

Offering Memorandum
FOR SALE

**309 & 313 HENRIETTA ST
WEBSTER, TX 77598**



Single Tenant Net Leased Office

partners
medicalcre.com

Our Team



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Investment Summary

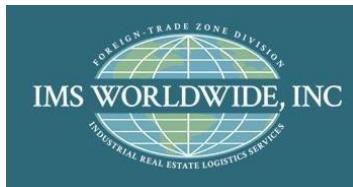
Partners Real Estate is pleased to present 309 & 313 Henrietta Street, a 4,059-square-foot single-tenant net leased investment located in the heart of Webster, TX, one of Houston's most dynamic suburban markets. Fully leased under a true NNN structure with five years remaining, the property offers stable cash flow with minimal management, backed by a tenant with over 36 years of operating history at this location. Built in 2002 on 0.5 acres, the asset benefits from proximity to major medical campuses, NASA's Johnson Space Center, and dense residential neighborhoods—driving consistent traffic and long-term demand. As part of the thriving Bay Area corridor, Webster continues to see strong growth fueled by expanding healthcare and aerospace sectors, making this an ideal acquisition for investors seeking predictable income and market resilience.

Price	\$1,305,000
Price Per SF	\$321.51
Cap Rate	7.16%
Net Operating Income	\$93,386.30
Lease Term Remaining	5 Years
Occupancy	100%
Lot Size	0.5 Acres
Building Size	4,059 SF
Year Built	2002



Financials

TENANT	RENTABLE SF	% OF TOTAL	TERM (MONTHS)	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
IMS Worldwide, Inc	4,059	100%	120	NNN	12/31/20	12/30/30	\$23.01	\$7,782.19	\$93,386.30	2.0% Annually	Four 5 Year



IMS Worldwide, Inc.

IMS Worldwide, Inc. (IMSW) is a Texas-based consulting firm specializing in foreign-trade zone (FTZ) services, supply-chain security, industrial park/logistics consulting, and real-estate logistics strategy. Founded in 1967 and headquartered in Webster, TX, the company supports Fortune 500 firms, REITs, developers and industrial-park operators by identifying site locations, assessing logistical advantages, optimizing trade-zone benefits and enhancing value in industrial real-estate assets.

Their deep industry experience and advisory role in the industrial and logistic real estate ecosystem position IMS Worldwide as a professional-services tenant with long-term relevance, particularly in high-growth logistics markets.

Property Highlights

■ SINGLE TENANT NET LEASED INVESTMENT

Fully leased to a long-standing tenant, this property provides investors with secure, predictable income and minimal management responsibilities under a true net lease structure.

■ EXCEPTIONAL WEBSTER LOCATION

Positioned in one of Houston's most active suburban markets, the property benefits from proximity to major medical campuses, NASA's Johnson Space Center, and dense residential neighborhoods that support consistent traffic and visibility.

■ ESTABLISHED TENANT WITH PROVEN SUCCESS

The tenant has operated successfully for over 36 years, underscoring the strength and stability of this location as a cornerstone for their continued business operations.

■ UNPARALLELED MARKET GROWTH

Webster continues to thrive as part of Houston's Bay Area corridor, fueled by steady population growth, strong employment drivers, and expanding healthcare and aerospace sectors that create lasting demand for commercial and medical office space.

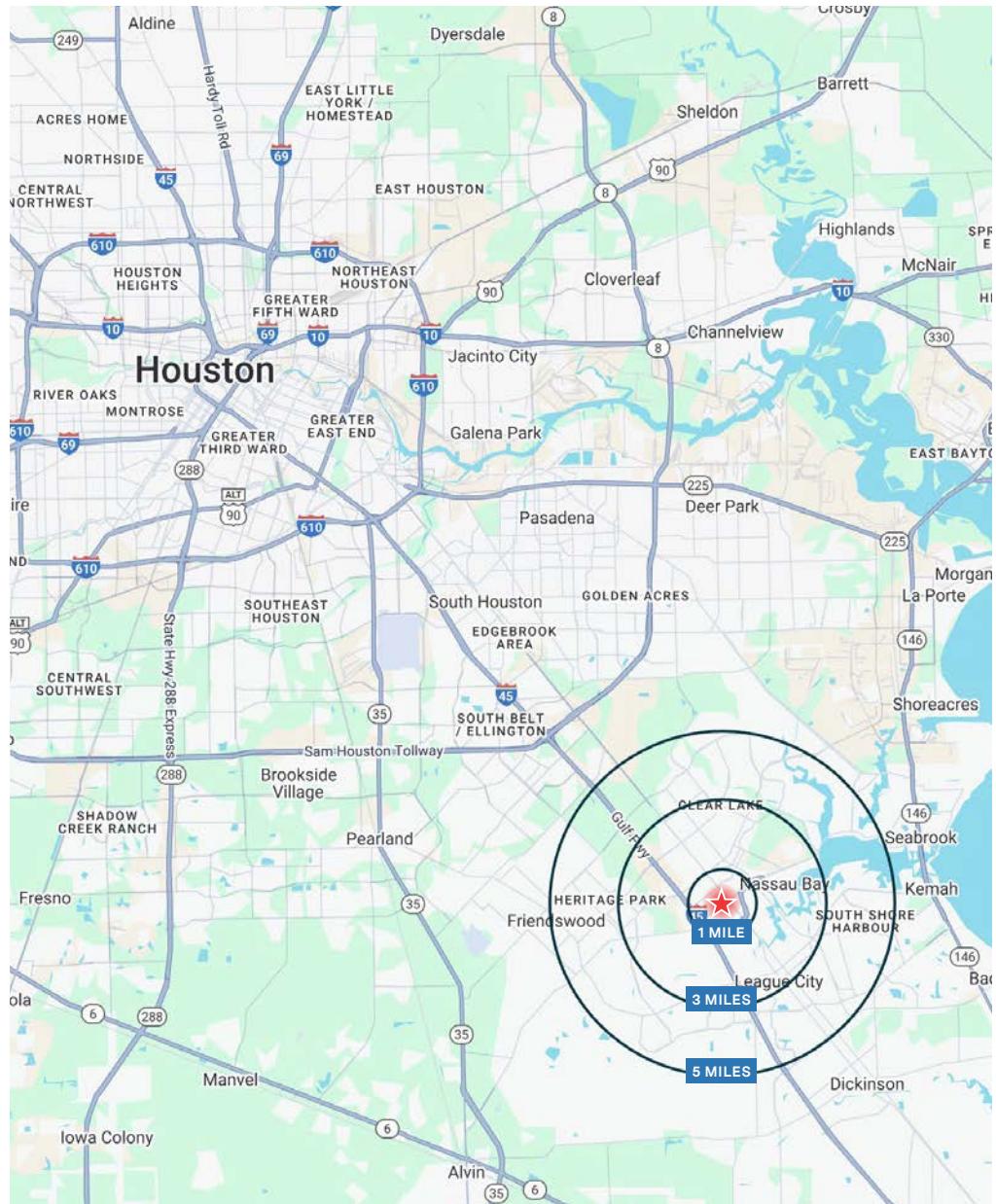
■ FAVORABLE STATE TAX ENVIRONMENT

Texas is one of seven states that does not impose a state income or investment tax, providing a business-friendly environment and additional return stability for investors.



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	7,752	79,420	199,947
2029 Population Projection	8,021	81,186	205,017
Median Age	31.6	36.1	38.4
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,140	33,919	77,941
2029 Household Projection	3,237	34,671	79,951
Avg Household Income	\$63,424	\$86,867	\$115,845
Median Household Income	\$53,949	\$63,413	\$90,516
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	13,661	60,531	90,209
Businesses	1,953	7,086	11,365



Nearby Businesses



Site Overview



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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Austin, LLC dba Partners **9003950** licensing@partnersrealestate.com **713-629-0500**
 Licensed Broker /Broker Firm Name or
 Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____