

# BACK ON THE MARKET | 5 YEAR SALE-LEASE BACK

±48,715 SF FLEX USE INDUSTRIAL BUSINESS PARK

2325 ATASCOCITA ROAD

HUMBLE, TX 77396



# INVESTMENT OVERVIEW



## INVESTMENT OVERVIEW

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

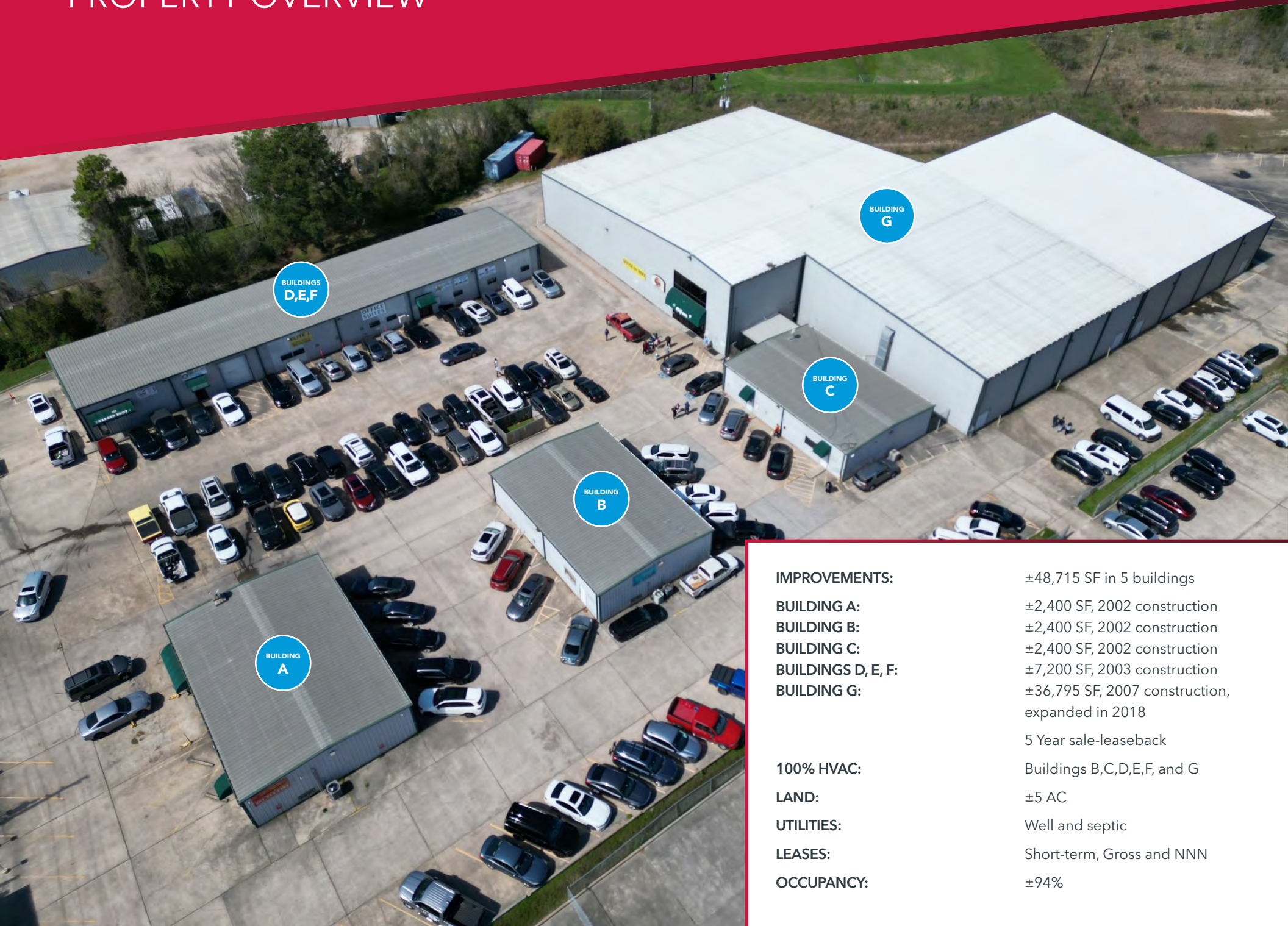
- 5 YR. SALE-LEASEBACK TO BE SIGNED AT CLOSING
- GROSS RENT: \$336,000
- 3% ANNUAL ESCALATIONS ON BASE RENT

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
C	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 Income					\$527,820
Less: Opex					\$150,000
POTENTIAL NOI:					\$377,820
Stabilized CAP Rate					9.3%
Sale Price:					\$4,050,000

# PROPERTY OVERVIEW



## IMPROVEMENTS:

**BUILDING A:**

**BUILDING B:**

**BUILDING C:**

**BUILDINGS D, E, F:**

**BUILDING G:**

±48,715 SF in 5 buildings

±2,400 SF, 2002 construction

±2,400 SF, 2002 construction

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±7,200 SF, 2003 construction

±36,795 SF, 2007 construction,  
expanded in 2018

5 Year sale-leaseback

**100% HVAC:**

Buildings B,C,D,E,F, and G

**LAND:**

±5 AC

**UTILITIES:**

Well and septic

**LEASES:**

Short-term, Gross and NNN

**OCCUPANCY:**

±94%

# SITE LOCATION



# AREA OVERVIEW



FARM TO MARKET 1960 RD. E

HUMBLE BP

FLOOR & DECOR

HUMBLE CIVIC CENTER

HUMBLE HIGH SCHOOL

LIVING SPACES OUTLET

WILL CLAYTON PKWY

IAH HUMBLE BUSINESS PARK

TOUR 18 GOLF COURSE

**SITE**

UNITED AIRLINES

LINDSAY/LYONS PARK AND SPORTS COMPLEX

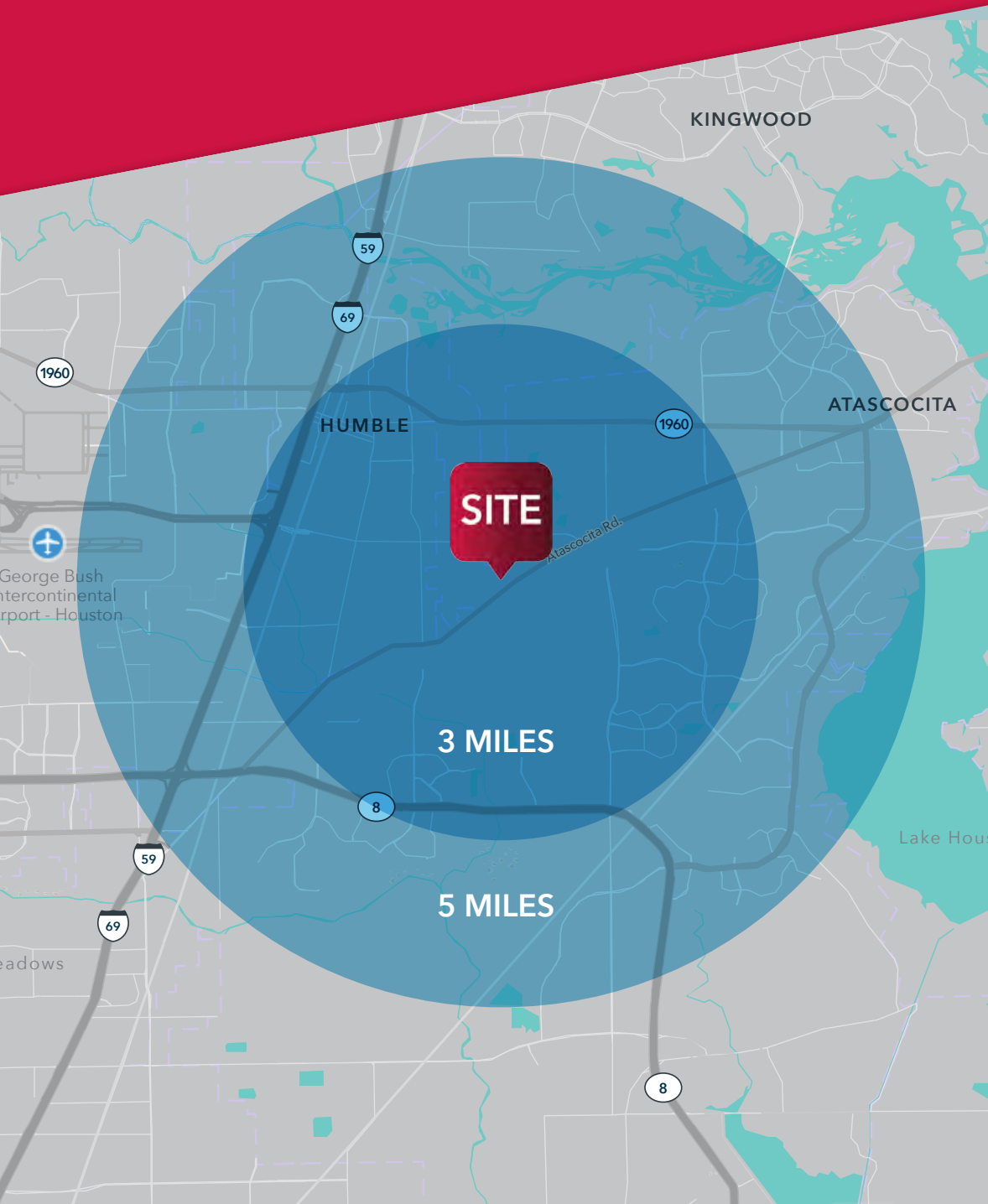
SSC INDUSTRIAL PARK



OLD HUMBLE RD

ATASCOCITA RD

# 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

**CHASE CRIBBS, SIOR | PRINCIPAL**

713.744.7426

CCRIBBS@LEE-ASSOCIATES.COM

**ANDRES CREIXELL | ASSOCIATE**

713.504.8732

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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