

Offering Memorandum  
FOR SALE

309 & 313 HENRIETTA ST  
WEBSTER, TX 77598



Single Tenant Net Leased Office

**partners**  
medicalcre.com

# Our Team



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# Investment Summary

Partners Real Estate is pleased to present 309 & 313 Henrietta Street, a 4,059-square-foot single-tenant net leased investment located in the heart of Webster, TX, one of Houston's most dynamic suburban markets. Fully leased under a true NNN structure with five years remaining, the property offers stable cash flow with minimal management, backed by a tenant with over 36 years of operating history at this location. Built in 2002 on 0.5 acres, the asset benefits from proximity to major medical campuses, NASA's Johnson Space Center, and dense residential neighborhoods—driving consistent traffic and long-term demand. As part of the thriving Bay Area corridor, Webster continues to see strong growth fueled by expanding healthcare and aerospace sectors, making this an ideal acquisition for investors seeking predictable income and market resilience.

Price \$1,205,000

Price Per SF \$296.87

Cap Rate 7.75%

Net Operating Income \$93,386.30

Lease Term Remaining 5 Years

Occupancy 100%

Lot Size 0.5 Acres

Building Size 4,059 SF

Year Built 2002



# Financials

TENANT	RENTABLE SF	% OF TOTAL	TERM (MONTHS)	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
IMS Worldwide, Inc	4,059	100%	120	NNN	12/31/20	12/30/30	\$23.01	\$7,782.19	\$93,386.30	2.0% Annually	Four 5 Year



## IMS Worldwide, Inc.

IMS Worldwide, Inc. (IMSW) is a Texas-based consulting firm specializing in foreign-trade zone (FTZ) services, supply-chain security, industrial park/logistics consulting, and real-estate logistics strategy. Founded in 1967 and headquartered in Webster, TX, the company supports Fortune 500 firms, REITs, developers and industrial-park operators by identifying site locations, assessing logistical advantages, optimizing trade-zone benefits and enhancing value in industrial real-estate assets.

Their deep industry experience and advisory role in the industrial and logistic real estate ecosystem position IMS Worldwide as a professional-services tenant with long-term relevance, particularly in high-growth logistics markets.

# Property Highlights

## ▣ SINGLE TENANT NET LEASED INVESTMENT

Fully leased to a long-standing tenant, this property provides investors with secure, predictable income and minimal management responsibilities under a true net lease structure.

## ▣ EXCEPTIONAL WEBSTER LOCATION

Positioned in one of Houston's most active suburban markets, the property benefits from proximity to major medical campuses, NASA's Johnson Space Center, and dense residential neighborhoods that support consistent traffic and visibility.

## ▣ ESTABLISHED TENANT WITH PROVEN SUCCESS

The tenant has operated successfully for over 36 years, underscoring the strength and stability of this location as a cornerstone for their continued business operations.

## ▣ UNPARALLELED MARKET GROWTH

Webster continues to thrive as part of Houston's Bay Area corridor, fueled by steady population growth, strong employment drivers, and expanding healthcare and aerospace sectors that create lasting demand for commercial and medical office space.

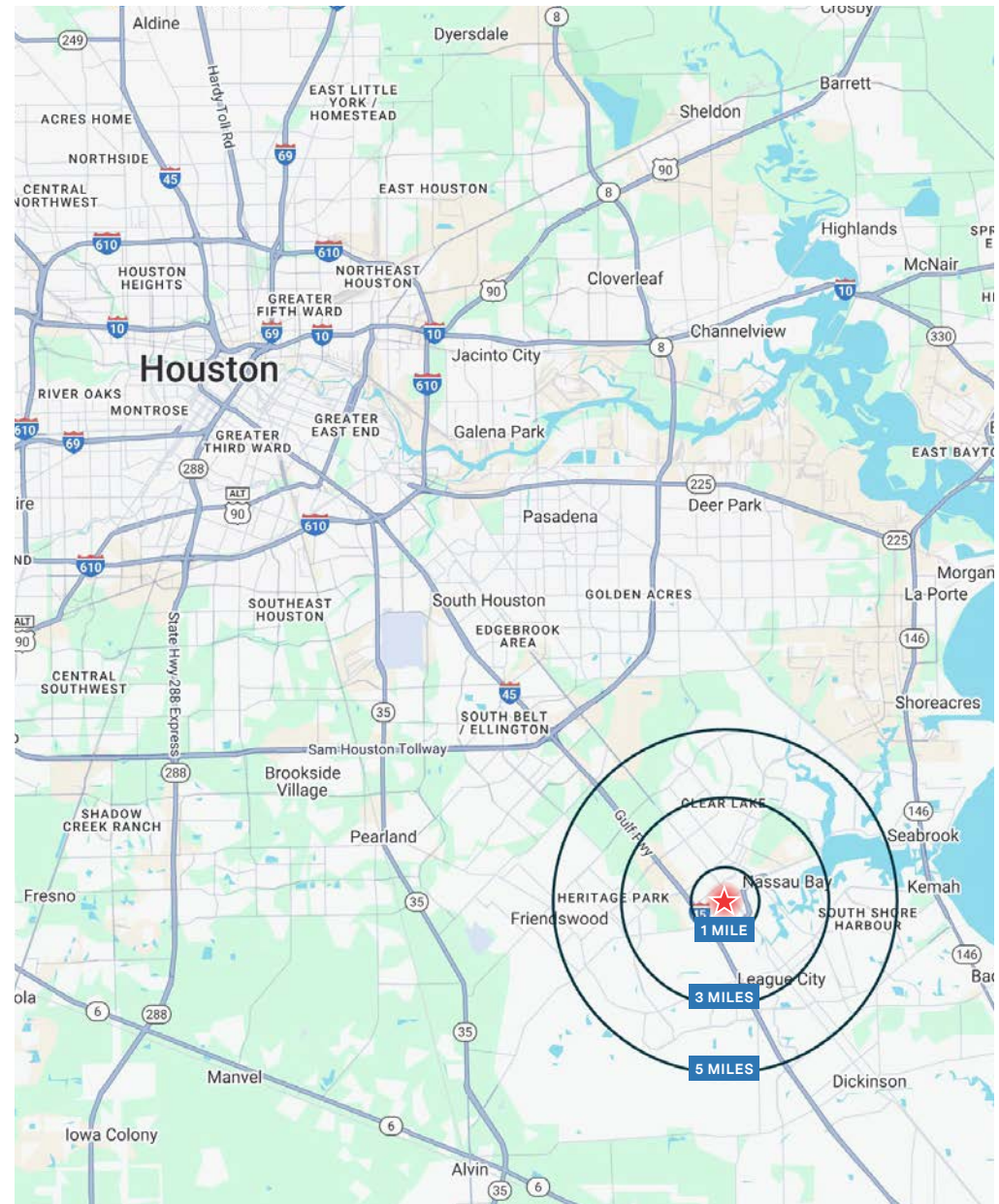
## ▣ FAVORABLE STATE TAX ENVIRONMENT

Texas is one of seven states that does not impose a state income or investment tax, providing a business-friendly environment and additional return stability for investors.



# Demographics

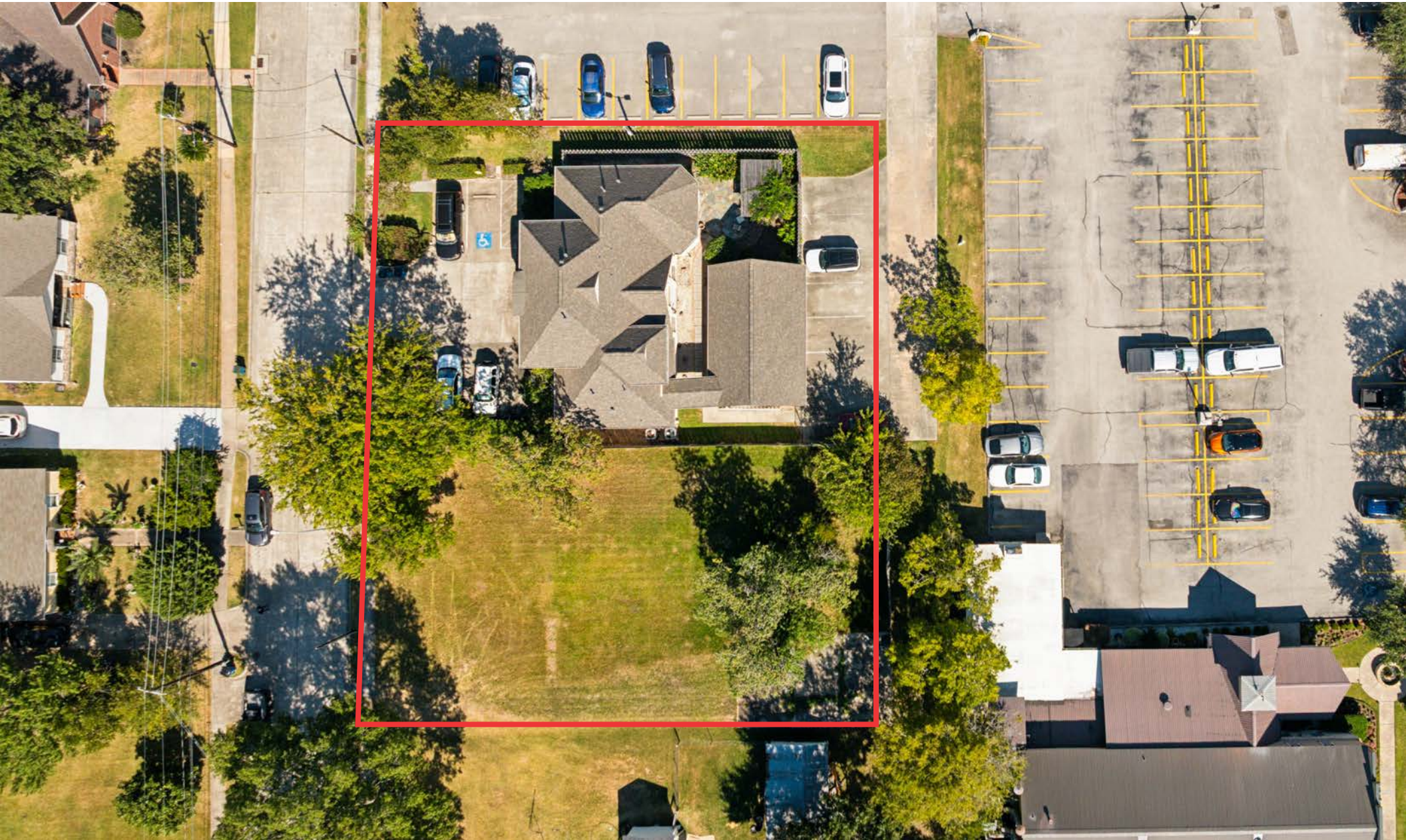
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	7,752	79,420	199,947
2029 Population Projection	8,021	81,186	205,017
Median Age	31.6	36.1	38.4
<b>HOUSEHOLDS</b>			
2024 Households	3,140	33,919	77,941
2029 Household Projection	3,237	34,671	79,951
Avg Household Income	\$63,424	\$86,867	\$115,845
Median Household Income	\$53,949	\$63,413	\$90,516
<b>EMPLOYMENT</b>			
Employees	13,661	60,531	90,209
Businesses	1,953	7,086	11,365



# Nearby Businesses



# Site Overview





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



11-03-2025

## Information About Brokerage Services

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_