FOR SALE

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SINGLE-TENANT NET LEASED OFFICE

309 & 313 Henrietta Street

Webster, TX 77598

IMS WORLDWIDE INC.

Ryan McCullough, SIOR 512.580.6224 **William Kane** 214.223.3393

PARTNERS MEDICAL INVESTMENT GROUP

Investment Summary

$1,175,000
ASKING PRICE
$289.48 per SF

8.11%
CAP RATE
On in-place income

$95,254
NET OPERATING INCOME
True NNN

BUILDING SIZE	4,059 SF
LOT SIZE	0.5 Acres
LEASE TYPE	NNN
OCCUPANCY	100% Leased
LEASE EXPIRES	December 2030

A Headquarters Tenant

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01 36 Years in Business

IMS Worldwide has operated for more than three decades and runs its company headquarters from this building.

02 True NNN Lease

Tenant pays taxes, insurance, and operating expenses. Minimal landlord management.

03 2% Annual Increases

Rent grows every year through the term and each option period.

04 Four 5-Year Options

Up to 20 years of additional term after the current lease.

05 Bay Area Corridor

Near NASA Johnson Space Center, major medical campuses, and dense neighborhoods.

06 0.21 AC for Development

The adjacent 0.21-acre lot is included in the sale and available for future development.

The Property

Tenant Profile

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IMS WORLDWIDE INC.

IMS Worldwide, Inc.

LEASE TENANT · 4,059 SF · 100% OF BUILDING

- Texas consulting firm headquartered in Webster.
- Specializes in foreign-trade zone services, supply-chain security, and logistics site strategy.
- Clients include Fortune 500 companies, REITs, developers, and industrial park operators.
- In business for more than 36 years, with its company headquarters in this building.

CORE SERVICES

Foreign-Trade Zones
Serves grantees, zone operators, zone users, and logistics providers.

Real Estate & Logistics
Logistics consulting to the industrial real estate industry.

Supply Chain Security
Pairs automated trade processing with current security requirements.

Industrial Park Consulting
Markets and tenants airports, seaports, and private industrial parks.

425	36+	HQ	4 × 5
FTZ projects secured	Years in business	Webster, TX	Year options

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Financials

LEASE ABSTRACT

TENANT	IMS Worldwide, Inc.
RENTABLE SF	4,059 SF · 100%
LEASE TYPE	NNN
TERM	120 Months
START DATE	December 31, 2020
END DATE	December 30, 2030
RENT PSF / YEAR	$23.47
MONTHLY BASE RENT	$7,937.84
ANNUAL INCREASES	2.0%
OPTIONS	Four × 5-Year

OPERATING SUMMARY

INCOME	
Annual Base Rent	$95,254.03
Total Income	**$95,254.03**
EXPENSES	
Taxes, Insurance, Operating	Tenant Paid
Net Operating Income	**$95,254.03**

TRUE NNN

The tenant pays taxes, insurance, and operating expenses. Base rent is net income to ownership.

Nearby Businesses

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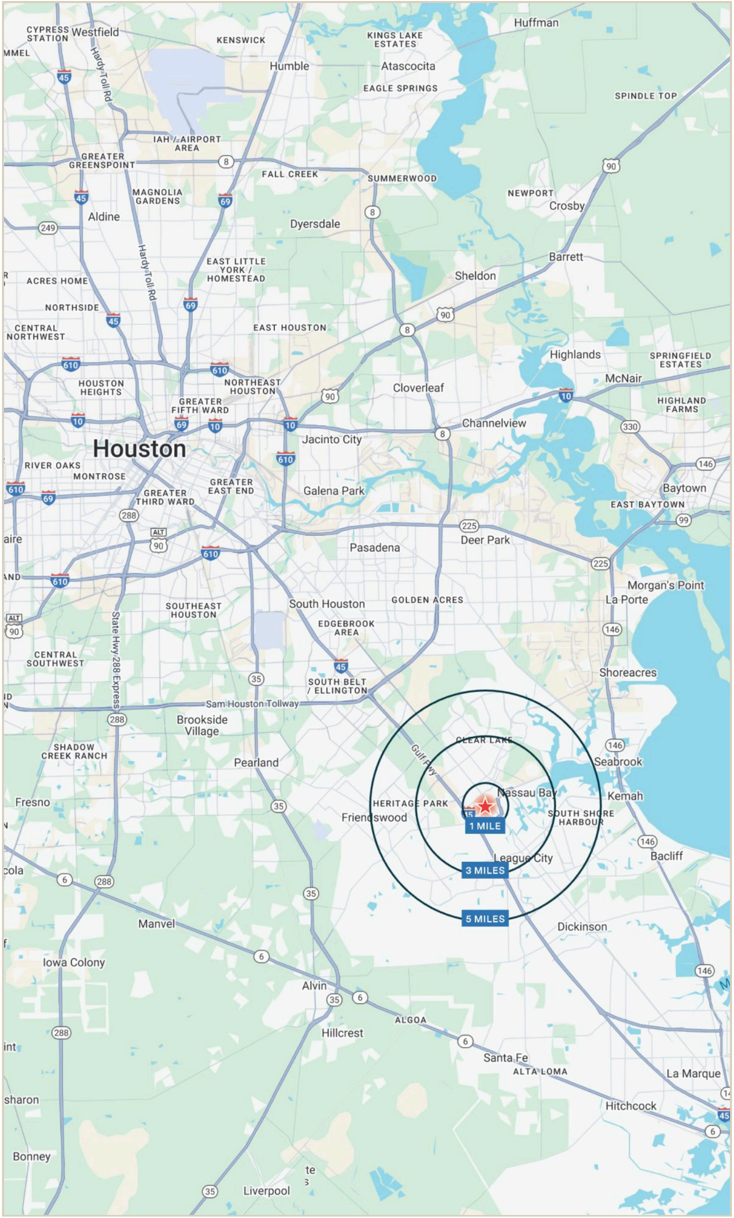
Demographics



199,947
Population within 5 miles

$115,845
Average household income, 5 miles

60,531
Employees within 3 miles

11,365
Businesses within 5 miles

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

2024 estimates, 2029 projections.

Contact

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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.

A BROKER'S MINIMUM DUTIES

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.

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.

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.

AS AGENT FOR BOTH — INTERMEDIARY

To act as an intermediary between the parties the broker must first obtain the written agreement of each party. 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. The broker must treat all parties honestly and may, with written consent, appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out instructions of each party.

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. A broker's duties and responsibilities are set by the Texas Real Estate Commission. This notice is being provided for information purposes and does not create an obligation for you to use the broker's services.

LICENSED BROKER	LICENSE NO.	EMAIL	PHONE
PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	512 580 6025
DESIGNATED BROKER	**LICENSE NO.**	**EMAIL**	**PHONE**
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4620
SALES AGENT	**LICENSE NO.**	**EMAIL**	**PHONE**
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Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov. TREC Form IABS 1-0 Date 11-03-2025.