

MCKAY MEDICAL OFFICE BUILDING

OWNER-USER OPPORTUNITY
HUMBLE (HOUSTON MSA), TEXAS

19411 MCKAY DRIVE, HUMBLE, TEXAS 77338

Marcus & Millichap
LAGOS RETAIL GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT, AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV.

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE.

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

Activity ID: ZAF0040394

YOUR DEDICATED *Advisors*

The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central and the Mid-Atlantic United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting LagosRetail.com.



ALEX WOLANSKY

First Vice President
Director, Retail Division
713.452.4292
Alex.Wolansky@marcusmillichap.com
License: TX 702899



GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257
Gus.Lagos@marcusmillichap.com
License: TX 419197

ACQUISITION FINANCING

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



JAMIE SAFIER

Managing Director, Capital Markets
Loan Origination (MMCC)
713.239.0501
Jamie.Safier@marcusmillichap.com

Please see a snapshot of our MMCC Texas team's success in 2022:



65 RETAIL
TRANSACTIONS CLOSED



92 CAPITAL PROVIDERS
FOR CLOSED DEALS



\$2B FINANCING
VOLUME NATIONWIDE



NATIONAL PLATFORM
WITHIN THE FIRM'S
82 BROKERAGE OFFICES



OPTIMUM FINANCING
SOLUTIONS TO
ENHANCE VALUE

MCKAY MEDICAL OFFICE BUILDING

19411 MCKAY DRIVE, HUMBLE, TEXAS 77338



PRICE
\$3,700,000



PRICE PER SF
\$174.78



GLA | LAND AREA
21,169 SF
2.46 AC



YEAR BUILT
2003



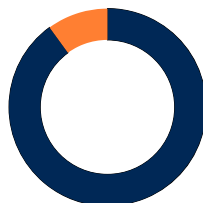
ACCESS
MCKAY DR



TRAFFIC COUNTS
8,830 VPD



PARCEL ID
1225980010001



CURRENT VACANCY
2,225 SF



OCCUPIABLE
8,739 SF



127,101
VPD



EASTEX FREEWAY

MEMORIAL HERMANN

MCKAY DRIVE

HOPE RESTORED
TREATMENT CENTER

SUBJECT
PROPERTY

Academy **at home** The Home Decor Superstore Bank of America
 Freebirds WORLD BURRITO Black Bear Diner Cheddar's RESTAURANT & KITCHEN

Walmart Kroger BUFFALO WILD WINGS
 Capital One McALISTER'S DELI BatteriesPlus+ FIREHOUSE SUBS
 TRUIST MOD KFC GNC LIVE WELL MINT dentistry

Sam's CLUB golden corral FITNESS CONNECTION
 AQUA-TOTS SWIM SCHOOLS Mister



22,709
VPD

FM 1960 RD WEST

EXXON

SUBJECT
PROPERTY

NORTH HOUSTON
CARDIOVASCULAR CENTER

MCKAY DRIVE

PARK MANOR OF HUMBLE
NURSING HOME

OFFERING SUMMARY

MCKAY MEDICAL OFFICE BUILDING



INVESTMENT *Highlights*

- **Excellent Location on Primary Medical Thoroughfare of Humble/Kingwood:** Across from Memorial Hermann Northeast
- **Below-Replacement Cost:** \$175 per Square Foot
- **Excellent Owner/User Opportunity:** 8,739 Square Feet of Leasable Area is Available for Immediate Occupancy | Remaining Space is Available in 2026 or 2031 Depending on Renewal Option Outcomes
- **Quality Well-Maintained Masonry Construction**

Marcus & Millichap is pleased to exclusively offer for sale McKay Medical Office Building, located at 19411 McKay Drive in Humble, Texas. McKay Medical Office Building is situated across from the 255-bed Memorial Hermann Northeast Hospital campus, which is the most prominent medical thoroughfare in this submarket.

This 21,169-square-foot building on two-and-one-half acres was built in 2003 and is for sale for \$3,700,000, which is \$175 per square foot. Offered at a below-replacement cost price point, the subject property is an excellent owner-user opportunity. A Buyer may have immediate control of Suites 100, 150A, and 250, totaling 8,739 square feet of leasable area upon closing. The remaining leasable area may become available in 2026, or 2031 depending on if tenants execute their renewal options. An owner-user will benefit from owning its own real estate needs, as well as having rental income from other tenants to offset operating expenses and any mortgage payments.

Owner User Occupancy Overview: Currently, the property has 2,225 square feet of vacancies. Despite this, a buyer may occupy up to 8,739 square feet. Seller occupies Suite 100, which is 3,465 square feet. Seller can vacate this unit with a few months of closing to allow a buyer to utilize this space. In addition, Landlord can remove the tenant from Suite 250 (3,049 square feet) because the lease allows for landlord to take control of the space after a 30 day notice to the tenant. The possible occupancy combinations on the first floor are: 2,225 square feet (Suite 150A), 3,465 square feet (Suite 100), or both units, totaling 5,690 square feet on the first floor. On the second floor, landlord can terminate the lease with the tenant in Suite 250, so that a buyer can occupy 3,049 square feet on this floor. Third third floor is fully occupied through March 31, 2026 with a tenant's renewal option through March 31, 2031.

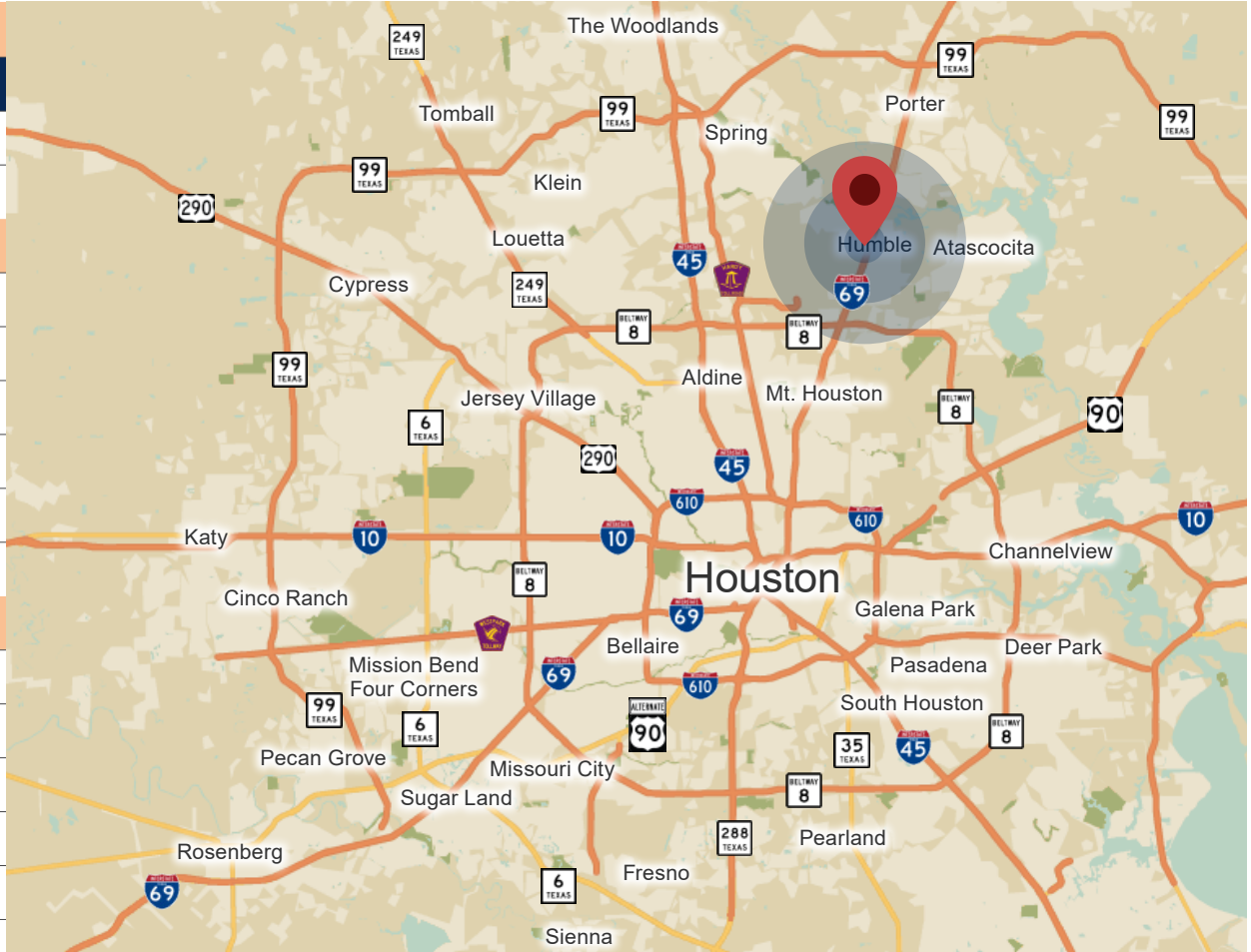
DEMOGRAPHIC SUMMARY

MCKAY MEDICAL OFFICE BUILDING

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	7,131	46,674	132,457
2028 PROJECT. POPULATION	7,358	49,360	142,429
GROWTH 2023 - 2028	3.2%	5.8%	7.5%

POPULATION BY RACE - 5 MILE RADIUS	
WHITE	31.3%
BLACK	31.5%
ASIAN/NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER	3.9%
AMERICAN INDIAN OR ALASKA NATIVE	1.1%
OTHER/TWO OR MORE RACES	32.2%
HISPANIC	38.2%

HOUSEHOLDS BY INCOME - 5 MILE RADIUS	
\$0 - \$14,999	9.2%
\$15,000 - \$24,999	8.6%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	12.9%
\$50,000 - \$74,999	20.5%
\$75,000 - \$99,999	14.0%
\$100,000 - \$149,999	15.5%
\$150,000 +	11.6%
AVERAGE HOUSEHOLD INCOME	\$84,755
MEDIAN HOUSEHOLD INCOME	\$62,187
PER CAPITA INCOME	\$30,766
2023 MEDIAN AGE	31.7



2023 POPULATION

1-MILE	7,131
3-MILE	46,674
5-MILE	132,457



AVERAGE HH INCOME

1-MILE	\$53,617
3-MILE	\$67,684
5-MILE	\$84,755



MEDIAN PROPERTY VALUE

1-MILE	\$162,923
3-MILE	\$159,620
5-MILE	\$179,215

MARKET OVERVIEW

MCKAY MEDICAL OFFICE BUILDING



As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

Houston, Texas

- **5th Most Populous Metro in the Nation:** The Houston MSA covers 9,444 square miles, an area larger than five states, including New Hampshire, New Jersey, Connecticut, Delaware, and Rhode Island.
- **Corporate Growth:** Houston will remain a top destination for corporate relocations due to its business-friendly environment. Twenty-four *Fortune 500* companies are headquartered in the metropolitan area, ranking third among metro areas.
- **Higher Education:** Over 40 post-secondary educational institutions are located in the metropolitan area. Roughly 32 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.
- **Low Cost of Living, Doing Business:** Houston has a lower cost of living than many major metros, no state income tax, as well as a median home price below the national level.
- **A Wonderful Place to Work and Live:** There are 3.3 million jobs in the Houston MSA. The health, education, business, and professional services industries account for over one in four jobs in the region.

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.

Marcus & Millichap

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9002994

License No.

tim.speck@marcusmillichap.com

Email

972-755-5200

Phone

Tim A. Speck

Designated Broker of Firm

432723

License No.

tim.speck@marcusmillichap.com

Email

972-755-5200

Phone

Ford Noe

Licensed Supervisor of Sales Agent/Associate

709695

License No.

ford.no@marcusmillichap.com

Email

713-452-4200

Phone

MCKAY MEDICAL OFFICE BUILDING

OWNER-USER OPPORTUNITY

HUMBLE (HOUSTON MSA), TEXAS

ALEX WOLANSKY

First Vice President
Director, Retail Division
713.452.4292

Alex.Wolansky@marcusmillichap.com
License: TX 702899

GUS N. LAGOS

Senior Vice President
Director, Retail Division
713.452.4257

Gus.Lagos@marcusmillichap.com
License: TX 419197

Marcus & Millichap
LAGOS RETAIL GROUP

LAGOSRETAIL.COM

THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056
REAL ESTATE INVESTMENT SALES • FINANCING • RESEARCH • ADVISORY SERVICES