



1740 Elmview Drive



2403 Naomi Street



515 Melbourne Street



4729 Ramus Street

For Sale

## The Brown Portfolio

Industrial | Strategic Investment Opportunity

±57,565 SF Industrial SF | 4 Properties | 100 % Occupied | 2.2 Year WALT | 8.43% Cap Rate



Accelerating success.





1740 Elmview Dr.



515 Melbourne St.



2403 Naomi St.



4729 Ramus St.



# Executive Summary

Colliers is pleased to present, on an exclusive basis to qualified investors, the opportunity to acquire the Brown Portfolio (the “Portfolio”), a collection of four small-bay industrial buildings totaling 57,565 square feet strategically located around Houston’s 610 Loop and in the Spring Branch submarket.

The Portfolio is 100% leased and offers investors a day-one, cash-flowing asset. With strong in-place occupancy, top-of-market rental positioning, and an established management framework, the Portfolio is well-positioned to deliver immediate income and a seamless ownership transition.

## Investment Overview

Property	The Brown Portfolio
Price	\$7,750,000
Initial Cap Rate	8.43%
In-Place NOI	\$653,704
Occupancy	100%
Proforma NOI (Year 3)	\$692,392
Proforma YOC (Year 3)	8.71%
Total Leasing & Capital Costs	\$197,261
NRA	57,565 SF
Land Area	3.10 Acres
Year Built/Renovated	1978-1989/2023-2024



Get the details



## Investment Highlights:

**Infill Location:** The portfolio’s infill locations are positioned in close proximity to population hubs and major thoroughfares like U.S. 290, I-45, and the 610 Loop.

**3 Year Stabilization Window:** 2.2-year average WALT remaining with FMV renewal options.

**Below Market Rents:** In-place rents are 10-20% below market.

**Limited CapEx Required:** The portfolio has received a significant amount of capital improvements, including full renovations on 79% of the suites.

**Existing Cash Flow:** at 100% occupancy and a majority NNN leases, the asset offers stable cash flow with day one positive leverage.

**Strong Fundamentals:** Small bay industrial assets are seeing strong rent growth and leasing absorption, particularly in infill locations. No competing assets under construction within competitive trade area.

# Location & Access

**57,564**

SIZE  
(TOTAL AVG SF)

**04**

TOTAL  
BUILDINGS

**100%**

OCCUPANCY

**3.1**

TOTAL AVG  
LAND AREA

**4%**

AVERAGE ANNUAL  
INCREASES

**2.2 YR**

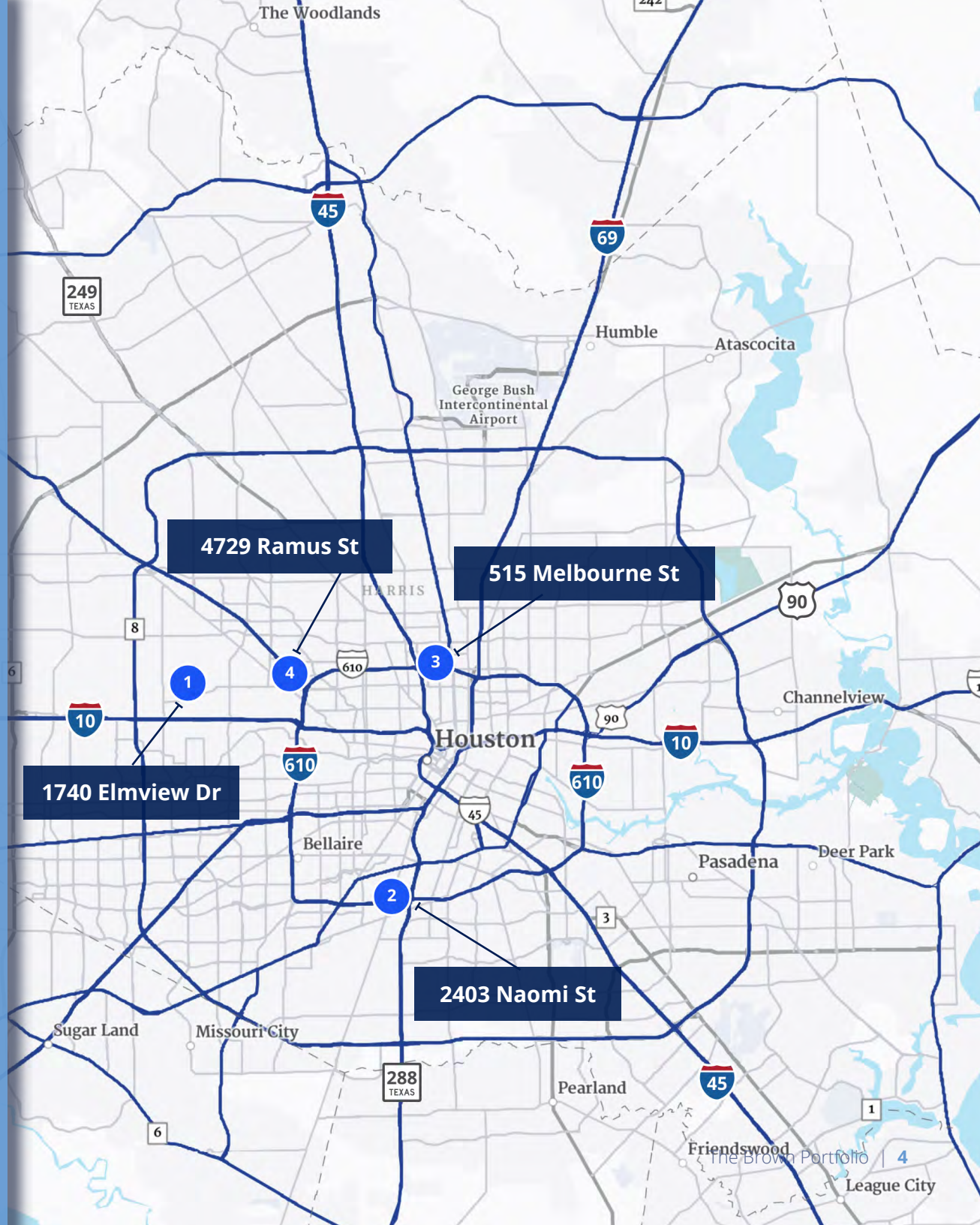
WEIGHTED AVG  
LEASE TERM

**1,815 SF**

AVERAGE  
SUITE SIZE

**10%+**

UNTRENDED  
MARK-TO-MARKET %





## 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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
--	-------------

Email	Phone
-------	-------

Todd Moore	619101
Sales Agent/Associate's Name	License No.

todd.moore@colliers.com	+1 713 830 2191
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# At Colliers, we are *enterprising.*

**We maximize the potential of property to accelerate the success of our clients and our people.**

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we accelerate success.

Moore / Duffy / Martin  
**MDM**  
Capital Markets | Houston

**Todd Moore**

Principal  
+1 713 830 2191 Direct  
+1 832 725 1567 Mobile  
Todd.Moore@colliers.com

**Connor Duffy**

Senior Associate  
+1 713 830 4010 Direct  
+1 727 482 4448 Mobile  
Connor.Duffy@colliers.com

**Zack Martin**

Senior Associate  
+1 713 830 2115 Direct  
+1 832 459 4310 Mobile  
Zack.Martin@colliers.com



**Colliers | Houston**

1233 West Loop S., Ste 900  
Houston, Texas 77027  
+1 713 222 2111

[colliers.com/texas](https://colliers.com/texas)

Copyright © 2025 Colliers. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. | Colliers International Houston, Inc.

Accelerating success.