BACK ON THE MARKET | 5 YEAR SALE-LEASE BACK ±48,715 SF FLEX USE INDUSTRIAL BUSINESS PARK



INVESTMENT OVERVIEW







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The Gym is the anchor tenant in this 48,715 SF mixed use investment opportunity and operates out of Building G in about 34,315 SF of climate-controlled space. Since its opening in January 2006, The Gym has become known as one of the top athletic facilities in the region and has seen continued growth both in the size of its facilities as well as the local and regional participation in its offerings. Those offerings include league and tournament play for both basketball and volleyball as well as being a place to host other event. On a yearly basis, they play host to over 40 local, regional, and national basketball and volleyball tournaments as well as numerous summer camps including Camp Lockdown, Patrick Beverly's Skills Camp. In addition to The Gym's passion for community growth through its offerings in basketball and volleyball, there may be additional opportunities for further expansion of the facilities to include other sports, such as pickleball, soccer and/or baseball.

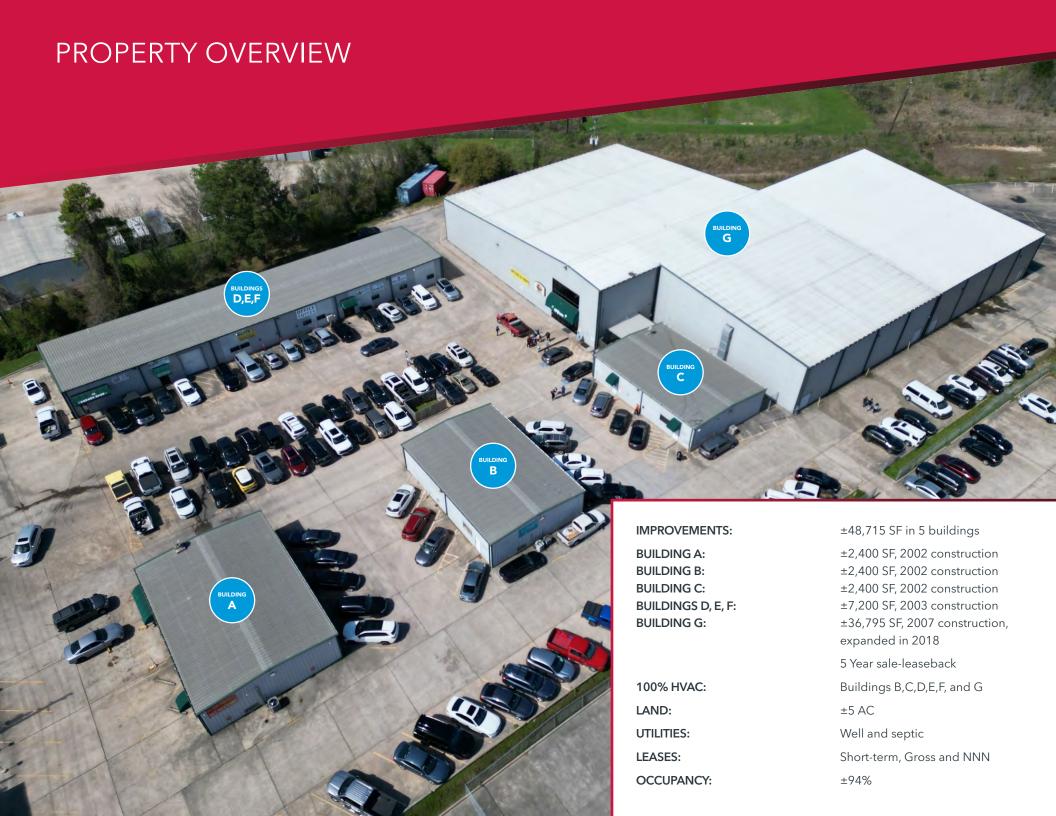
OCCUPANCY

- 5 YR. SALE-LEASEBACK TO BE SIGNED AT CLOSING
- GROSS RENT: \$336,000
- 3% ANNUAL ESCALATIONS ON BASE RENT

For more information: https://ourgym.net

RENT ROLL

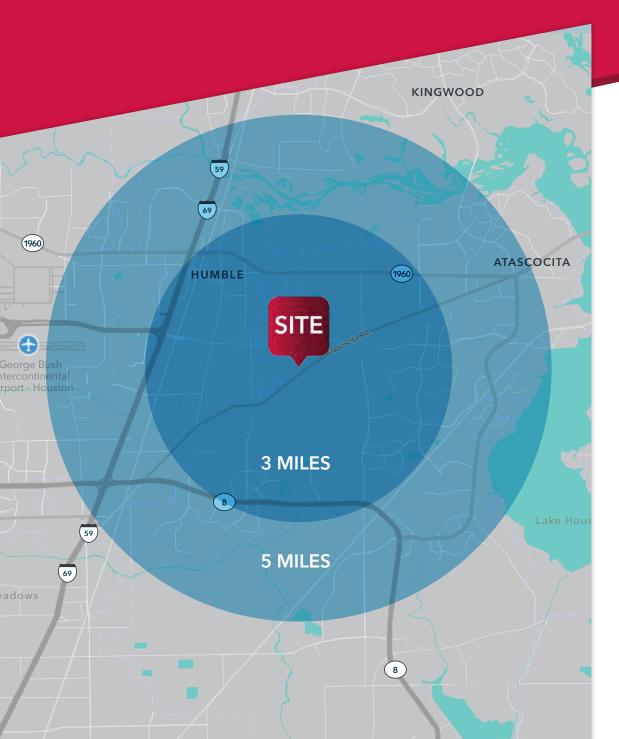
Suite	Tenant	RSF	Lease Start Date	Lease End Date	Gross Annual Rent
A-1	Air Majesty	1,200	4/1/2024	3/31/2025	\$11,940
A-2	The Lion Tire Shop	1,400	4/1/2024	3/31/2025	\$18,360
B-1	Vacant	2,400	Vacant	Vacant	\$ 30,000
С	Executive Suites	2,400	Various	Various	\$23,040
D-1	Varsity Kutz	1,100	10/1/2024	9/30/2025	\$16,200
D-2	Tall Guy Customs	1,250	9/1/2024	10/1/2026	\$18,000
E-F	Executive Suites & Misc.	4,850	Various	Various	\$74,280
G	The Gym	34,315	At closing	5 years from closing	\$336,000
	Total	48,715			
			Potential Gross Inco	ome	\$527,820
			Less: Opex		\$150,000
			POTENTIAL NOI:		\$377,820
			Stabilized CAP Rate		9.3%
			Sale Price:		\$4,050,000



SITE LOCATION



DEMOGRAPHICS



GENDER

	3 MILE	5 MILES
MALE	41,026	87,560
FEMALE	41,642	90,870

AGE

	3 MILE	5 MILES
MEDIAN AGE	34	35
AVERAGE AGE	34	35

HOUSEHOLDS

	3 MILE	5 MILES
TOTAL HOUSEHOLDS	26,524	57,849

HOUSEHOLD INCOME

	3 MILE	5 MILES
MEDIAN HOUSE HOLD INCOME	\$87,836	\$96,633
AVERAGE HOUSEHOLD INCOME	\$107,431	\$116,941

EDUCATION

	3 MILE	5 MILES
HIGH SCHOOL GRADUATE	14,375	27,821
SOME COLLEGE, NO DEGREE	11,686	25,004
ASSOCIATE'S DEGREE	4,139	8,448
BACHELOR'S DEGREE	9,099	24,425



ACREIXELL@LEE-ASSOCIATES.COM



713.744.7400 LEE-ASSOCIATES.COM/HOUSTON 10497 TOWN AND COUNTRY WAY SUITE 700 HOUSTON, TX 77024

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Information About Brokerage Services

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

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;
 - o 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.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	_contacthouston@lee-associates.com	(713)744-7400
Licensed Broker /Broker Firm Name or	License No.	Ēmail	Phone
Primary Assumed Business Name			
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Designated Broker of Firm	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Chase Cribbs, SIOR	639842	ccribbs@lee-associates.com	(713)744-7426
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/	Seller/Landlord	nitials Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov