

OFFERING MEMORANDUM

NANES PROFESSIONAL BUILDING

17030 NANES DR., HOUSTON TX 77090

Nanes Professional Building

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	17030 Nanes Dr. Houston TX 77090
COUNTY	Harris
MARKET	Houston
SUBMARKET	FM 1960/N Houston
NET RENTABLE AREA (SF)	52,667
LAND ACRES	4.45
LAND SF	193,602 SF
YEAR BUILT	1984
YEAR RENOVATED	2021
APN	1156100010001/2
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	Contact Broker
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Nanes Professional Building

- Introducing The Nanes Professional Building, a prime medical office gem nestled in the bustling FM 1960 corridor of North Houston. Boasting a strategic location just a stone's throw away from a major thoroughfare with over 60,000 daily passersby, this atrium-style property exudes modern elegance and charm, setting it apart from the competition. Its recent renovations and abundant parking spaces make it a magnet for tenants seeking a sophisticated and convenient workspace.
- The Nanes Professional Building is a beacon of opportunity for savvy investors looking to maximize ROI in the thriving Houston commercial real estate market. With its contemporary design, lush landscaping, and surplus land for potential expansion, this property promises not only a visually appealing investment but also a lucrative one. Don't miss your chance to own a piece of prime real estate in this high-growth area – schedule a viewing today!



Building Performance

- Unlock massive potential with this atrium-style medical office situated on over 4 acres of prime real estate.
- The market is ripe for growth, offering a lucrative opportunity for new owners to maximize returns by filling the currently 36% occupied building with professional and medical tenants.
- With Texas Children's recent lease renewal driving more medical tenants to the property, this is a strategic investment for those passionate about high ROI.



Features

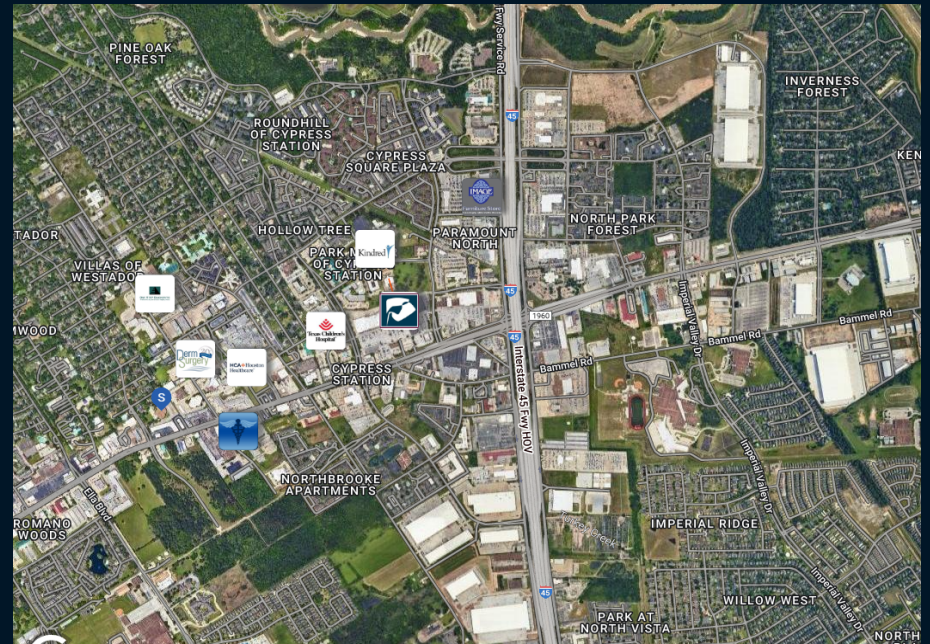
- **Unbeatable Location:** Strategically situated near major highways and surrounded by national retailers, this property offers unparalleled accessibility to key points of interest, including major airports and downtown Houston.
- **Thriving Community Hub:** Located in one of the fastest-growing areas in the country, this property is at the heart of dynamic communities such as Conroe, Spring, and The Woodlands.
- **Specialized Design:** Tailored for pediatric care practices, this building is equipped to meet the unique needs of healthcare professionals.
- **Safety and Security:** Enjoy peace of mind with a well-maintained building and onsite security measures in place.
- **Endless Potential:** With over 1 acre of pad site available for new development or expansion, the possibilities for this property are limitless.
- **Ample Parking:** Benefit from expansive parking options with a ratio of over 5 spaces per 1,000 square feet, ensuring convenience for both staff and visitors.
- **Additional developable land!** Over 1 acre adjacent and directly on Nanes Dr. With no zoning restrictions, the land is available for multiple usage types for future development.



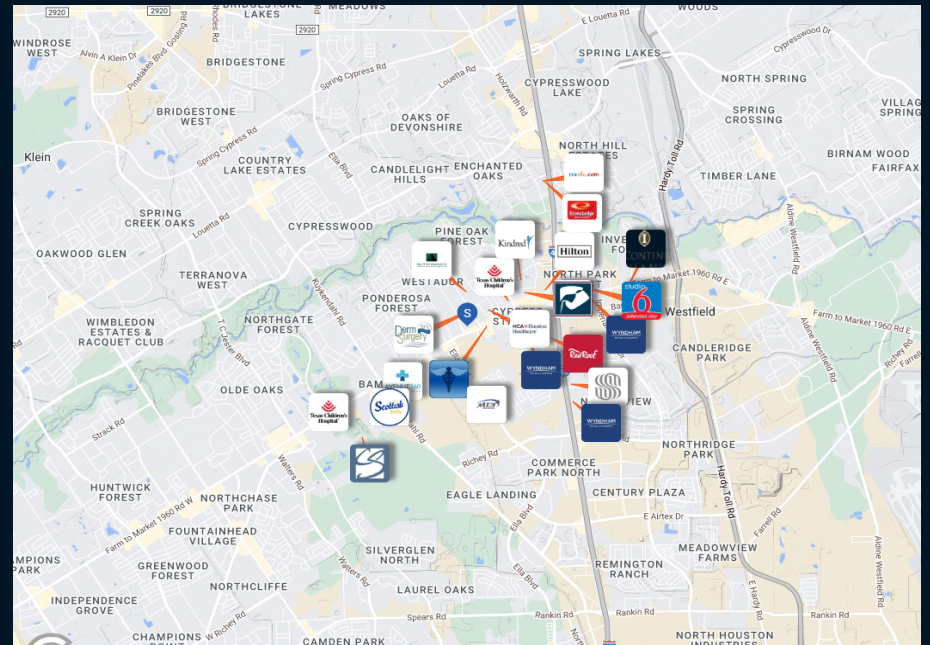
Attractive Market

- - FM 1960 area has almost 3% population growth
- The surrounding areas affordability, available land and housing, and great school districts, are the driving forces for migration from central Houston and other parts of the country.
- FM 1960 has over 60,000 cars/day and has capacity to see an increase, as the area continues to grow.
- The property is surrounded by national retailers and major medical facilities, driving more medical and medical service tenants to the area.

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	7
NET RENTABLE AREA (SF)	52,667
LAND SF	193,602
LAND ACRES	4.45
YEAR BUILT	1984
YEAR RENOVATED	2021
# OF PARCELS	2
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	250+
PARKING RATIO	Over 5/1000
TYPICAL FLOOR SF	26,334
CORE FACTOR	20%
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	N
CEILING HEIGHT	10





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Over 4 AC of expansive land



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Windowed Entry



Landscaped Atrium

03 Rent Roll

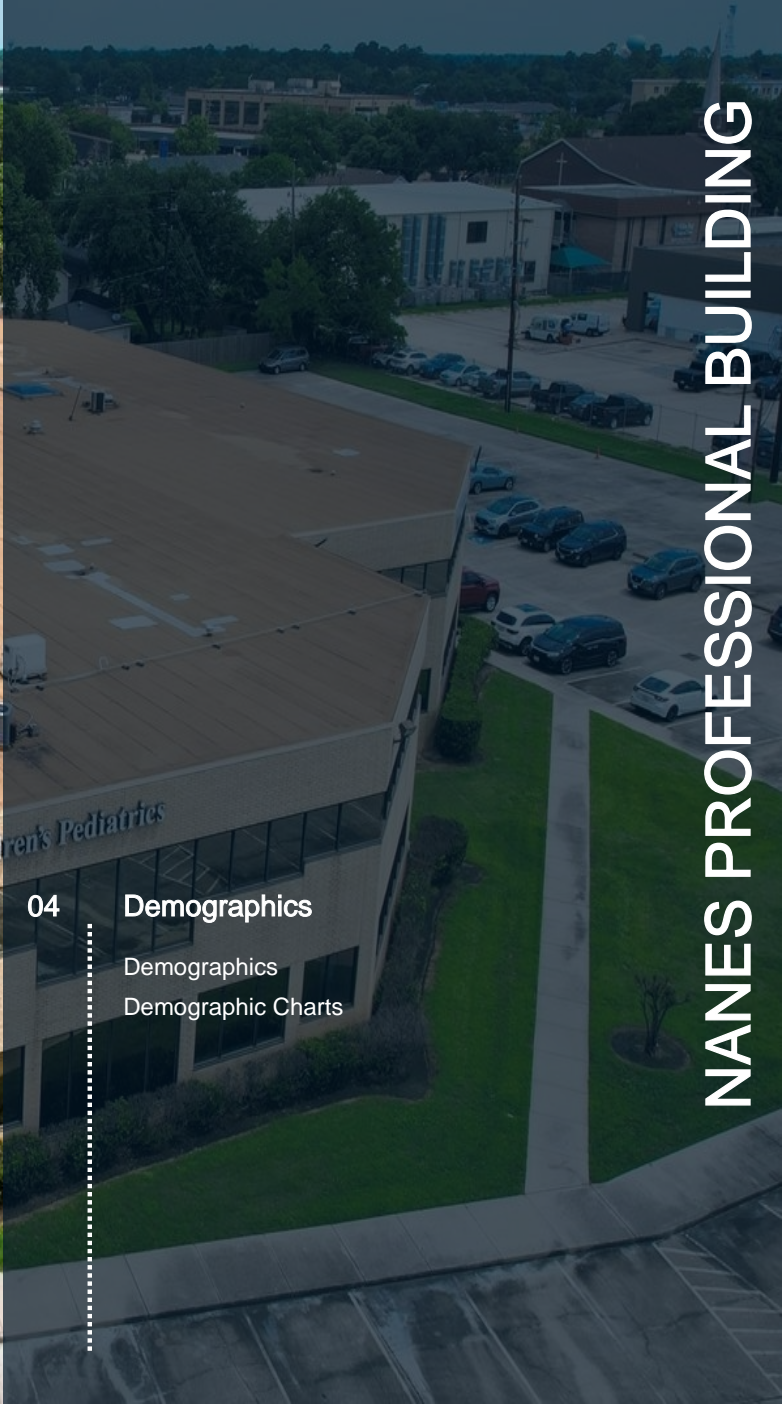
Rent Roll_Nanes

03

Rent Roll

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	LOC Amount/ Bank Guarantee	
17030 - NANES PROFESSIONAL BUILDING,HOUSTON															
Current Leases															
17030	103	Occupied	Office	7,411.00	06/01/2012	06/30/2029	205	9,547.84	1.29	114,574.08	15.46	0.00	0.00	0.00	0.00
17030	104, 107C	Occupied	Office	1,354.00	06/05/2023	06/30/2026	37	1,579.67	1.17	18,956.04	14.00	0.00	0.00		0.00
17030	109	Occupied	Office	2,308.00	06/01/2023	08/31/2026	39	2,692.67	1.17	32,312.04	14.00	0.00	0.00		0.00
17030	110	Occupied	Office	1,142.00	08/06/2023	11/30/2026	40	1,332.33	1.17	15,987.96	14.00	0.00	0.00		0.00
17030	201	Occupied	Office	2,085.00	06/01/2013	03/31/2025	142	1,650.00	0.79	19,800.00	9.50	0.00	0.00	0.00	0.00
17030	207	Occupied	Office	1,763.00	11/01/2011		0	2,497.58	1.42	29,970.96	17.00	0.00	0.00	0.00	0.00
17030	209	Occupied	Office	1,198.00	11/01/2021		0	1,397.67	1.17	16,772.04	14.00	0.00	0.00		0.00
17030	212	Occupied	Office	1,147.00	06/01/2010	12/31/2024	175	1,242.58	1.08	14,910.96	13.00	0.00	0.00	0.00	0.00
17030	101	VACANT		420.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	103A	VACANT		150.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	105	VACANT		1,583.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	105B	VACANT		3,551.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	106	VACANT		944.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	107B	VACANT		201.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	107D	VACANT		201.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	107G	VACANT		202.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	107H	VACANT		459.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	107I	VACANT		125.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	108	VACANT		3,074.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	111	VACANT		3,306.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	203	VACANT		1,980.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	204	VACANT		4,124.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	205	VACANT		1,308.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	206	VACANT		3,740.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	208	VACANT		1,900.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	210	VACANT		1,066.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	211	VACANT		2,415.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	214	VACANT		3,510.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17030	ROOF1	VACANT		0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current				52,667.00				21,940.34	0.42	263,284.08	5.00	0.00	0.00	9,095.17	0.00





04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,869	68,818	176,132
2010 Population	15,636	94,701	248,875
2023 Population	18,665	118,941	314,673
2028 Population	18,702	120,723	323,035
2023 African American	10,016	44,084	97,106
2023 American Indian	197	1,672	4,350
2023 Asian	456	6,141	20,979
2023 Hispanic	5,387	43,441	122,543
2023 Other Race	2,407	20,713	58,977
2023 White	3,260	29,347	86,029
2023 Multiracial	2,289	16,821	46,693
2023-2028: Population: Growth Rate	0.20 %	1.50 %	2.65 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,038	4,039	9,805
\$15,000-\$24,999	680	3,805	8,474
\$25,000-\$34,999	1,016	4,897	10,359
\$35,000-\$49,999	1,135	6,073	14,387
\$50,000-\$74,999	1,699	7,744	19,111
\$75,000-\$99,999	538	4,590	13,296
\$100,000-\$149,999	742	5,662	16,761
\$150,000-\$199,999	324	2,872	8,281
\$200,000 or greater	160	2,764	7,331
Median HH Income	\$46,542	\$55,803	\$61,882
Average HH Income	\$63,941	\$85,262	\$90,468

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,090	29,423	69,202
2010 Total Households	6,620	34,840	85,843
2023 Total Households	7,331	42,447	107,804
2028 Total Households	7,376	43,308	111,423
2023 Average Household Size	2.51	2.78	2.91
2000 Owner Occupied Housing	1,970	12,134	36,440
2000 Renter Occupied Housing	3,646	15,380	28,601
2023 Owner Occupied Housing	2,158	19,329	58,793
2023 Renter Occupied Housing	5,173	23,118	49,011
2023 Vacant Housing	1,107	4,872	9,313
2023 Total Housing	8,438	47,319	117,117
2028 Owner Occupied Housing	2,258	20,201	61,404
2028 Renter Occupied Housing	5,118	23,107	50,020
2028 Vacant Housing	1,130	4,918	9,291
2028 Total Housing	8,506	48,226	120,714
2023-2028: Households: Growth Rate	0.60 %	2.00 %	3.30 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,562	10,069	25,975
2023 Population Age 35-39	1,386	8,963	23,671
2023 Population Age 40-44	1,204	8,040	21,721
2023 Population Age 45-49	986	6,785	18,465
2023 Population Age 50-54	897	6,396	17,456
2023 Population Age 55-59	802	5,926	16,259
2023 Population Age 60-64	791	5,828	16,024
2023 Population Age 65-69	654	4,772	13,380
2023 Population Age 70-74	577	3,745	10,175
2023 Population Age 75-79	399	2,454	6,300
2023 Population Age 80-84	274	1,377	3,228
2023 Population Age 85+	302	1,180	2,478
2023 Population Age 18+	14,215	88,663	232,105
2023 Median Age	32	33	33

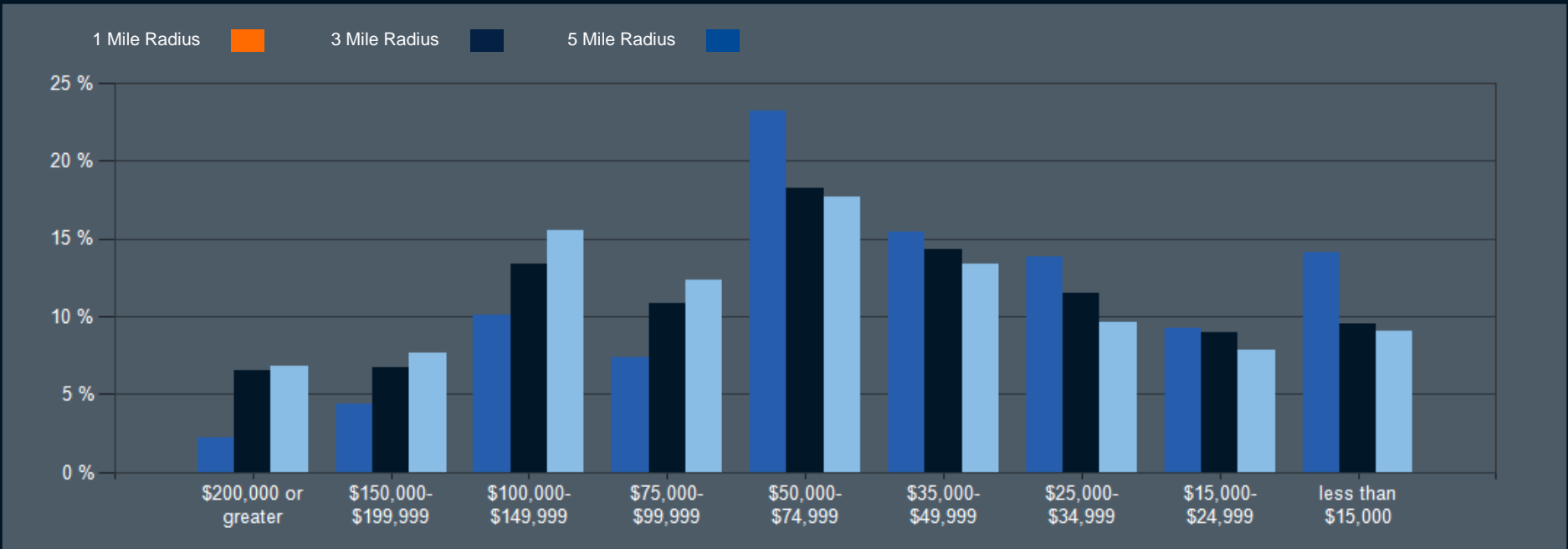
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,075	\$51,104	\$56,235
Average Household Income 25-34	\$57,776	\$73,407	\$79,808
Median Household Income 35-44	\$52,330	\$62,314	\$72,004
Average Household Income 35-44	\$69,509	\$93,154	\$98,360
Median Household Income 45-54	\$53,118	\$68,130	\$78,681
Average Household Income 45-54	\$74,098	\$100,266	\$106,773
Median Household Income 55-64	\$52,377	\$66,417	\$72,832
Average Household Income 55-64	\$73,392	\$100,274	\$103,554
Median Household Income 65-74	\$41,885	\$56,089	\$55,937
Average Household Income 65-74	\$67,276	\$85,048	\$83,623
Average Household Income 75+	\$57,731	\$65,620	\$62,606

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,550	10,233	28,119
2028 Population Age 35-39	1,291	9,714	26,592
2028 Population Age 40-44	1,172	8,162	22,368
2028 Population Age 45-49	1,063	7,210	19,696
2028 Population Age 50-54	902	6,084	16,651
2028 Population Age 55-59	798	5,614	15,331
2028 Population Age 60-64	718	5,083	13,912
2028 Population Age 65-69	679	4,896	13,495
2028 Population Age 70-74	545	3,862	10,901
2028 Population Age 75-79	433	2,908	7,870
2028 Population Age 80-84	329	1,844	4,596
2028 Population Age 85+	321	1,390	3,051
2028 Population Age 18+	14,325	90,334	238,383
2028 Median Age	32	33	34

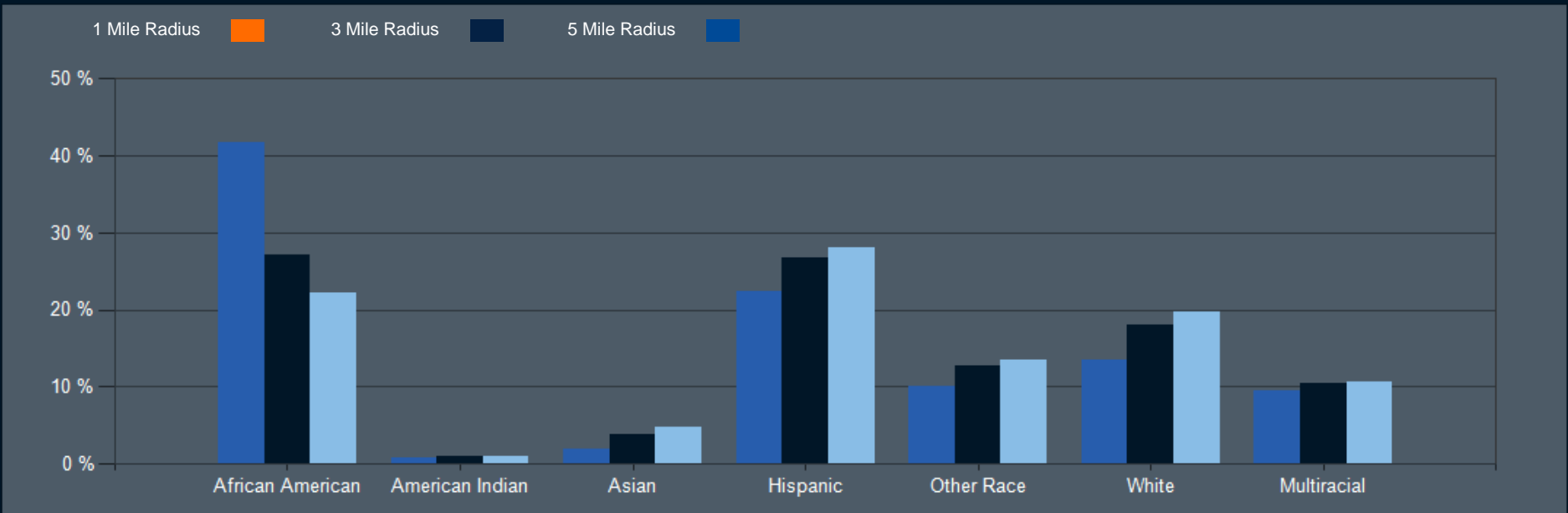
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,422	\$55,619	\$64,197
Average Household Income 25-34	\$64,505	\$83,012	\$91,975
Median Household Income 35-44	\$55,355	\$73,763	\$83,913
Average Household Income 35-44	\$77,797	\$108,533	\$114,148
Median Household Income 45-54	\$57,168	\$77,997	\$88,953
Average Household Income 45-54	\$84,292	\$113,203	\$120,589
Median Household Income 55-64	\$55,593	\$75,506	\$82,170
Average Household Income 55-64	\$81,299	\$111,936	\$116,498
Median Household Income 65-74	\$49,062	\$64,323	\$63,424
Average Household Income 65-74	\$78,282	\$99,170	\$97,962
Average Household Income 75+	\$67,678	\$80,021	\$74,109



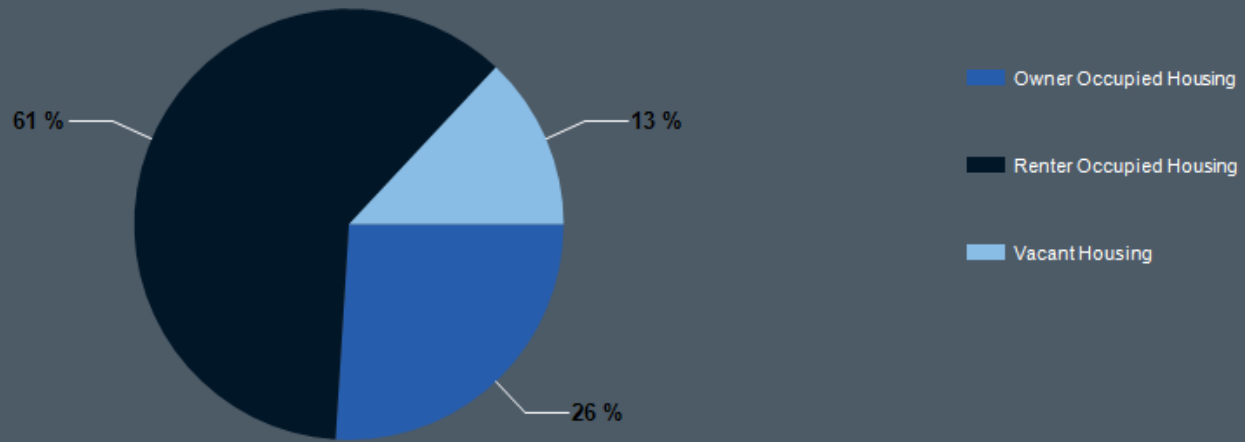
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

