

INVESTMENT OPPORTUNITY!

+/- 38,000 SQ FT FULLY LEASED SPORTS FACILITY
NNN - SINGLE TENANT - LONG-TERM LEASE



ASKING PRICE: \$6,400,000

- Prime single tenant in place thru March, 2030 with option to extend
- NOI \$452,799; 7.07% Cap Rate
- 3% escalations annually
- 40,000 + VPD on FM1488
- +/- 3.86 acres; 168,142 SF
- +/- 38,000 sq feet over 4 free standing metal buildings
- 32' ceiling height

- Building A (2014) 11,700 sq ft
- Building B (2014) 11,700 sq ft
- Building C (2016) 11,970 sq ft
- Office (2016) 1,430 sq ft
- Storage (2016) 720 sq ft
- Storage (2016) 330 sq ft

- Buildings A, B, C and large storage all have one manual overhead door
- 180' Magnolia Circle Frontage



33204 Magnolia Circle
Magnolia, TX 77354



Shelly Burke

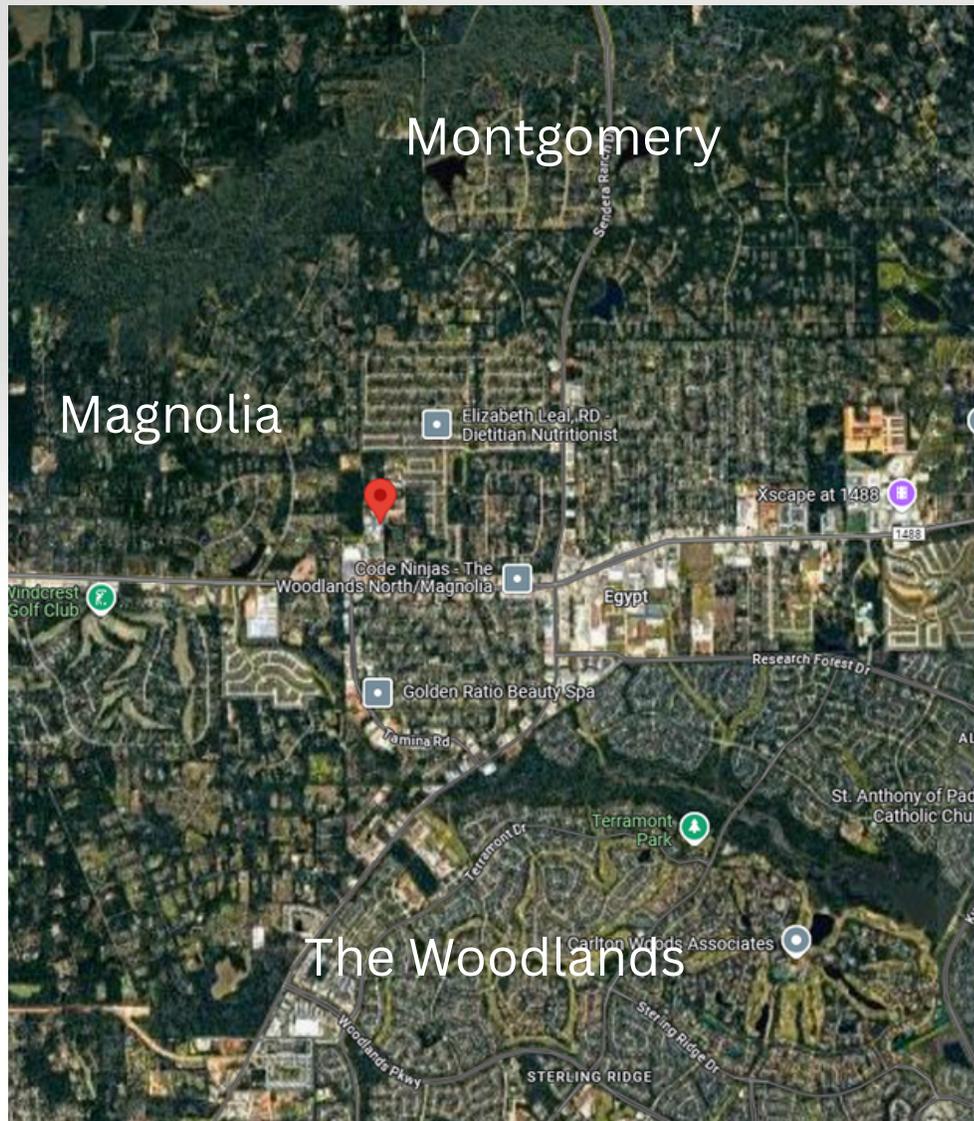
Real Estate Agent

burkerealtyllc@gmail.com

(832) 795-7433

PINNACLE
REALTY ADVISORS

Conveniently located less than 1/2 mile from FM 1488 in Magnolia and less than 5 minutes to The Woodlands. Nearby businesses located on Magnolia Circle include HEB, The Alders, Great American Cookie, Marble Slab, Hollywood Feed, as well as a large business park next door.



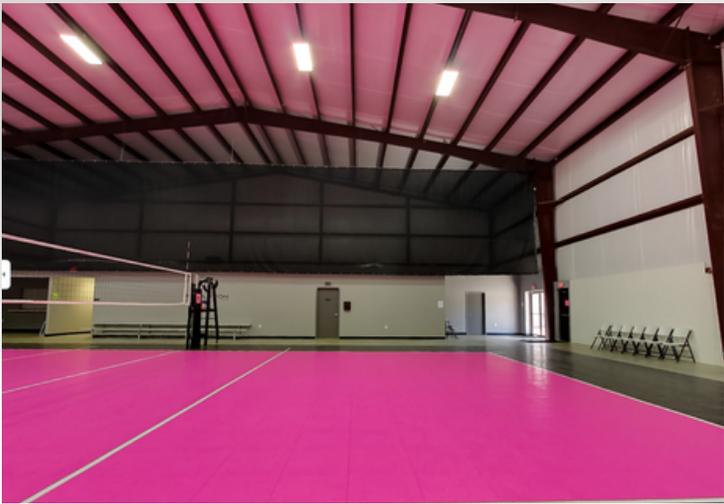
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Information About Brokerage Services

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

11-2-2015



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.

Pinnacle Realty Advisors	9004209	texasbroker@pinnacle.com	972-338-5441
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Brent Porter	651829	texasbroker@pinnacle.com	214-884-2894
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shelly Burke	829113	burkerealtyllc@gmail.com	832-795-7433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date