



4900 Dacoma Street - Available For Sale

4900 Dacoma Street, Houston, TX 77092

PROPERTY INFORMATION

Building Area: 5,612 SF

Land Area: 14,359 SF

Net Operating Income: \$66,000.00/YR

Sales Price: \$975,000.00

Cap Rate: 6.77%

PROPERTY HIGHLIGHTS:

- Free Standing Office/Warehouse
- Metal Building with Brick Façade
- One (1) Grade Level Overhead Door
- Located in near Northwest Houston at the Northwest Corner of Dacoma Street at McAllister Road, between Hempstead Road and Mangum Road, just south of US Highway 290 in Houston, Harris County, Texas

FOR MORE INFORMATION:

Brent Fredricks

bfredricks@moodyrambin.com
713.572.3500



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About the Tenant



NNN LEASE INFO

- Annual Rent: \$66,000.00 per year
- Lease Type: Absolute NNN
- Lease Start: April 1, 2005
- Lease Expiration: December 31, 2026
- Renewal Option: One (1) Year at Market Rate

About the Tenant

ARC Document Solutions, Inc. is a San Ramon, California-based provider of digital printing, document management, and information-workflow services. Originally founded as a reprographics firm, ARC has grown into a nationwide network serving architecture, engineering, construction (AEC), and corporate clients with large-format printing, managed print services, document scanning, and cloud-based collaboration platforms. The company's integrated approach helps businesses manage both physical and digital document needs—streamlining workflows, improving access to project data, and supporting environmentally efficient practices through digital archiving and print optimization.

Today, ARC operates across the U.S. and internationally, offering end-to-end solutions from on-site print management to high-impact display graphics and signage. With decades of experience and more than 140 acquired companies folded into its network, ARC blends traditional print expertise with modern technology to serve industries where accuracy, speed, and consistency are critical. Its mission centers on helping organizations communicate visually and manage information intelligently, positioning ARC as a leading full-service document solutions partner in the commercial and AEC markets.

The company, ARC Document Solutions, Inc. (NYSE: ARC), was publicly traded following its initial public offering in February 2005. In 2024, ARC's board of directors accepted a proposal from an acquisition group led by the company's CEO and other senior executives, and on November 22, 2024 ARC completed a merger with TechPrint Holdings, LLC, becoming a wholly-owned private subsidiary of TechPrint.



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Aerial



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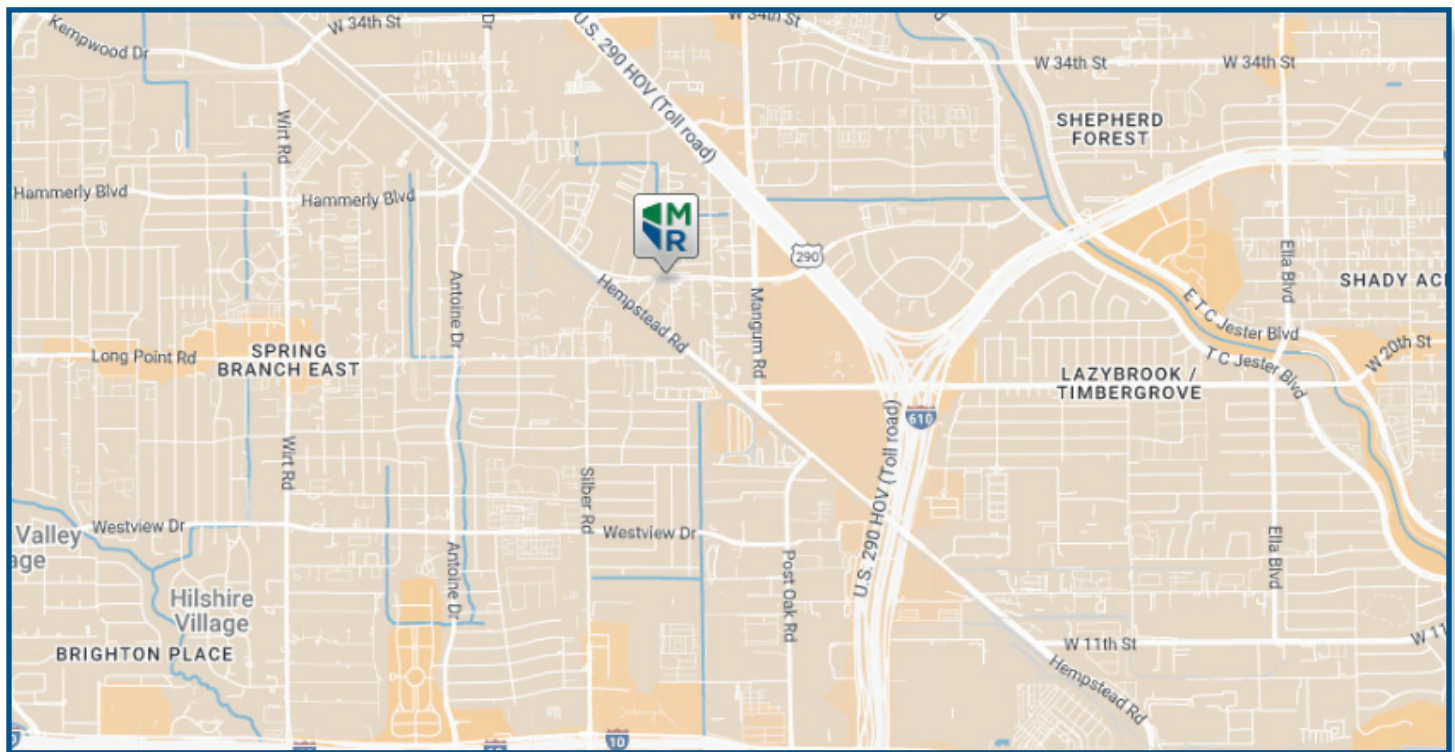
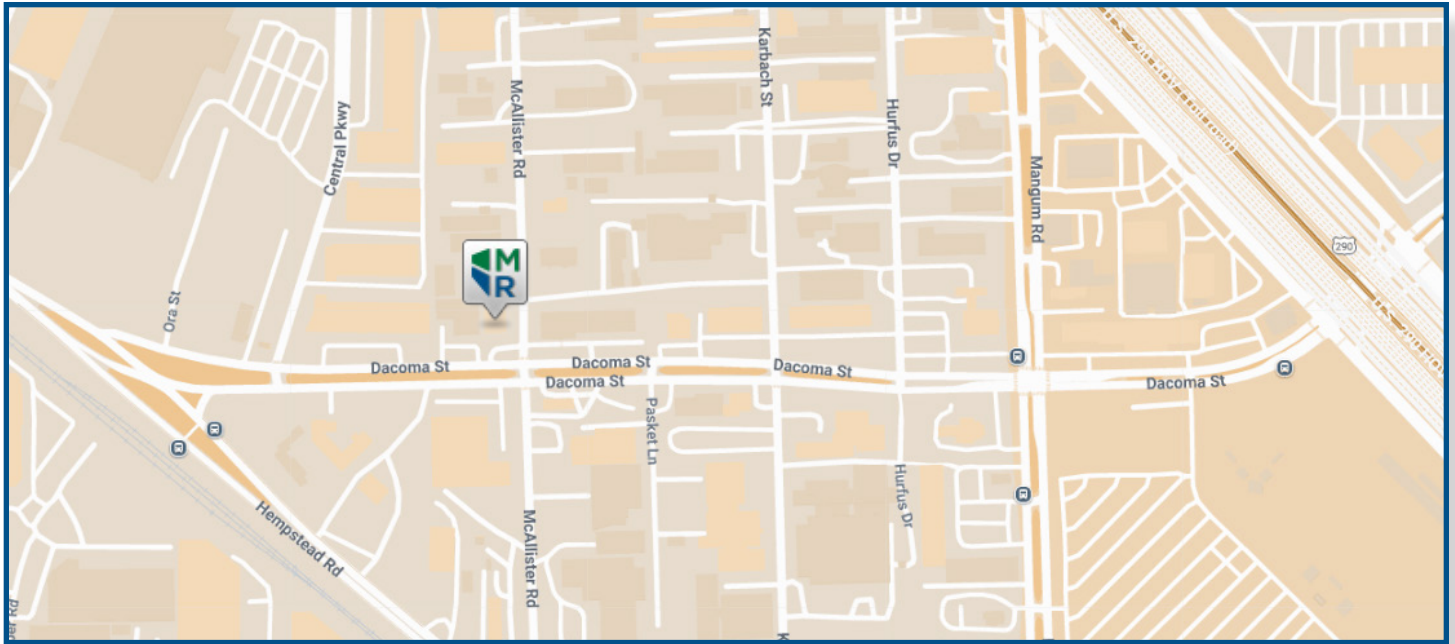
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**MOODY
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WORLDWIDE
REAL ESTATE SERVICES

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Location Maps



FOR MORE INFORMATION:

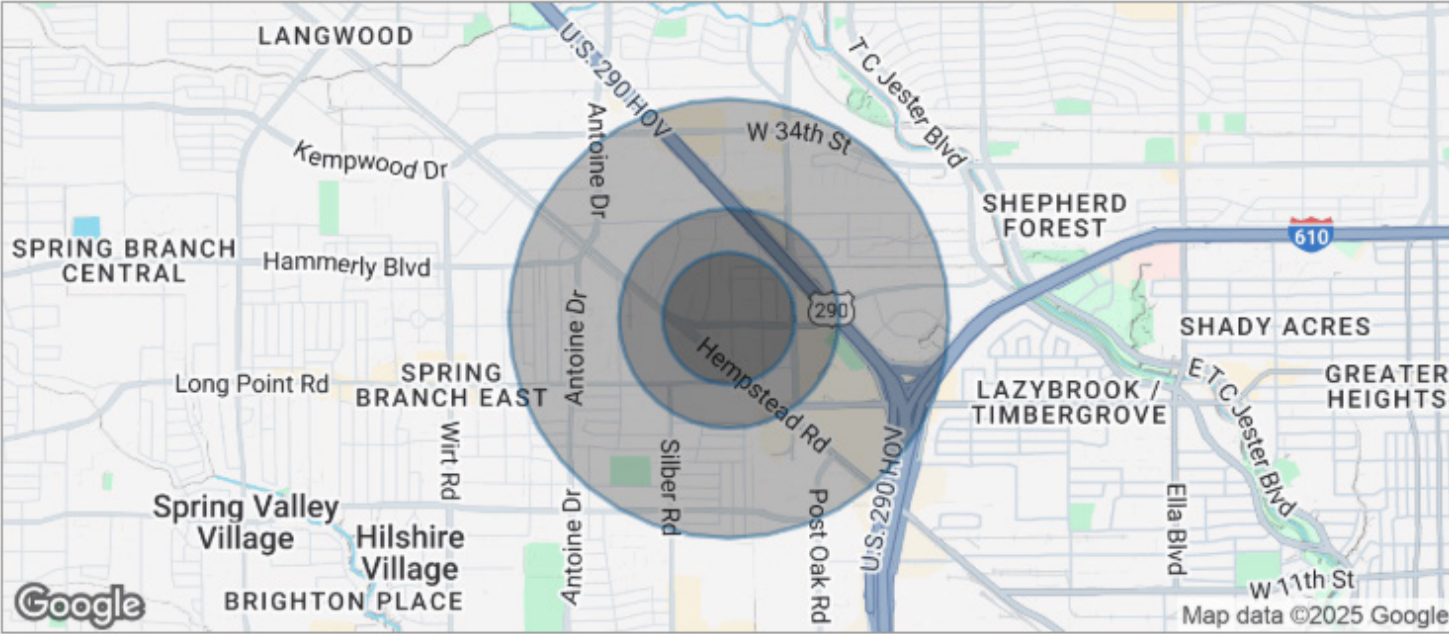
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Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	84	593	11,578
MEDIAN AGE	36	38	37
MEDIAN AGE (MALE)	36	37	36
MEDIAN AGE (FEMALE)	35	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	29	239	4,731
# OF PERSONS PER HH	2.9	2.5	2.4
AVERAGE HH INCOME	\$86,898	\$113,527	\$86,232
AVERAGE HOUSE VALUE	\$385,669	\$555,281	\$448,970
RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	29.8%	39.1%	34.1%
% BLACK	3.6%	7.9%	10.1%
% ASIAN	4.8%	6.1%	3.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	2.4%	1.9%	1.6%
% OTHER	33.3%	22.1%	29.3%
ETHNICITY	0.3 MILES	0.5 MILES	1 MILE
% HISPANIC	73.8%	54.6%	60.9%

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

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

11-2-2015



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;
 - 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.

MRIIO, Inc.		713-773-5500	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell, II	385561	bcromwell@moodyrambin.com	713-773-5531
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Brent Fredricks	350464	bfredricks@moodyrambin.com	713-572-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			713-773-5598
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date