy Frontage Rd
and 1 on Dominion Dr



YEAR BUILT

1980



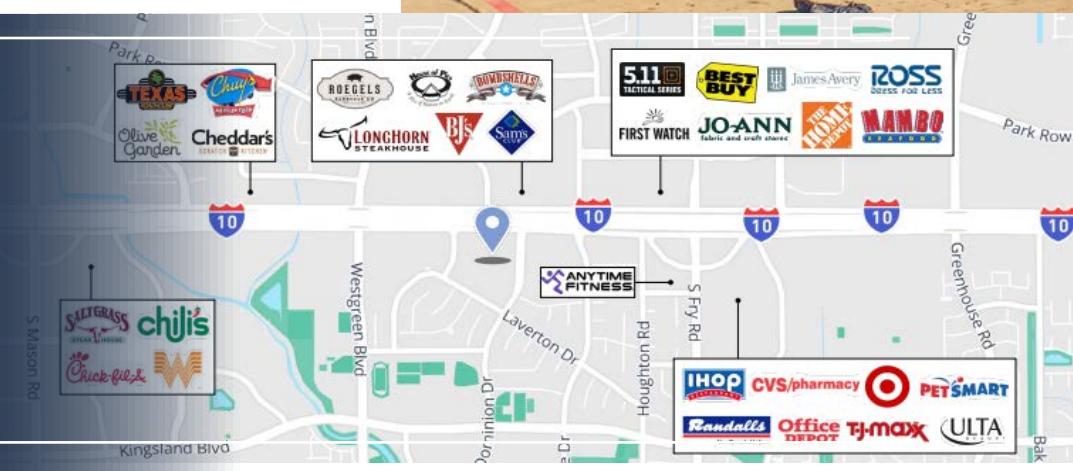
PARKING RATIO

3.4 per 1,000 SF
Surface Parking

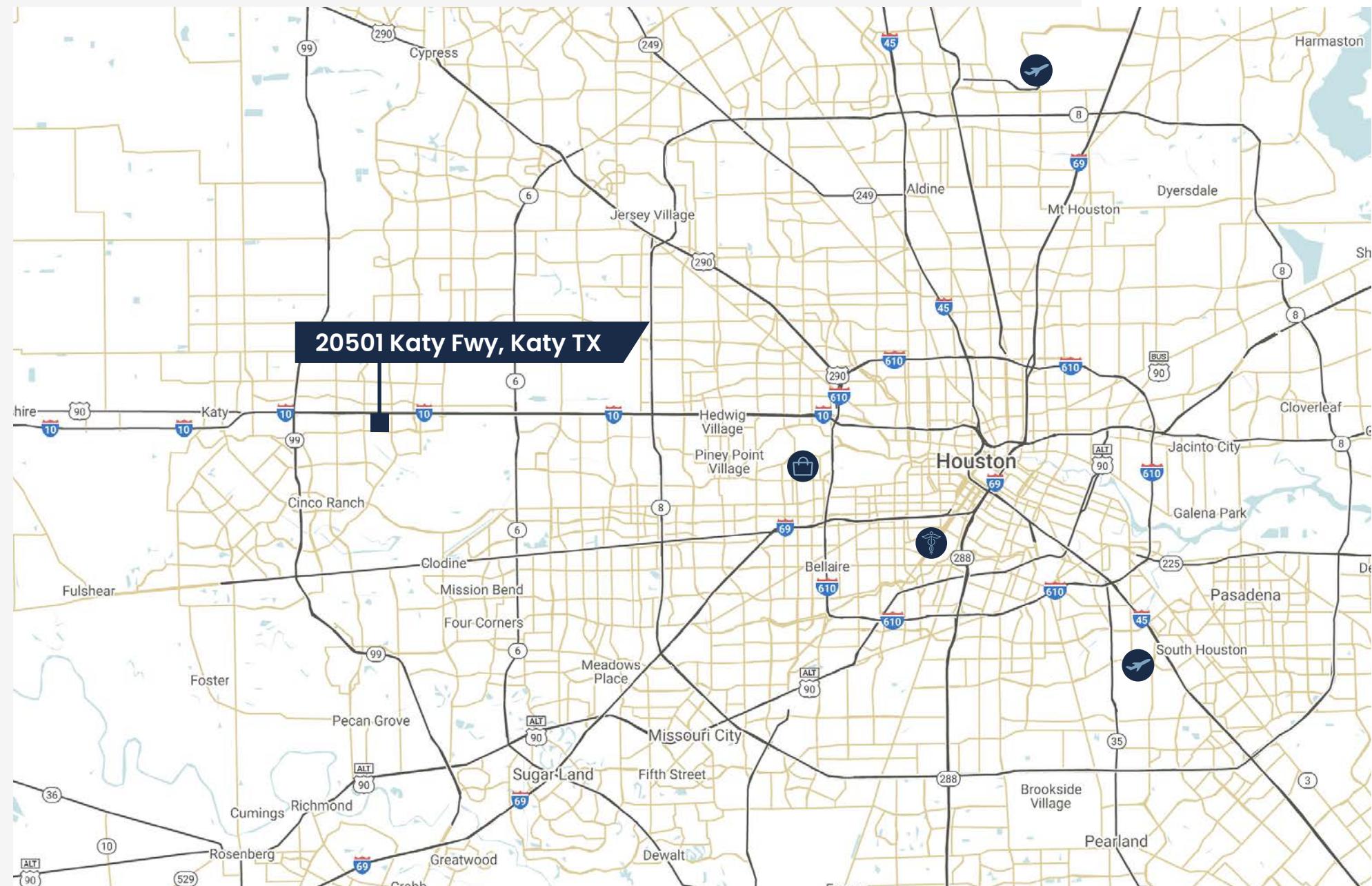


AMENITIES

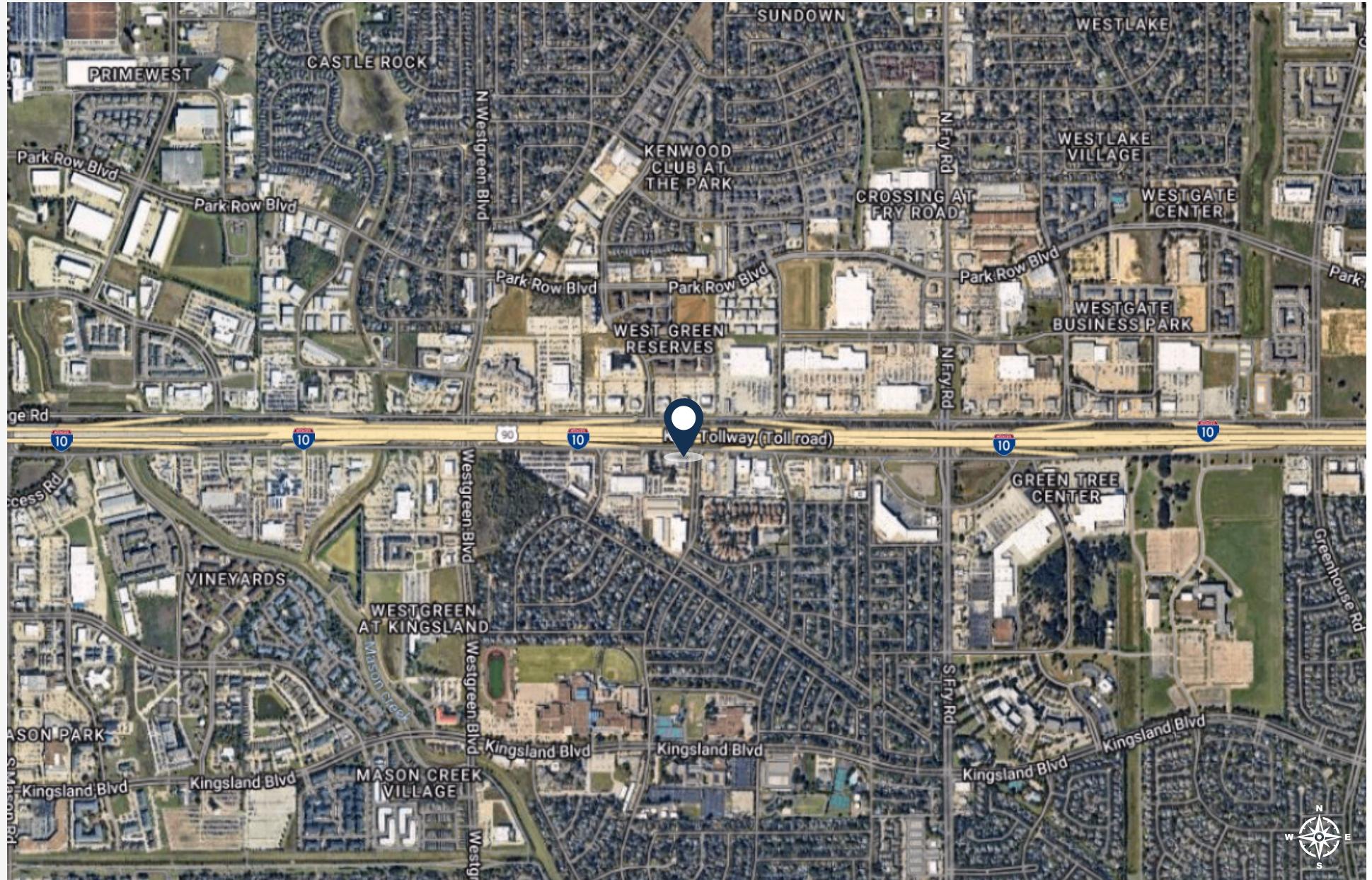
- Atrium lobby with lush vegetation
- Secure card-key access
- 24/7 security cameras
- Prime location near top-rated restaurants, shopping, and entertainment

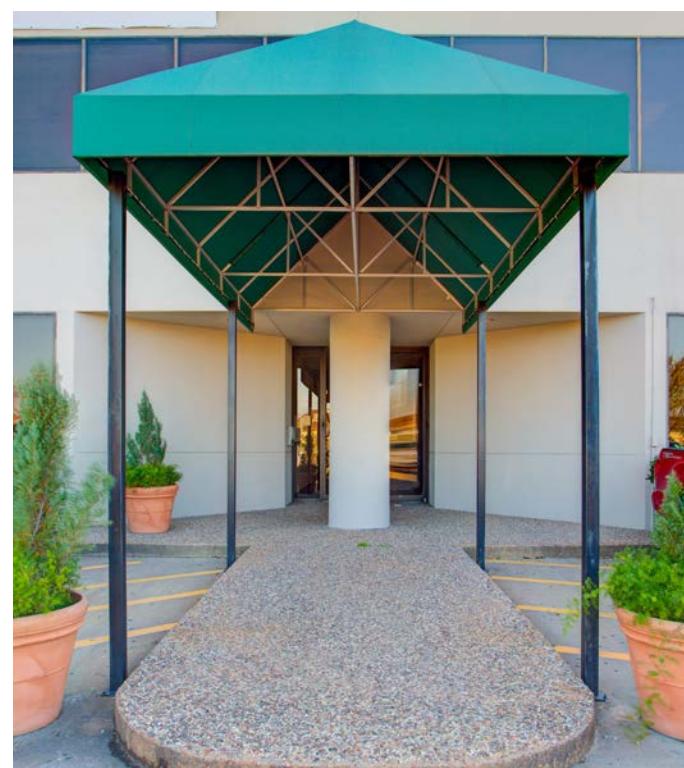


Property Location

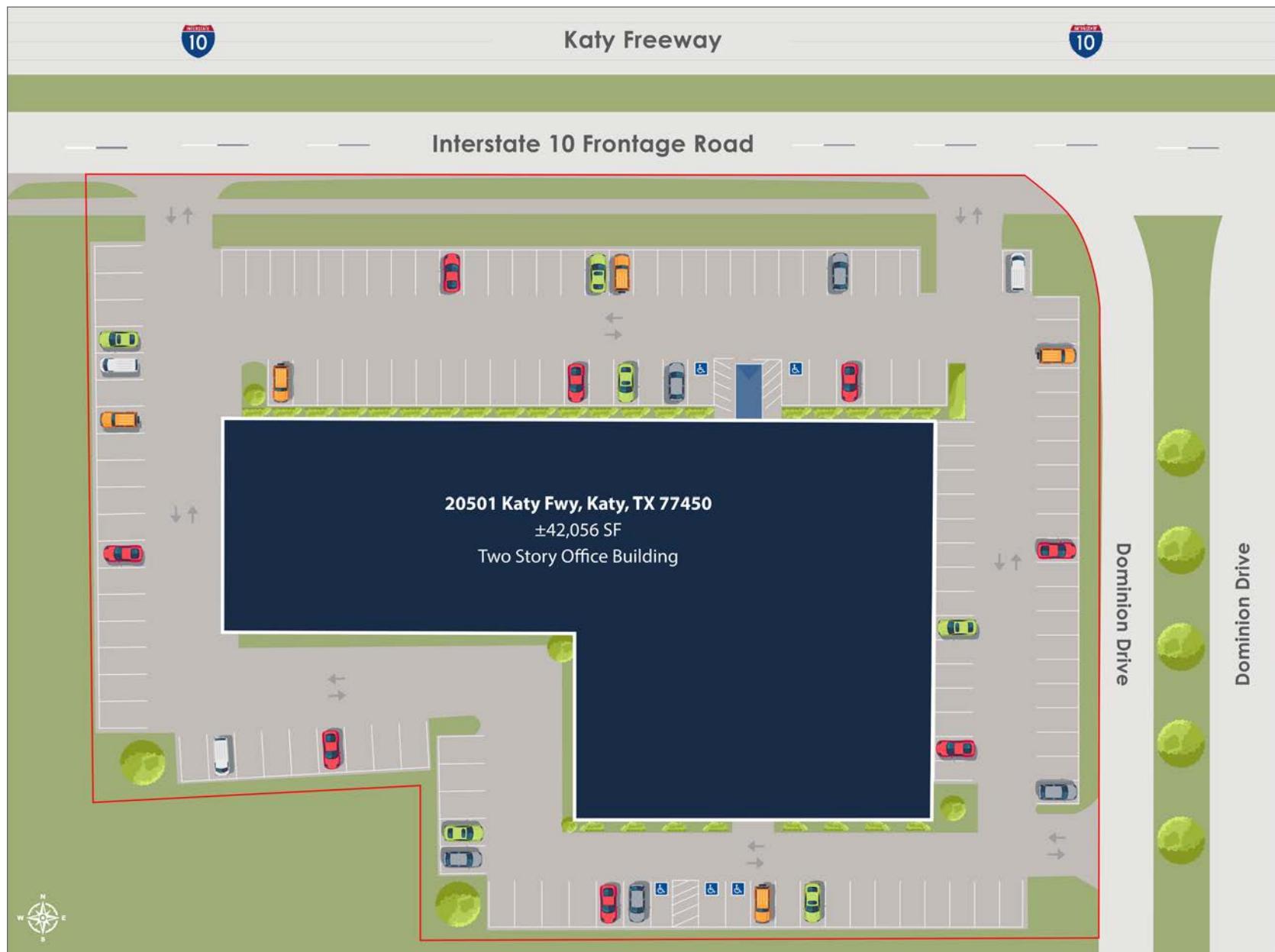


Property Location





Site Plan



A Thriving Submarket for Growth & Investment

Katy / Grand Parkway West Submarket

The Katy/Grand Parkway West Office Submarket remains one of Houston's most resilient and dynamic office markets, recording positive absorption every quarter since mid-2020. Its strategic location near high-growth communities like Katy and Cinco Ranch continues to attract companies looking to position themselves closer to their workforce. The submarket benefits from a diverse tenant mix, including healthcare, finance, public administration, and construction firms, fueling strong leasing activity.

LEASING ACTIVITY

As of Q3 2024, Katy Freeway West recorded approximately 470,000 SF of leasing activity over the past 12 months—a 75% increase compared to pre-pandemic levels. With exceptional leasing velocity and ongoing tenant migration within West Houston, the demand for high-quality, amenitized office space places Nottingham Country Building in a prime position to capture tenants actively seeking space in this thriving submarket.

ASKING RENTS

Gross asking rents average \$31.00 per square foot, slightly higher than the Houston average but still more affordable than pricier urban submarkets like the CBD. Rent growth has remained strong, with projections for a steady increase of around 2% per year from 2025 to 2027.

VACANCY RATES

Vacancy rates have steadily declined to 11.6% as of Q1 2025—half of Houston's average and below the submarket's 10-year average. Available space is near six-year lows, with minimal new development keeping supply pressure low.



Why Houston

With a population of more than 7.5 million residents, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit.

The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world.

Houston's economy has a broad industrial base in energy, health care, manufacturing, logistics, & aeronautics. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston metro is the nation's fifth most populous metro area.



82 nations have consular representation in Houston-- that is the 3rd largest consular representation in the nation.



Nearly 1 in 4 Houstonians are foreign born.



No state or city taxes on personal and corporate income coupled with the 3rd lowest housing and living costs (29.2 % below national average) within the top 20 major U.S. metros.



Most active single-family residential market in the country for the past decade.



Houston is home to the world's largest medical center.



Houston's two international airports service 183 nonstop destinations, including 113 domestic and 67 international.



Houston ship channel ranks #1 in the nation; Ranks 1st in the U.S. in domestic and foreign waterborne tonnage; 1,700 foreign owned firms, \$175.5 billion in exports.

Economic Overview

The last decade has seen significant growth from the local GDP, rising from \$382.9 billion to \$537.1 billion. This substantial increase of \$154.1 billion is primarily fueled by the addition of 550,000 individuals to the metro workforce. Additionally, Houston led the nation in exports in '23, sending over \$175.5 billion in goods abroad. It has been the top exporting metro in the country for nine out of the past ten years.

Fortune Magazine's 2023 Fortune 500 list reported the greater Houston metro area as the third-largest hub of Fortune 500 headquarters, totaling to 25 at the start of the year. Many of the companies are tied to oil and gas, but also branch out to other industries such as real estate, human resources, food distribution, utilities, retail, tech, and many more.

The Houston MSA's Gross Domestic Product (GDP) was \$697 billion in 2023, representing a 25.1% increase from \$557.3 billion in 2021. If Houston were an independent nation, the region would have the 25th largest economy in the world, ranking between Poland and Argentina.

26

Fortune 500 companies call Houston home

No. 3

Houston ranks #3 among U.S. metro areas in Fortune 500 headquarters

7th

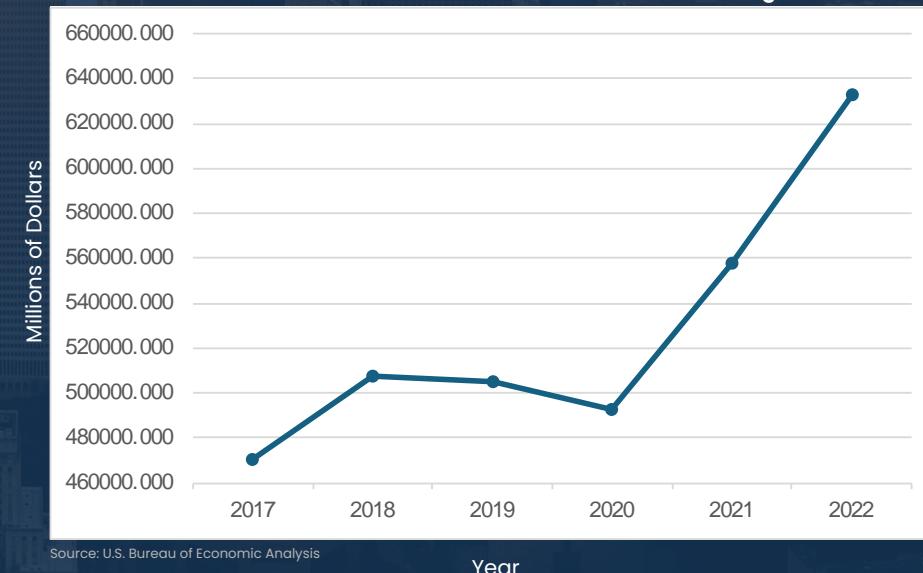
Largest metro economy in the United States

2.3%

of Compound annual growth in real GDP since 2001



Total Gross Domestic Product for Houston- The Woodlands- Sugar Land, TX



Houston Employment

Superior reputation as a highly desirable, cost-effective location for both businesses and their employees. The Houston metro area has led the top five major US metro areas in job recovery since December 2011. Houston is the number one city for job creation and stands apart as the most powerful job engine in the country.

As of June 2022, employment in Houston has returned to pre-pandemic levels. Hitting that milestone elevates the region to an elite status. Of the nation's twenty most populous metros, only seven have recovered all their pandemic job losses. Houston is one of the seven.

The Houston metro area has created 67,800 jobs over the 12 months ending March '24. Total nonfarm payroll employment now tops 3,418,700. The city's pro-business environment, featuring low taxes, minimal regulations, and a favorable climate, has fostered business growth and attracted companies, resulting in increased employment opportunities.

3.4 million

Jobs in the Houston MSA

7.5 million

Residents live in the nine-county Houston-The Woodlands-Sugar Land MSA

1 in 6

The goods-producing sector accounts for more than 1 in 6 jobs

15

Foreign governments maintain trade and commercial offices in Houston

Source: Greater Houston Partnership

Top 10

Cities for attracting millennials

1 in 4

Jobs in the region are Health, Education, and Business & Professional Services industries

500+

Companies are headquartered in the Houston region

5000+

Houston companies are doing business abroad



Industry Share of Houston MSA Employment

20.1%	Trade, Transportation, and Utilities
16.4%	Professional and Business Services
13.6%	Educational and Health Services
13.5%	Government
10.3%	Leisure and Hospitality
8.5%	Mining, Logging and Construction
6.9%	Manufacturing
3.5%	Finance and Insurance
1.0%	Information
3.8%	Other Services

Source: Texas Workforce Commission, February '24, not seasonally adjusted

NOTTINGHAM COUNTRY BUILDING

20501 KATY FWY, KATY, TX 77450

BRENT FREDRICKS

Senior Vice President

bfredricks@modyrambin.com

713.572.3500

KALLIN SIPE

Associate

ksipe@modyrambin.com

713.773.5598

DISCLAIMER

This Property Flyer has been prepared by Moody Rambin for use by a limited number of recipients. All information contained herein has been obtained from sources other than Moody Rambin, and neither Owner nor Moody Rambin, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Property Flyer does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Property Flyer. All analysis and verification of the information contained in the Property Flyer is solely the responsibility of the recipient. Moody Rambin and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Property Flyer.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Moody Rambin each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Property Flyer or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Property Flyer and its contents are confidential information, except for such information contained in the Property Flyer, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Moody Rambin and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Property Flyer or its contents in any fashion or manner detrimental to the interest of the Owner or Moody Rambin or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Property Flyer and all confidential information contained herein permanently confidential and further agree to use this Property Flyer for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Property Flyer to Moody Rambin.

