

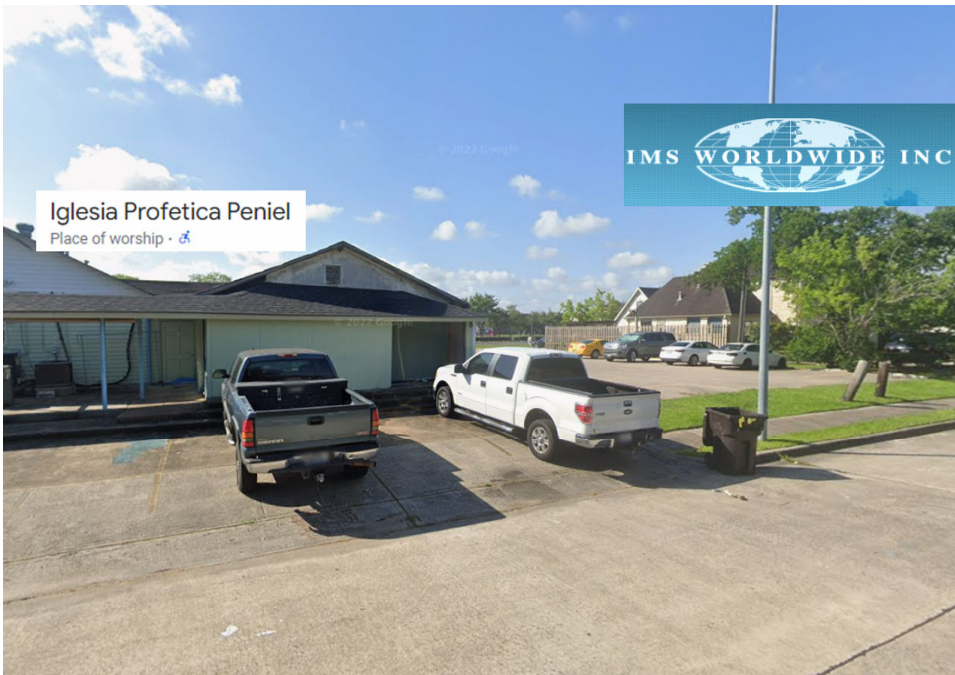
OFFERED  
FOR SALE



**Absolute NNN Corporate Lease**  
**IMS Worldwide | Industrial Real Estate Logistical Services**  
**HOUSTON, TEXAS MSA**  
**309 & 313 Henrietta Street, Webster, TX**



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The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

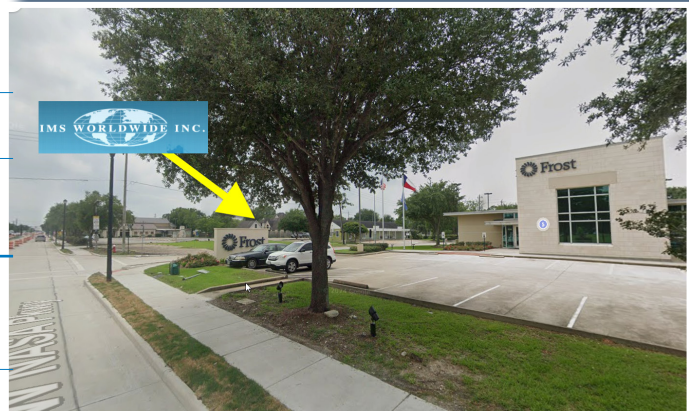
# OFFERING SUMMARY

## PRICING SUMMARY:

Asking Price:	\$1,196,000
CAP:	7.50%
Year Built:	2002
Building Size:	4,059 SF
Annual Rent:	\$89,760 -2.0% Annual Increases
Lot Size:	9,365 SF

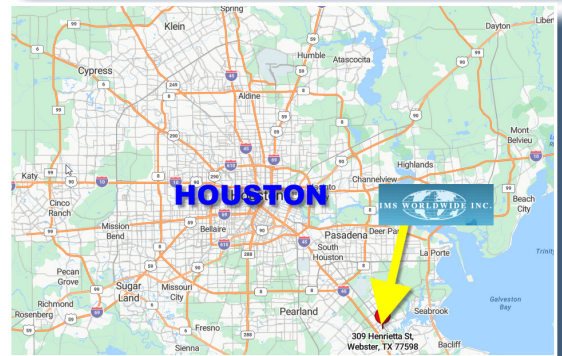
## TENANT SUMMARY:

Tenant Name:	IMS Worldwide Inc.
Lease Type:	Absolute NNN
Lease Term:	10 Year Lease
Estimated Term:	12/1/2020-12/31/2030



# SUMMARY

- Absolute NNN Lease | Annual Rent Escalations of 2.00% | Primary Lease Until 12/31/2030
- IMS Worldwide Inc. provides a multitude of services to the international trade industry. These services include consultations in foreign-trade zone establishment, real estate & logistical trends, supply chain security, industrial park ten-anting & development, and energy/chemical facility security. IMS Worldwide, Inc. (IMSW) is celebrating their 35th year in the consulting business.
- Webster is positioned midway between downtown Houston and Galveston. NASA served as a catalyst to grow the City of Webster and the region. Webster has been home to many aerospace companies, including Ad Astra Rocket Company, Leidos, Nanoracks, and Lockheed Martin's Exploration Development Laboratory.
- Two of Webster's growth industries have always been aerospace and medical. Webster became the "medical center of the south" with Houston as the "medical center of the north" beginning in 1972 with Clear Lake Regional Medical Center (now HCA Houston Healthcare Clear Lake). Webster's medical center accommodates a service area population exceeding more than 1,800,000 patients annually. With the opening of University of Texas Medical Branch - Clear Lake in 2019



# SITE PLAN



# MAP







# Demographic Summary Report

309 Henrietta Ave, Webster, TX 77598

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **4,059 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **4,059 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	8,021	81,186	205,017
2024 Estimate	7,752	79,420	199,947
2020 Census	7,206	81,155	207,470
Growth 2024 - 2029	3.47%	2.22%	2.54%
Growth 2020 - 2024	7.58%	-2.14%	-3.63%
<b>2024 Population by Hispanic Origin</b>	<b>3,320</b>	<b>23,777</b>	<b>48,080</b>
<b>2024 Population</b>	<b>7,752</b>	<b>79,420</b>	<b>199,947</b>
White	2,857 36.86%	41,624 52.41%	119,924 59.98%
Black	1,329 17.14%	8,870 11.17%	15,773 7.89%
Am. Indian & Alaskan	116 1.50%	752 0.95%	1,142 0.57%
Asian	463 5.97%	5,997 7.55%	16,356 8.18%
Hawaiian & Pacific Island	1 0.01%	64 0.08%	115 0.06%
Other	2,986 38.52%	22,114 27.84%	46,637 23.32%
U.S. Armed Forces	8	173	300
<b>Households</b>			
2029 Projection	3,237	34,671	79,951
2024 Estimate	3,140	33,919	77,941
2020 Census	2,993	34,812	81,222
Growth 2024 - 2029	3.09%	2.22%	2.58%
Growth 2020 - 2024	4.91%	-2.57%	-4.04%
Owner Occupied	472 15.03%	14,126 41.65%	46,786 60.03%
Renter Occupied	2,668 84.97%	19,793 58.35%	31,156 39.97%
<b>2024 Households by HH Income</b>	<b>3,139</b>	<b>33,919</b>	<b>77,941</b>
Income: <\$25,000	428 13.63%	5,170 15.24%	8,004 10.27%
Income: \$25,000 - \$50,000	1,040 33.13%	7,955 23.45%	12,092 15.51%
Income: \$50,000 - \$75,000	661 21.06%	6,674 19.68%	12,614 16.18%
Income: \$75,000 - \$100,000	523 16.66%	4,246 12.52%	10,087 12.94%
Income: \$100,000 - \$125,000	309 9.84%	3,043 8.97%	8,727 11.20%
Income: \$125,000 - \$150,000	70 2.23%	1,825 5.38%	7,026 9.01%
Income: \$150,000 - \$200,000	52 1.66%	2,574 7.59%	8,577 11.00%
Income: \$200,000+	56 1.78%	2,432 7.17%	10,814 13.87%
<b>2024 Avg Household Income</b>	<b>\$63,424</b>	<b>\$86,867</b>	<b>\$115,845</b>
<b>2024 Med Household Income</b>	<b>\$53,949</b>	<b>\$63,413</b>	<b>\$90,516</b>



## 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.

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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