



CALDWELL
BROKERAGE

Doing it right. Right now®

Santa Fe

3811 ½ FM 646 Rd N
Houston, TX MSA

Presented By:

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INVESTMENT SUMMARY

TENANT: WMI Turbo (Fabrication Services)

STREET ADDRESS: 3811 ½ FM 646 Rd N

CITY: Santa Fe

STATE: Texas

ZIP: 77510

GLA: ± 9,124 SF

YEAR BUILT: 2000



Established local business that has been operating for several years - very profitable and steadily growing.

Triple Net (NNN) Lease - 3 year

9,124 SF Manufacturing building with 5,124 SF office buildout and 4,000 SF warehouse/workshop with the following features:

- 2nd floor apartment
- Seven (7) overhead doors in Shop
- 5-ton crane
- Two (2) garages with overhead doors
- 480V/3-phase Power

Building sits on 1.8 Acres, with 3.8 Acres additional land available as well. Utilities provided through City of Santa Fe.

Excellent location with proximity to Houston, Galveston, Texas City and Port of Houston

PURCHASE PRICE

\$1.6 MM

NOI

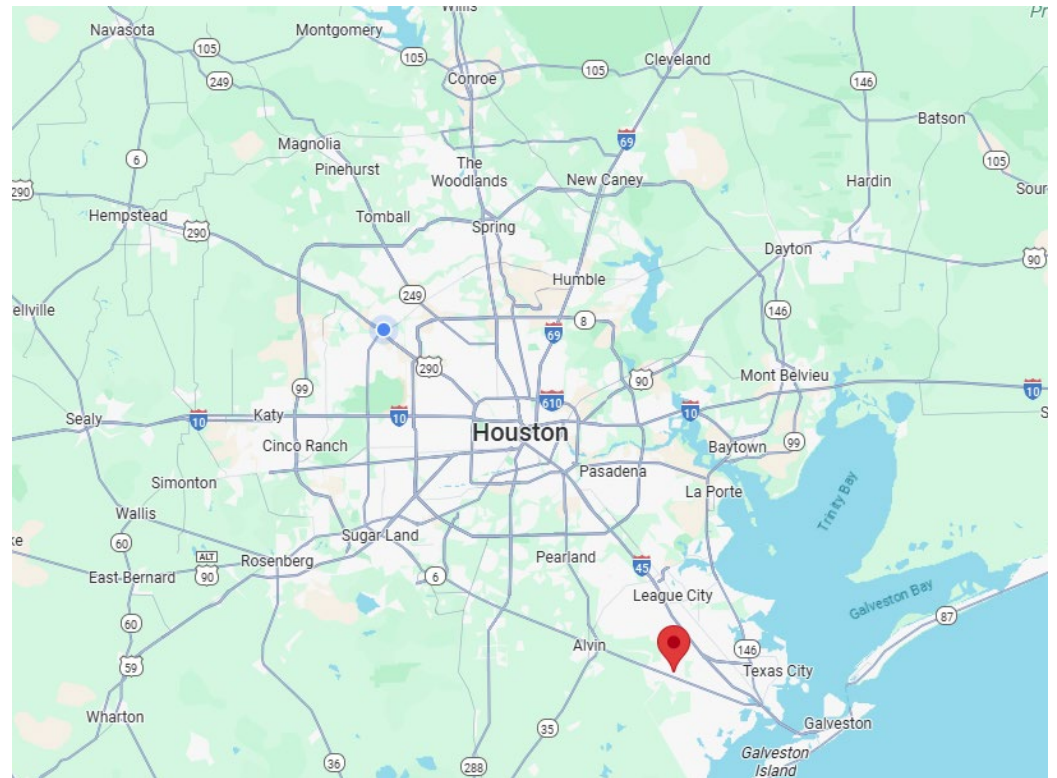
\$120K

CAP RATE

7.52%

LEASE SUMMARY

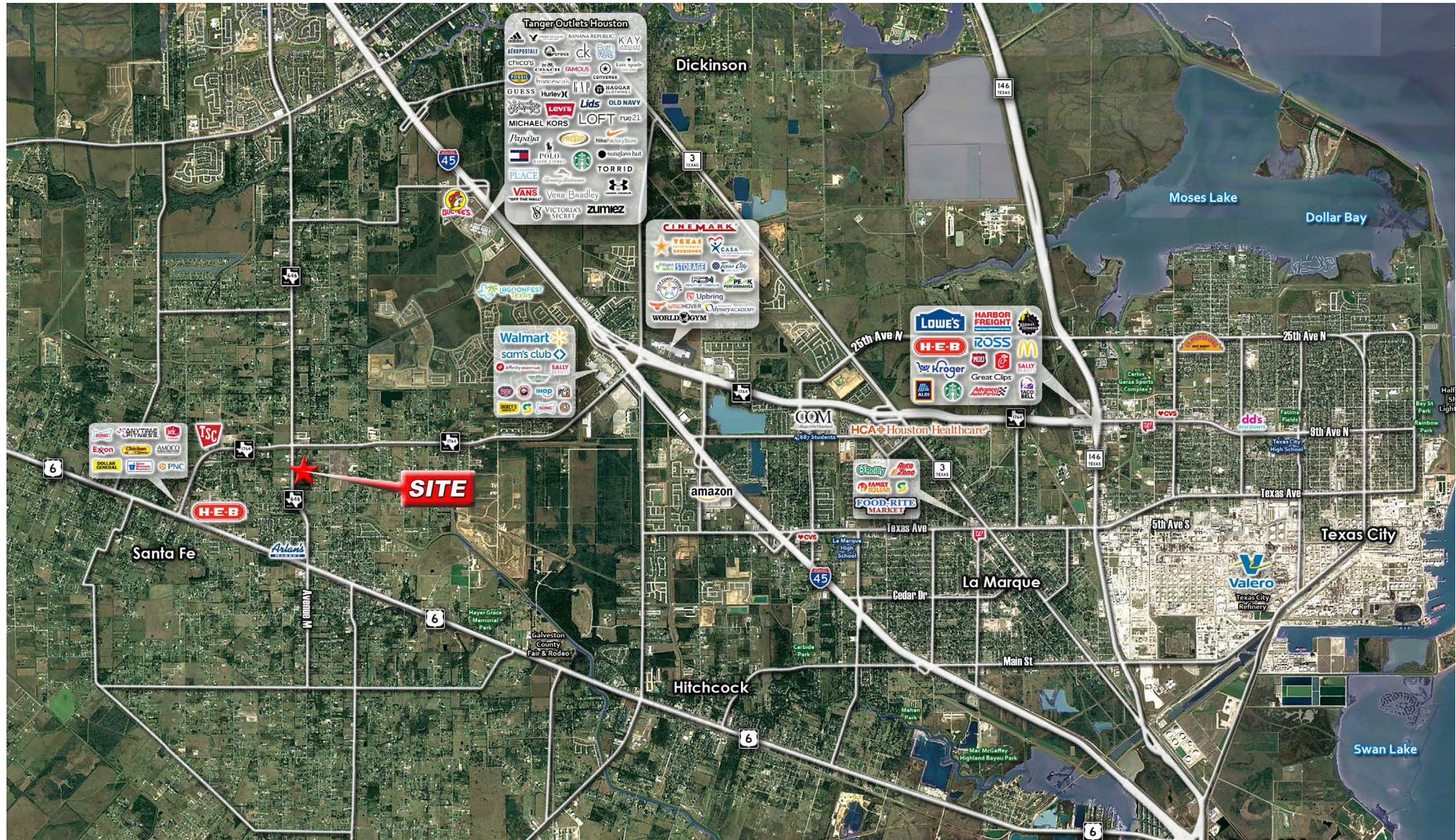
LEASE TYPE:	Triple Net
TYPE OF OWNERSHIP:	Fee Simple
ORIGINAL LEASE TERM:	3 Years
COMMENCEMENT DATE:	07/01/25
LEASE EXPIRATION:	06/30/28
TERM REMAINING:	3 Years
INCREASES:	No
OPTIONS:	No
REAL ESTATE TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
LEASE GUARANTOR:	Personal Guarantee



Houston MSA - The Houston MSA population is the largest of any metropolitan area in the state of Texas and is experiencing explosive population growth in a strong diversified economy.

Strategically located just 30 minutes from Houston, 40 minutes from the Port of Houston, 25 minutes from Galveston, and 25 minutes from Texas City.

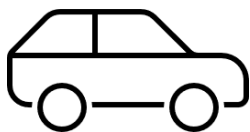
RETAILER AERIAL



AERIAL



INVESTMENT HIGHLIGHTS



VEHICLES PER DAY

>20 K

HUMBLE WESTFIELD RD

>50 K

FM 1960



TOTAL POPULATION

44 K

3 MILE RADIUS

126 K

5 MILE RADIUS



AVG. HOUSEHOLD INCOME

66 K

3 MILE RADIUS

80 K

5 MILE RADIUS



RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
Year 1	Base Term	\$120,436.80	\$10,036.40	-	7.52%
Year 2	Base Term	\$120,436.80	\$10,036.40	-	7.52%
Year 3	Base Term	\$120,436.80	\$10,036.40	-	7.52%



PHOTOS



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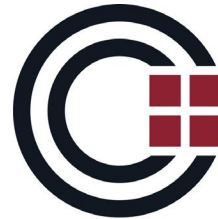
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