

Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380



Offered for Sale
\$2,490,000

CONNOR-DAVIS
HOUSTON INTERNATIONAL REALTY, LLC
Richard Foulkes, Broker
Richard@Connor-Davis.com 281-363-2845



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380

Birds Professional Center is located on the West side of Interstate 45 North in Spring, which is adjacent to The Woodlands, a master planned Community, designed as a community where people can live, work and play with out having to commute to the big City.

With over 100,000 people living in the Woodlands and over 40,000 jobs the area has experienced an incredible growth and has seen the need of all types of developments to full fill the needs of the inhabitants.

The site for **Birds Professional Center** was at some point a residential lot with no deed restrictions. The whole area has seen transformation into office buildings in the past 10 years. It's location is convenient to local residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.

The area has been transformed from single family residential dwellings into single and multi-tenant office buildings, with mature trees in most properties and vast parking spaces to keep the streets parking free. **Birds Professional Center** offers a total of 8,000 SqFt of office divided in a single story building. The buildings was built with metal frames, composition roofs and a combination of stucco, brick and metal side walls. Prospect tenants are small Companies or Entrepreneurs, services providers who need professional space at a reasonable price in The Woodlands area.

Crown Point Developments has been a pioneer in the redevelopment of this area, with several successful projects built, leased and sold in the past 10 years.



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380

Location



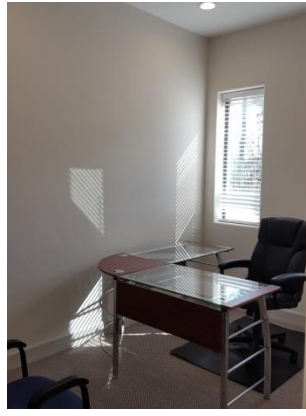
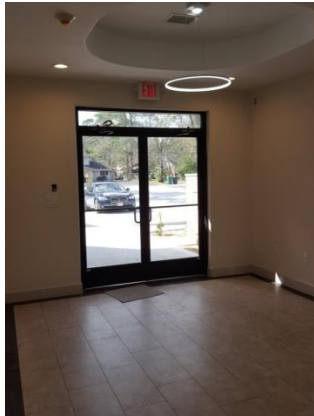
Driving Directions:

From Woodlands Parkway, take I-45 South Feeder road, first street on your right will be Oak Ridge Drive, follow to destination on Left.



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380

Layout



Suite #	SF
Leased	
Leased	
Leased	
Leased	
Leased	
Leased	
Leased	
Leased	
Leased	



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380

Financial Pro-forma**

Building SF	8,000
Sales Price	2,490,000
Annual rent x SF	21.00
Annual NNN* x SF	5.95
Annual rent Income	168,000
Annual NNN Income	47,600
Total Income @ 100% Occupancy	215,600
NNN = Taxes, Insurance, Maintenance	47,600
Other	2,500
Total Expenses	50,100
Annual Income - Expense	165,500
Annual ROI	6.6%
Estimated Sales Price Year 5	3,000,000
Profit on Sale	510,000
Total Return in 5 years (Rent Income + Profit)	1,337,500
Total ROI year 5	53.71%
Average Annual ROI	10.74%
*NNN Is revised and adjusted annually	

**Actual numbers may vary depending on market conditions.

Disclaimer:

This presentation contains marketing materials and statements which reflect the current beliefs and expectations of Connor Davis International Realty (CDIR), Produmex, Corp (PRO), Houston International Realty, LLC (HIR), Interstate 45 Ventures, LLC (I45V) and other related entities about future events and conditions, including, but not limited to costs, sales prices, lease prices, build outs, premiums, Architectural design or floor plans. Such statements are not representations or promises of future performance and should be understood to be only the statement of possible future circumstances and solely for purposes of illustration. All information may change without notice.



Birds Professional Center

26410 Oak Ridge Dr, The Woodlands TX 77380

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

Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Houston International Realty, LLC	0529290	info@hirealty.us	281-363-2845
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Foulkes	0485124	richard@hirealty.us	281-363-2845
Designated Broker of Firm	License No.	Email	Phone

Disclaimer:

This presentation contains marketing materials and statements which reflect the current beliefs and expectations of Connor Davis International Realty (CDIR), Produmex, Corp (PRO), Houston International Realty, LLC (HIR), Interstate 45 Ventures, LLC (I45V) and other related entities about future events and conditions, including, but not limited to costs, sales prices, lease prices, build outs, premiums, Architectural design or floor plans. Such statements are not representations or promises of future performance and should be understood to be only the statement of possible future circumstances and solely for purposes of illustration. All information may change without notice.

