

ONLINE AUCTION

December 9-11, 2024

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Marcus & Millichap

ASHFORD CROSSING II

1880 DAIRY ASHFORD STREET, HOUSTON, TEXAS 77077

BROKER OF RECORD

TIM SPECK

5001 Spring Valley Rd., Ste 100W
Dallas, Texas 75244
972. 755.5200
License #: 9002994

Activity ID: ZAF124087

Marcus & Millichap

R MARKETPLACE

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ONLINE AUCTION



STARTING BID: \$1,250,000
AUCTION DATE: DECEMBER 9-11, 2024
[**CLICK TO VIEW AUCTION WEBSITE**](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

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

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for December 9-11, 2024

RESERVE AUCTION

This will be a reserve auction, and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



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1 EXECUTIVE SUMMARY

- Offering Summary
- Investment Overview
- Investment Highlights

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Ashford Crossing II, located at 1880 Dairy Ashford Street, is strategically located on Houston's west side along the Energy Corridor and west of the Westchase Office Submarket. Positioned near the Northwest corner of Dairy Ashford Street and Whittington Drive, the ±158,451 RSF six (6) story office building offers an investor or owner/occupier an outstanding location at the lighted intersection offering ease of ingress and egress. The rectangular-shaped property, totaling approximately 5.076 acres, offers access via Dairy Ashford Street as well as Whittington Drive. The property includes a concrete structured garage at the rear of the building as well as carport parking for employees.

For an investor, *Ashford Crossing II* is a true value-add opportunity. With a current occupancy of approximately 65.9 percent, the asset provides excellent upside for any buyer seeking above market returns. Similar office buildings along the I-10 West corridor command rents 30-40 percent higher. This allows the purchaser the opportunity to provide a similar product at a substantial discount to the competition thereby attracting tenants seeking a competitively priced product to lease. Alternatively, the property affords an owner/occupier a place to relocate and house their operations.

Ashford Crossing II is only minutes South of I-10 West, the main East-West Freeway dissecting Houston, and a proven location for both large and small tenants including searching for an economical alternative to those office buildings fronting the I-10 Corridor. The property includes a beautiful skylit atrium that is well-landscaped within.

Resetting the basis of *Ashford Crossing II* to a fraction of its competition will allow an investor the opportunity to lease the vacant space at below rental rates and terms than other buildings in the area. This will provide an investor with an opportunity to not only backfill the vacancies more quickly, but also achieve superior returns over the long term.

The circular driveway at the front entry provides a safe way to drop off visitors or employees. The existing monument sign provides name recognition for tenants and its visitors approaching the building along the Whittington entrance.

OFFERING SUMMARY



STARTING BID PRICE:

\$1,250,000



TOTAL RENTABLE SQUARE FEET:

±158,451 RSF



OCCUPANCY:

65.9%



LAND AREA:

±5.08 Acres

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Value-Add Opportunity

Near and long-term value-add potential with **substantial positive cash flow day one**



Structured Covered/Carport/Surface Parking

Ample parking ratio of 3.30/1000 RSF



Acquire Below Replacement

Opportunity to acquire a well located and versatile office asset for a fraction of replacement cost (**Starting Bid of \$1.25 MM is equivalent to \$7.89/RSF for the improvements**)



Strategically Located

Ashford Crossing II is a six-story, top tier Class B property conveniently located on the cusp of the Energy Corridor and Westchase submarkets. This property is in close proximity to some of Houston's most popular and high-end hotels, retail, and entertainment venues.



Property Features

Ashford Crossing II boasts an exterior featuring aesthetically pleasing landscaping and architecture, and an equally unique interior with abundant natural light and balconies with sitting areas for tenants. Additionally, there is a front driveway drop-off for guests and employees and a rear dock landing for deliveries.

2 PROPERTY INFORMATION

- Property Details
- Regional Map
- Property Aerials
- Property Photos
- Floor Plan
- Survey

PROPERTY DETAILS



ASHFORD CROSSING II

1880 Dairy Ashford Street
Houston, Texas 77077

SITE DESCRIPTION

Rentable Square Feet	±158,451
Year Built/Renovated	1983
Total Land Area	±5.08 Acres
Assessors Parcel Number	1158930000001
Zoning	None
Topography	Flat
Floors	Six (6)
Total Parking	525 Spaces (Includes 285 Garage Spaces and 68 Covered Carport Spaces)
Total Parking Ratio	3.30/1000 RSF
Security	On-Site Courtesy Officer
Intersection/Cross Street	Whittington Drive/Dairy Ashford Street

UTILITIES

Electric	Reliant Energy
Water/Sewer	City of Houston

PROPERTY DETAILS

ASHFORD CROSSING II

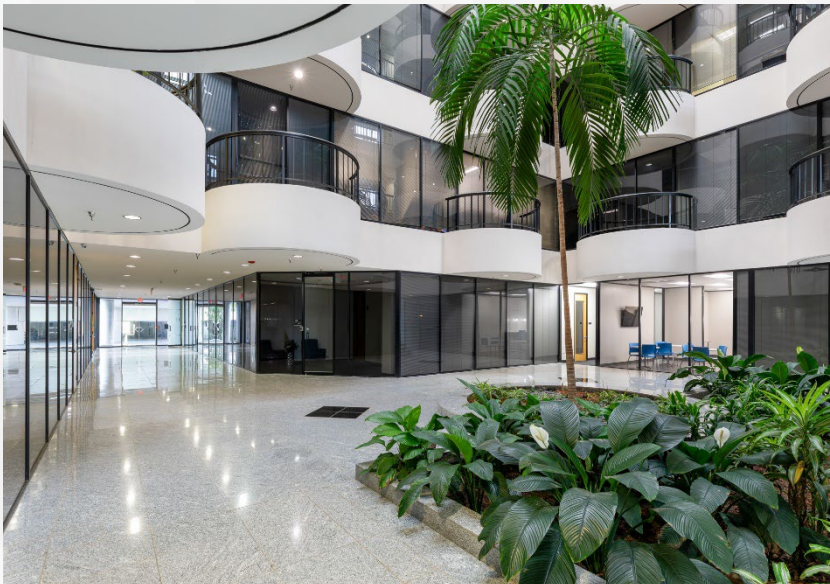
1880 Dairy Ashford Street
Houston, Texas 77077

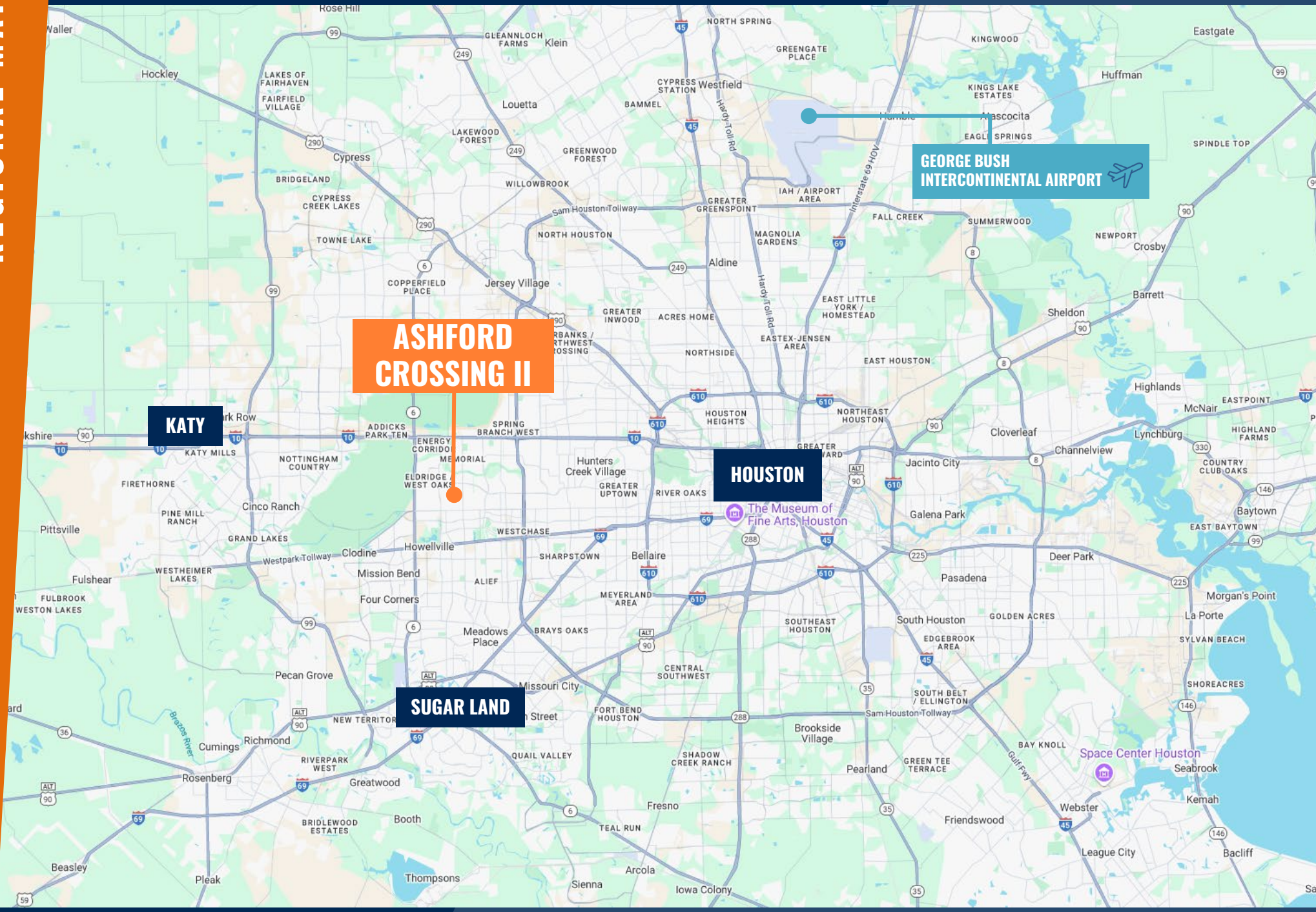
CONSTRUCTION

Structure	Steel Framing
Roof	Rolled Asphalt/Metal Flashing
Exterior	Glass Curtain Wall
Floor Plates	±26,408 RSF

MECHANICAL

HVAC	4 Chillers from 70-160 Tonnage
Restrooms	Two (2) per Floor
Elevator	Four (4) 2500 Capacity
Fire Protection	Sprinkler Coverage with Wet Pipe System
Power	Electric





GEORGE BUSH INTERCONTINENTAL AIRPORT 

ASHFORD CROSSING II

KATY

HOUSTON

SUGAR LAND



BRIAR FOREST DR

ELDRIDGE PKWY S

ASHFORD CROSSING II

HERO COLLECTIBLES | Kroger | goldfish swim school
Ramen Ichi Bar | CVS | BIG BOSS Banh Mi

DAIRY ASHFORD

target | FIRST WATCH THE DAYTIME CAFE
TJ-maxx | HomeGoods®




SHOE CARNIVAL | Marshalls
SUBWAY | FAD'S Signature MEDITERRANEAN GRILL

WESTHEIMER RD

ConocoPhillips

Kroger

CVS

	
HERO COLLECTIBLES	

GEORGE'S PASTARIA & FINE CATERING

DAIRY ASHFORD

ALL WEATHER STORAGE
NEED SPACE? WE'VE GOT YOU COVERED!

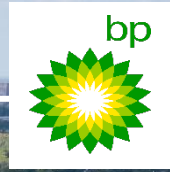
ASHFORD CROSSING II

WHITTINGTON DR



ASHFORD CROSSING II

WHITTINGTON DR





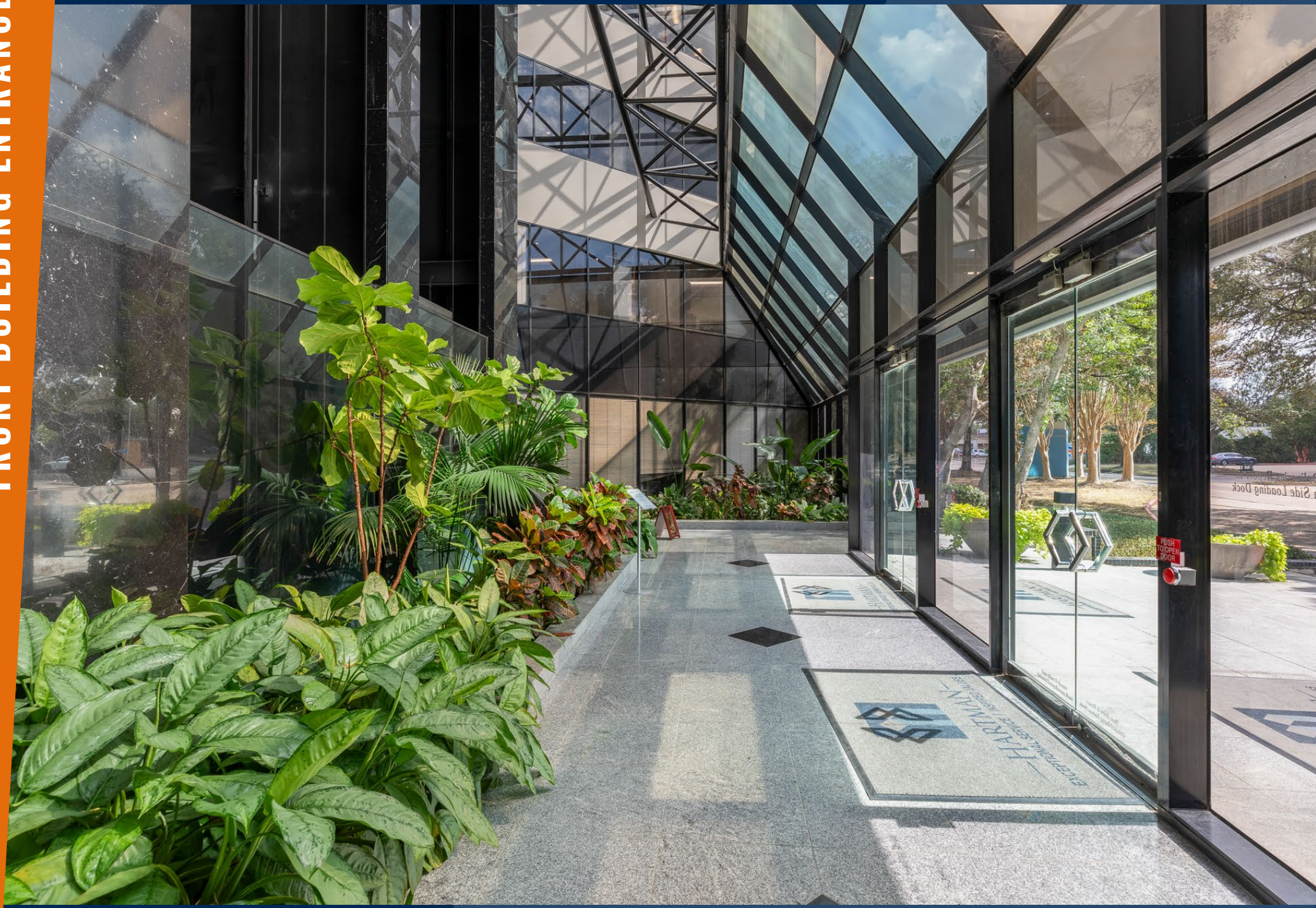

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Walden Pond
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ASHFORD CROSSING II















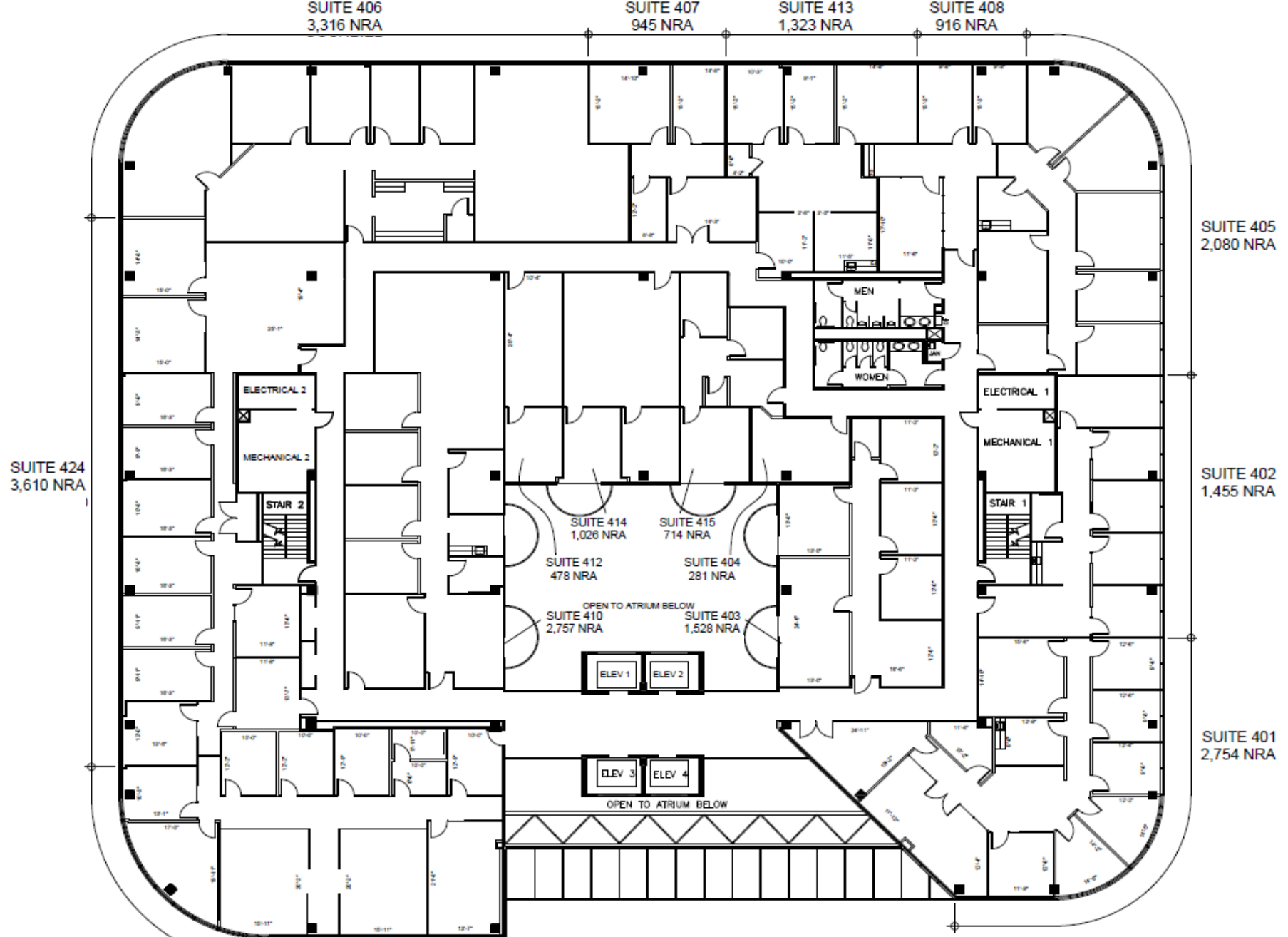








TYPICAL FLOOR PLAN



SUITE 406
3,316 NRA

SUITE 407
945 NRA

SUITE 413
1,323 NRA

SUITE 408
916 NRA

SUITE 405
2,080 NRA

SUITE 424
3,610 NRA

SUITE 402
1,455 NRA

SUITE 414
1,026 NRA

SUITE 415
714 NRA

SUITE 412
478 NRA

SUITE 404
281 NRA

SUITE 410
2,757 NRA

SUITE 403
1,528 NRA

ELEV 1

ELEV 2

ELEV 3

ELEV 4

SUITE 401
2,754 NRA

SUITE 425
3,078 NRA

ASHFORD CROSSING II
1880 DAIRY ASHFORD
HOUSTON, TX 77077
LEVEL 04

LEVEL 04

3 FINANCIAL ANALYSIS

- Tenant Summary
- Operating Statement

FINANCIAL ANALYSIS

TENANT SUMMARY

Tenant	Suite	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Lease Type
David N. Wright And Associates, LLC	150	1,955	1.2%	9/1/14	5/31/27	\$11.93	\$1,944	\$23,323	NNN
Japanese Educational Institute Houston	170	8,405	5.3%	8/1/18	7/31/28	\$16.75	\$11,732	\$140,784	Gross
(1) UAS International Trip Support	180	11,146	7.0%	2/1/15	1/31/25	\$22.50	\$20,899	\$250,788	Gross
Management Office	185	2,158	1.4%	7/1/15	-	-	-	-	-
Vending Room	199	533	0.3%	1/1/15	-	-	-	-	-
Robert Santos, Jr.	228	716	0.5%	9/1/20	10/31/25	\$17.50	\$1,044	\$12,530	Gross
Houston Center Of Homeopathy, Inc.	230	1,533	1.0%	11/1/18	10/31/28	\$9.25	\$1,182	\$14,180	NNN
National Liberty Group LLC	231	1,905	1.2%	6/30/22	6/30/27	\$7.57	\$1,202	\$14,421	NNN
Elias Viezca, Calvin Saulny And Horace Sinclair Dba Primerica	233	889	0.6%	7/26/21	1/31/27	\$7.50	\$556	\$6,668	NNN
Aesthetic Line By IC, LLC	235	1,832	1.2%	6/1/18	5/31/28	\$11.25	\$1,718	\$20,610	NNN
Test Center Usa Inc.	236	1,539	1.0%	9/9/21	12/31/26	\$8.00	\$1,026	\$12,312	NNN
EOS Accountants LLP	237	2,072	1.3%	11/1/19	6/30/30	\$17.00	\$2,935	\$35,224	Gross
Main Lane Industries Ltd.	272	1,116	0.7%	7/1/23	6/30/25	\$11.03	\$1,026	\$12,309	NNN
Santa Fe Group Americas, Inc	280	3,431	2.2%	9/1/20	5/31/26	\$20.00	\$5,718	\$68,620	Gross
Genesys Works	300	9,920	6.3%	9/1/18	1/31/26	\$16.50	\$13,640	\$163,680	Gross
Cametra Caretti DBA The Body Snobs and Therapy Aesthetics	315	1,070	0.7%	5/26/22	5/31/25	\$9.25	\$825	\$9,897	NNN
Cena Fittings Usa, LLC	317	477	0.3%	12/1/22	11/30/25	\$9.50	\$378	\$4,532	NNN
Sharp Reflections Inc.	320	1,827	1.2%	10/1/22	10/31/25	\$10.75	\$1,637	\$19,640	NNN
Ipcos Inc	330	1,389	0.9%	6/1/22	5/31/27	\$9.00	\$1,042	\$12,501	NNN
Erox LLC	355	1,681	1.1%	6/1/23	9/30/26	\$10.03	\$1,405	\$16,860	NNN

FINANCIAL ANALYSIS

TENANT SUMMARY

Tenant	Suite	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Lease Type
Zaphiro Home Health, LLC	356	861	0.5%	10/1/22	10/31/25	\$10.78	\$773	\$9,280	NNN
Coresol LLC and Prathista International Inc	360	1,304	0.8%	9/1/22	8/31/27	\$8.07	\$877	\$10,524	NNN
R3 Yes! Real Estate, LLC	365	947	0.6%	9/23/22	9/30/27	\$8.76	\$691	\$8,292	NNN
Varco Hospice, LLC	402	1,455	0.9%	9/1/22	8/31/27	\$7.74	\$939	\$11,268	NNN
Jermaine Phillips Insurance Agency, Inc	403	1,528	1.0%	10/1/18	9/30/28	\$13.74	\$1,750	\$21,000	NNN
Building Storage	404	281	0.2%	1/21/16	-	-	-	-	-
Perc Engineering, LLC	406/425/606	14,749	9.3%	1/1/15	7/31/27	\$14.75	\$18,129	\$217,548	Gross
Spectrum Solutions, LLC	408/413	2,239	1.4%	5/1/21	6/30/26	\$11.25	\$2,099	\$25,189	NNN
(2) Bilingualeducators.com, Inc.	410	2,757	1.7%	2/1/19	1/31/25	\$16.50	\$3,791	\$45,492	Gross
Royal Contracting LLC	412	478	0.3%	4/26/23	4/30/26	\$9.75	\$388	\$4,661	NNN
Sky Bird Travel & Tours Of Texas, Inc.	414	1,026	0.6%	6/15/16	6/30/25	\$10.68	\$913	\$10,956	NNN
Envision Empowerment Psychotherapy And Consulting	415	714	0.5%	3/1/20	5/31/25	\$18.00	\$1,071	\$12,852	Gross
Sharp DPH, Inc.	510	1,336	0.8%	1/1/23	2/29/28	\$7.75	\$863	\$10,354	NNN
B.I.E. International Inc.	525	1,775	1.1%	1/1/17	2/28/27	\$11.43	\$1,691	\$20,288	NNN
Ascent Business Systems, Inc.	535	3,324	2.1%	11/1/13	3/31/29	\$9.03	\$2,501	\$30,017	NNN
Cne Home Health Services, Inc.	537	1,650	1.0%	6/1/18	6/30/25	\$24.00	\$3,300	\$39,600	Gross
Cne Home Health Services, Inc	540	995	0.6%	3/1/23	3/31/26	\$10.75	\$891	\$10,696	NNN
Boltera LLC	545	4,537	2.9%	6/1/20	5/31/25	\$16.00	\$6,049	\$72,592	Gross
Calibur Integrated Solutions Inc	548	707	0.4%	5/12/23	5/31/26	\$9.25	\$545	\$6,540	NNN

FINANCIAL ANALYSIS

TENANT SUMMARY

Tenant	Suite	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Lease Type
Beaute Connection DG, LLC	550	1,083	0.7%	11/30/21	2/28/27	\$11.00	\$993	\$11,913	NNN
King Capital Advisors, Inc	552/554	3,546	2.2%	1/1/22	3/31/26	\$10.00	\$2,955	\$35,460	NNN
William Duran DBA Dermossa	570	1,065	0.7%	5/1/21	4/30/26	\$9.00	\$799	\$9,585	NNN
Cingular	602	600	0.4%	12/1/14	11/30/29	\$23.84	\$1,192	\$14,302	Gross
Houston Custom Installers Inc.	660	812	0.5%	3/1/22	7/31/27	\$10.51	\$711	\$8,532	NNN
Luxe Booth Houston LLC	672	772	0.5%	1/1/24	6/30/25	\$8.75	\$563	\$6,755	NNN
Sprintcom, Inc.	675	312	0.2%	8/28/15	7/31/25	\$62.73	\$1,631	\$19,572	Gross
Royalty Select Group, LLC	697	973	0.6%	10/1/21	9/30/26	\$8.50	\$689	\$8,268	NNN
Vacant	226	3,724	2.4%	-	-	-	-	-	-
Vacant	234	1,141	0.7%	-	-	-	-	-	-
Vacant	239	2,181	1.4%	-	-	-	-	-	-
Vacant	240	1,218	0.8%	-	-	-	-	-	-
Vacant	250	2,248	1.4%	-	-	-	-	-	-
Vacant	270	1,282	0.8%	-	-	-	-	-	-
Vacant	310	3,298	2.1%	-	-	-	-	-	-
Vacant	325	1,325	0.8%	-	-	-	-	-	-
Vacant	340	1,563	1.0%	-	-	-	-	-	-
Vacant	350	902	0.6%	-	-	-	-	-	-
Vacant	375	451	0.3%	-	-	-	-	-	-

FINANCIAL ANALYSIS

TENANT SUMMARY

Tenant	Suite	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Lease Type
Vacant	401	2,754	1.7%	-	-	-	-	-	-
Vacant	405	2,080	1.3%	-	-	-	-	-	-
Vacant	407	945	0.6%	-	-	-	-	-	-
Vacant	424	3,610	2.3%	-	-	-	-	-	-
Vacant	520	1,022	0.6%	-	-	-	-	-	-
Vacant	530	753	0.5%	-	-	-	-	-	-
Vacant	539	3,395	2.1%	-	-	-	-	-	-
Vacant	556	535	0.3%	-	-	-	-	-	-
Vacant	580	713	0.4%	-	-	-	-	-	-
Vacant	600	1,293	0.8%	-	-	-	-	-	-
Vacant	640	1,167	0.7%	-	-	-	-	-	-
Vacant	650	2,615	1.7%	-	-	-	-	-	-
Vacant	682	1,725	1.1%	-	-	-	-	-	-
Vacant	685	8,109	5.1%	-	-	-	-	-	-
CAF-PLUG	-	326	0.2%	-	-	-	-	-	-
PLUG	-	656	0.4%	-	-	-	-	-	-
Total		158,451					\$125,910	\$1,510,919	
Occupied Tenants: 44		Unoccupied Tenants: 30		Occupied Rentable SF: 65.9%			Unoccupied Rentable SF: 34.1%		
		Total Current Rents: \$1,520,415		Occupied Current Rents: \$1,520,415			Unoccupied Current Rents: \$0		

Note:

- (1) Suite 180, UAS International Trip Support, has given Written Notice to Vacate at the end of their Lease (1/31/25).
- (2) Suite 410, Bilingualeducators.com, Inc., has stated they will be Vacating at the end of their Lease (1/31/25).

FINANCIAL ANALYSIS

OPERATING STATEMENT

INCOME

	Per SF	Current
Scheduled Based Rental Income	9.54	1,510,919
Expense Reimbursement Income		
CAM	2.36	373,539
Total Reimbursement Income	2.36	\$373,539
Parking Income & Miscellaneous	0.10	15,845
Effective Gross Revenue	\$11.99	\$1,900,303

EXPENSES

	Per SF	Current
Current Expenses		
Contract Services	1.84	291,948
Repairs & Maintenance	0.64	101,868
Margin Taxes	0.07	11,285
Total Utilities	0.55	87,240
Admin Expenses (Property Management)	2.31	365,362
Insurance	0.95	150,903
Real Estate Taxes	0.90	142,707
Total Expenses	\$7.27	\$1,151,313

NET OPERATING INCOME

\$748,990

Note:

- (1) CAM is Comprised of Common Area Maintenance, Year End Expense Reconciliation, Taxes and Insurance. Operating Expenses are Based on Trailing 12 Months (October 2023 - September 2024)
- (2) CAM Labor Take Fee Non-Hireit/Computer SAAS/Admin Salaries Take Fee Non-Hireit Fee were Removed from the T-12 Operating Expense Calculation as Those are Internal Fees Associated with Current Ownership.

4 MARKET OVERVIEW

- Market Overview
- Demographics

MARKET OVERVIEW

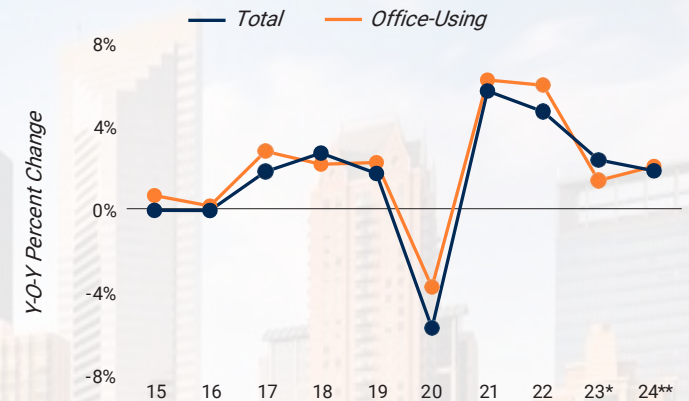
HOUSTON

Major Medical Office Projects Enlarge Pipeline, Demonstrating Metro's Ongoing Diversification

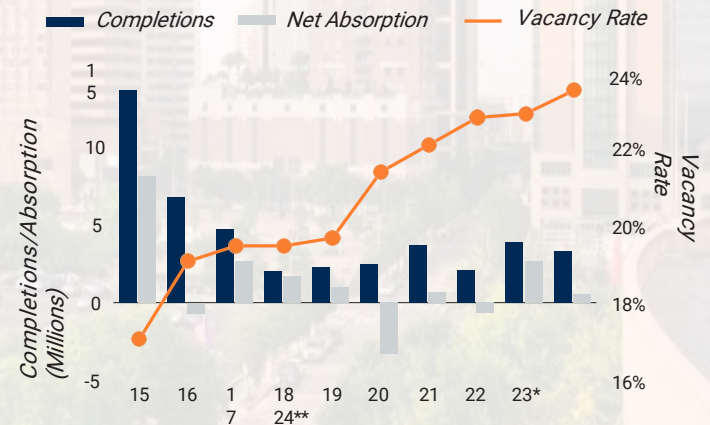
Supply-side pressures less disruptive than they appear. Houston's office stock is scheduled to expand by over 3 million square feet for the third time in four years. This level of construction without context would be a reason for concern amid softer post-pandemic office utilization. Digging deeper into the pipeline, however, all but three of the 15 most sizable projects are delivering fully pre-leased, mitigating the impact on vacancy this year. The majority of these larger-scale developments are medical office campuses, similar to last year but with a caveat. In 2023, these healthcare-focused projects were primarily located in Houston's chief industry hub — the Texas Medical Center. This year, the medical office pipeline has fanned out, with projects opening in FM 1960, the Woodlands, Katy Freeway and NASA-Clear Lake. While this reflects the metro's diversification, Houston's foundational economic keystones remain in place. Energy producers and engineering firms have a substantial slate of planned 2024 move-ins along the Katy Freeway, helping Houston notch the strongest net absorption among Texas' major markets this year. Nonetheless, downsizing and consolidation will nudge up marketwide vacancy.

Investors place emphasis on asset quality. Energy sector volatility and lenient zoning have long lent Houston's office market higher vacancy. As a result, the amount of unoccupied Class B/C stock now stands above 30 million square feet after notable vacancy elevation last year. Meanwhile, the Class A rate fell for the first time since 2018, reflecting a flight-to-quality among tenants to attract in-person workers. Investors in Houston are following this trend. Assets priced above \$20 million accounted for a decade-high share of deal flow last year, a dynamic likely to continue in 2024. Tighter Class A vacancy in the Texas Medical Center, the Woodlands and Katy Freeway should highlight these areas.

Employment Trends



Supply and Demand



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

MARKET OVERVIEW

+1.8%

EMPLOYMENT: Traditional office-using job sectors grow by 2.0 percent, outpacing the overall employment gain. Excluding 2020, this marks the seventh time in 10 years in which that is the case.

+60 bps

VACANCY: On the surface, Houston’s year-end vacancy of 23.5 percent ranks as the nation’s second highest. Since 2019, however, the rate is up by a smaller margin than in 34 major U.S. markets.

3,300,000 sq. ft.

CONSTRUCTION: Completions in 2024 mark the third-highest total in seven years, despite falling 600,000 square feet short of 2023. Approximately 60 percent of the space finalizing is medical office..

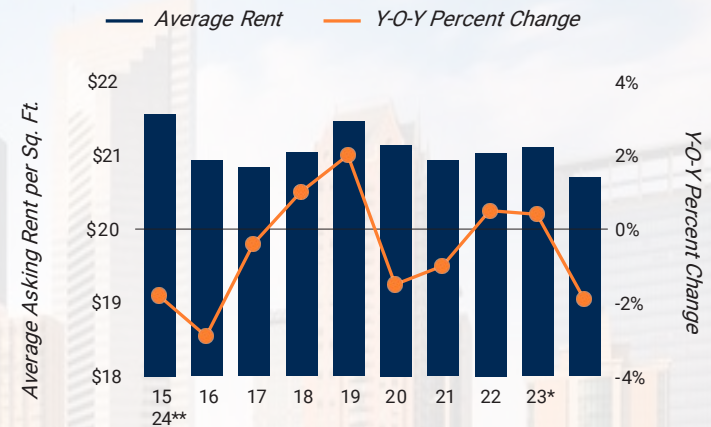
-1.9%

RENT: After respective 0.5 and 0.4 percent annual increases in 2022 and 2023, Houston’s average asking rent reverses course this year to \$20.69 per square foot – the largest decline since 2016.

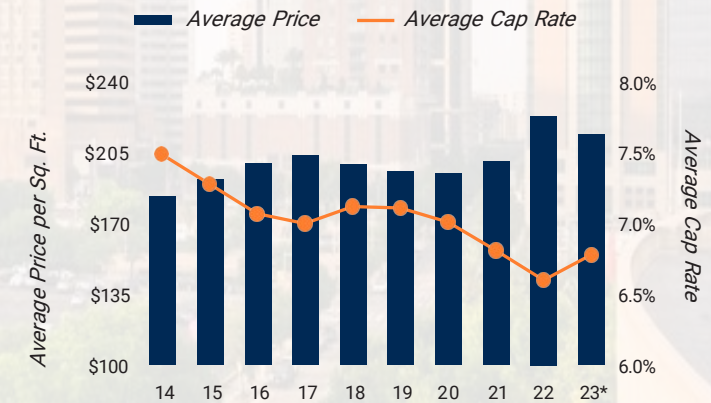
INVESTMENT: *Investors pursuing ancillary medical office demand spurred by major projects could hone in on Cypress. Houston Methodist and Memorial Hermann Health System each have sizable campuses underway here.*

2024 MARKET FORECAST - HOUSTON

Rent Trends



Sales Trends



*Estimate; **Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

MARKET OVERVIEW

MAJOR NEARBY DEVELOPMENTS & ATTRACTIONS



THE ENERGY CORRIDOR

The Energy Corridor is a centrally located premier business hub, home to some of the world's largest corporations, as well as innovative start-ups, tech, and engineering firms. The district also boasts 2,000+ acres of parks and open space, top-tier schools, and 3.5 million square feet of dining and retail options. With 56,000 jobs within the area, the Energy Corridor provides a vibrant community that seamlessly blends business and lifestyle amenities.



TOPGOLF HOUSTON - KATY

Topgolf Houston - Katy offers a premier entertainment experience with three floors of climate-controlled hitting bays equipped with cooling fans in the summer and heated bays in the winter. Each bay features HDTVs, which are also available throughout the sports bar and restaurant. The venue includes over 100 all-weather bays, where players can use complimentary clubs or their own to aim at giant outfield targets, with high-tech balls. With over 200 HDTVs, free Wi-Fi, a rooftop terrace with fire pits, private event spaces, a full-service bar and restaurant, and golf lessons, it is designed to provide a comprehensive entertainment solution for both individual and group events.

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2028 PROJECTION	25,458	176,921	408,436
2023 ESTIMATE	24,572	170,469	392,578
DAYTIME POPULATION	30,093	245,569	512,854

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2028 PROJECTION	12,674	77,563	164,162
2023 ESTIMATE	12,233	74,579	157,434
2020 CENSUS	11,984	72,844	153,692

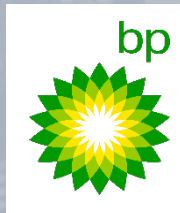
HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$88,425	\$100,989	\$90,528
MEDIAN	\$55,913	\$60,603	\$52,612
PER CAPITA	\$44,095	\$44,281	\$36,367

MAJOR EMPLOYERS IN AREA

MCDERMOTT

Jacobs



DEMOGRAPHICS



POPULATION

In 2023, the population in your selected geography is 392,578. The population has changed by 10.99 since 2010. It is estimated that the population in your area will be 408,436 five years from now, which represents a change of 4.0 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 35.7, compared with the U.S. average, which is 38.7. The population density in your area is 5,002 people per square mile.



HOUSEHOLDS

There are currently 157,434 households in your selected geography. The number of households has changed by 14.97 since 2010. It is estimated that the number of households in your area will be 164,162 five years from now, which represents a change of 4.3 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$52,612, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 5.72 since 2010. It is estimated that the median household income in your area will be \$58,507 five years from now, which represents a change of 11.2 percent from the current year.

The current year per capita income in your area is \$36,367, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$90,528, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 217,305 people in your selected area were employed. The 2010 Census revealed that 60.9 percent of employees are in white-collar occupations in this geography, and 18.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$238,084 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 60,213.00 owner-occupied housing units and 76,716.00 renter occupied housing units in your area.



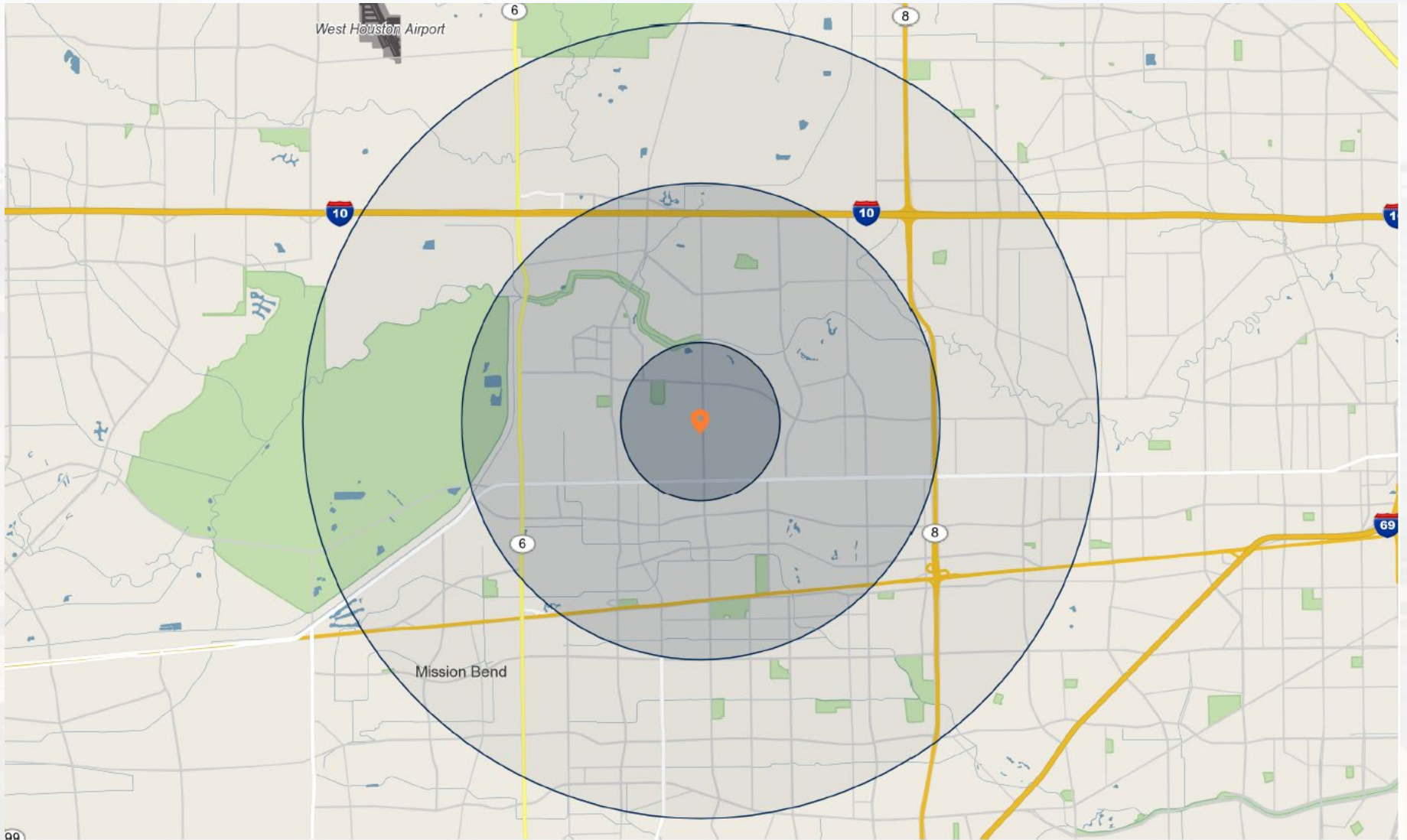
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. 14.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 25.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.2 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.7 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS



ONLINE AUCTION

December 9-11, 2024

[Click to View Auction Website](#)



Marcus & Millichap

ASHFORD CROSSING II

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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.

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