

NNN LEASED INVESTMENT



OFFICE FOR SALE

32400 SH 249
PINEHURST, TX 77362



PROPERTY BULLETS

- NNN Leased Investment with Additional Land
- 9,634 SF Office (Built 2015) on 2.432 Acres
- Additional approx. 60,000 SF of land (detention included)
- Office leased until December 31, 2025
- Tomball/Magnolia Submarket area of commercial and residential growth
- SH 249/Tomball Tollway frontage
- Located north of Hardin Store Rd./Decker Prairie Rd. before on-ramp
- SH 249 "Aggie Expressway-Segment 1" extension opened March 2021, extending SH 249 to Todd Mission, TX. Completion of the "Aggie Expressway-Segment 2" extension to SH 105 near Navasota, TX is expected to be completed by Spring of 2023.



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	453	13,374	69,611
Total Population	1,436	39,867	214,973
Average HH Income	\$92,226	\$94,789	\$111,548

* Demographic data derived from 2010 US Census



FOR MORE INFORMATION CONTACT:

Neal King | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

OFFICE FOR SALE

32400 SH 249
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OFFERING SUMMARY

Total Price	\$2,250,000
Gross Leasable Area	9,634 SF
Year Built	2015
First Year Net Operating Income	\$115,290
Cap Rate on Income Portion	7.50%
Additional Land (Including Detention)	Approx. 60,000 SF
TOTAL LAND	2.432 ACRES

LEASE SUMMARY

Lease Term Expiration	December 31, 2025
Lease Type	NNN
Rent Increases	~5.0% Annual Increases





DUNN & STONE
BUILDERS

DUNN & STONE BUILDERS IS A PRIVATELY HELD CUSTOM HOME BUILDER HEADQUARTERED IN PINEHURST, TX. FOR OVER 20 YEARS, DUNN & STONE HAS BEEN COMMITTED TO PROVIDING EXCEPTIONAL HOMES THROUGHOUT THE NORTH HOUSTON METROPLEX.

COMPANY SUMMARY

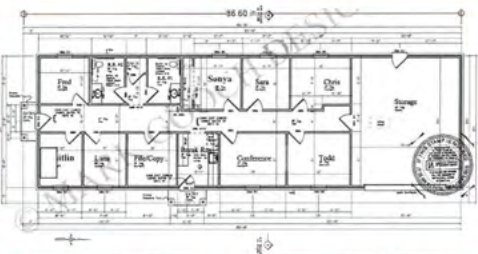
Company	Dunn & Stone Builders, LLC
Industry	Residential Building Construction
Ownership	Private Limited Liability Company
Founded	2000
Headquarters	Pinehurst, Texas
Website	www.dunnandstonebuilders.com

OFFICE FOR SALE

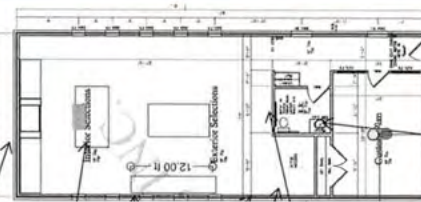
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OFFICE



SHOWROOM



MAIN BUILDING



EXCESS LAND

249
TEXAS

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TOMBALL MARKET INFORMATION & NOTABLE COMMERCIAL DEVELOPMENTS

- Recent completion of HWY 249 bypass (6-8 lane major thoroughfare)
- FM 2978 widened to 4 lanes, plus center turn lane
- David Wayne Hooks Memorial regional airport – 3.8 miles – east on FM 2920
- Steady traffic flow on FM 2920 (approx. 25,000 CPD - 2017 TXDOT) and FM 2978 (approx. 22,000 CPD - 2017 TXDOT)
- Tomball Marketplace - 365,000 sf retail center, anchor: Academy,
located on SW corner of HWY 249 & FM 2920.
- Kroger center – 140,000 sf retail center, anchor: Kroger, located on SE corner of HWY 249 & FM 2920

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TOMBALL MARKET DEMOGRAPHICS

MEDIAN HOME VALUE

TOMBALL _____	\$241,000
HOUSTON _____	\$190,000
TEXAS _____	\$200,000

MAJOR EMPLOYERS (NON RETAIL)

NO. OF EMPLOYEES

Hewlett Packard _____	10,000
Tomball Independent School District _____	2,500
Tomball Regional Medical Center _____	1,300
Lone Star College - Tomball _____	1,056
BJ Services _____	824
Baker Hughes _____	680
Concordia Lutheran High School _____	580

BUSINESS & INDUSTRY



FOR MORE INFORMATION CONTACT

**NEAL KING
JEFF BEARD, CCIM**

281.367.2220
JBEARDCOMPANY.COM

10077 GROGAN'S MILL RD | SUITE 135
THE WOODLANDS, TEXAS 77380





Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date