



**EXCLUSIVE
OFFERING**



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01

SUMMARY



SUMMARY

18003 Lago Forest Drive in the city of Atascocita is a single-story Class C Commercial/EDU property totaling 10,000 BSF and situated on a 1.25-acre lot. The building construction is of brick-and-joist and development was completed in 2014. The property consists of single-story educational space, with one tenant occupying 100% of the building's square footage.

One key aspect of this property's appeal for investors lies in its flexible tenant management options. The current occupant operates under a commercial lease but remains in chronic default, routinely failing to remit full rent payments on time, which affords the landlord immediate grounds for eviction without protracted legal hurdles. This positions a prospective buyer to swiftly reclaim possession and either negotiate adherence to the existing lease—whose terms are exceptionally landlord-friendly—or pursue alternative tenancies. Should a stronger creditworthy lessee express interest in occupying the building, the defaulting tenant can be terminated with just 30 days' notice, minimizing vacancy risks and enabling seamless transitions to more stable, revenue-optimizing arrangements. This structure not only mitigates downside exposure but also unlocks significant upside potential for value-add strategies.

The area surrounding 18003 Lago Forest Dr in Atascocita, TX, boasts affluent upper-middle-class financial demographics, with a median household income of \$116,658—53% above the Texas average—and an average household income of \$133,667, alongside a per capita income of \$45,727. Poverty rates remain low at 7.2% overall (versus 17.2% statewide), reflecting economic stability and minimal distress, particularly among families with a median income of \$129,861. Employment is robust, with a 71.5% labor force participation rate and just 4.4% unemployment, driven by diverse sectors like education (15.8%), transportation (10.1%), manufacturing (10.1%), and healthcare (9.7%), all contributing to a resilient suburban Houston community ideal for investors seeking low-risk, high-yield opportunities.

Atascocita is one of the fastest growing suburban markets in the Houston MSA, Will Clayton Parkway is one of the main traffic corridors for the area and the site is located on the “going to work” side of the road near an elementary school. This asset presents an excellent opportunity for a cash flow investor with a high initial yield and periodic increases in the base term, while still being in a phenomenal market with solid growth potential.

02

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

18003 LAGO FOREST DRIVE



APN

137-524-001-0003



ZONING

GENERAL COMMERCIAL



BUILDING

10,000 GLA



SITE

1,259 ACRES



PARKING

40 SURFACE SPACES 4.4/1,000



TRAFFIC COUNT

14,996 VPD



TENANCY

SINGLE



CONSTRUCTION

REINFORCED CONCRETE



YEAR BUILT

2014



STORIES

1



CLASS

C

03

FINANCIAL SUMMARY



PROPERTY SUMMARY

ASKING PRICE	\$4,000,000
CAP RATE	7.46%
\$/SF BUILDING	\$400.00
OCCUPANCY	100%
GENERAL VACANCY LOSS	\$0.00
EFFECTIVE NET REVENUE	\$298,499

BUILDING BREAKDOWN

TOTAL GLA	10,000
TOTAL OCCUPIED GLA	100%
TOTAL VACANCY GLA	0%
LAND AREA SF AC	54,872 1.25

OWNERSHIP

FEE SIMPLE	
IMPROVEMENT VALUE	\$1,407,862
LAND VALUE	\$246,924

BUILDING & ZONING

ZONING	GENERAL COMM.
APN (HARRIS COUNTY)	137-524-001-0003
YEAR BUILT/RENOVATED	2014
PARKING	40 SURFACE 4.4/1,000
TRAFFIC COUNT	17,015 VDP
WALK SCORE	14 (CAR DEP.)
CLASS	C

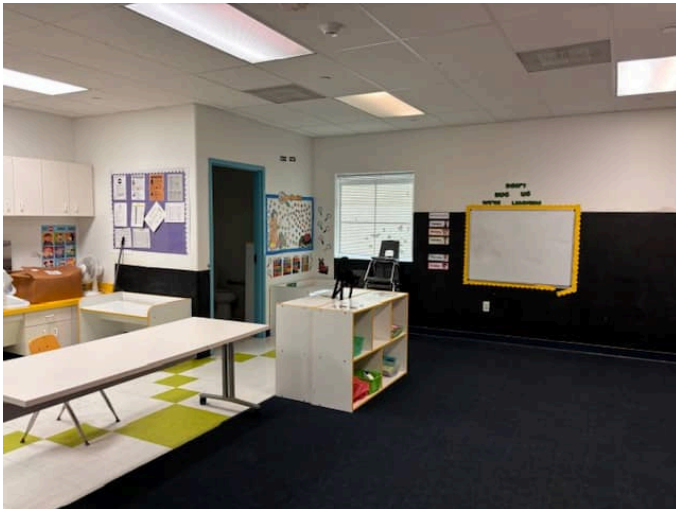
RENT ROLL

SUITE	TENANT NAME	SQ. FT	% OF PROPERTY	CURRENT BASE RENT	ANNUAL BASE RENT	MONTHLY RATE PSF	CAM CHARGES	OTHER CHARGES	LEASE START	LEASE STOP	LEASE TYPE
18003	ALL-STAR KIDS CENTER	10,000	100.00%	\$24,874.89	\$298,498.69	\$2.49	\$4,345.00	\$0.00	01/01/19	1/1/29	NNN
TOTALS		10,000	100,00%	\$24,874.8	\$298,498.69						
OCCUPIED		100%									
VACANT		0%									

[1] It was disclosed that the tenant is currently delinquent and owes an unknown amount in bank rent

[2] Public records pulled from First American Title indicates the building footage is 9,604 sf, which conflicts with ownerships rent roll.

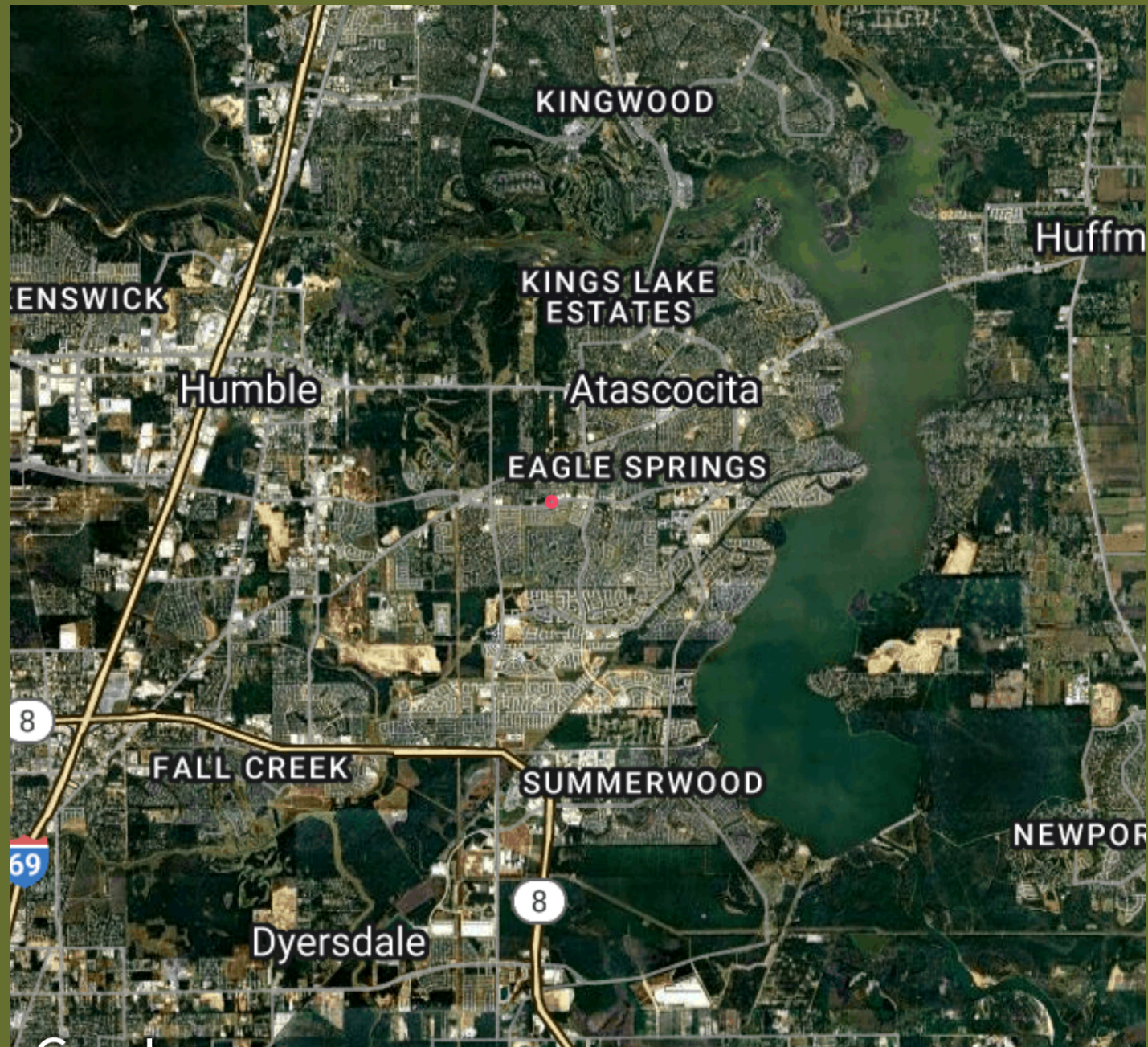
[3] Improvement & Land Values are based upon 2025 tax information.



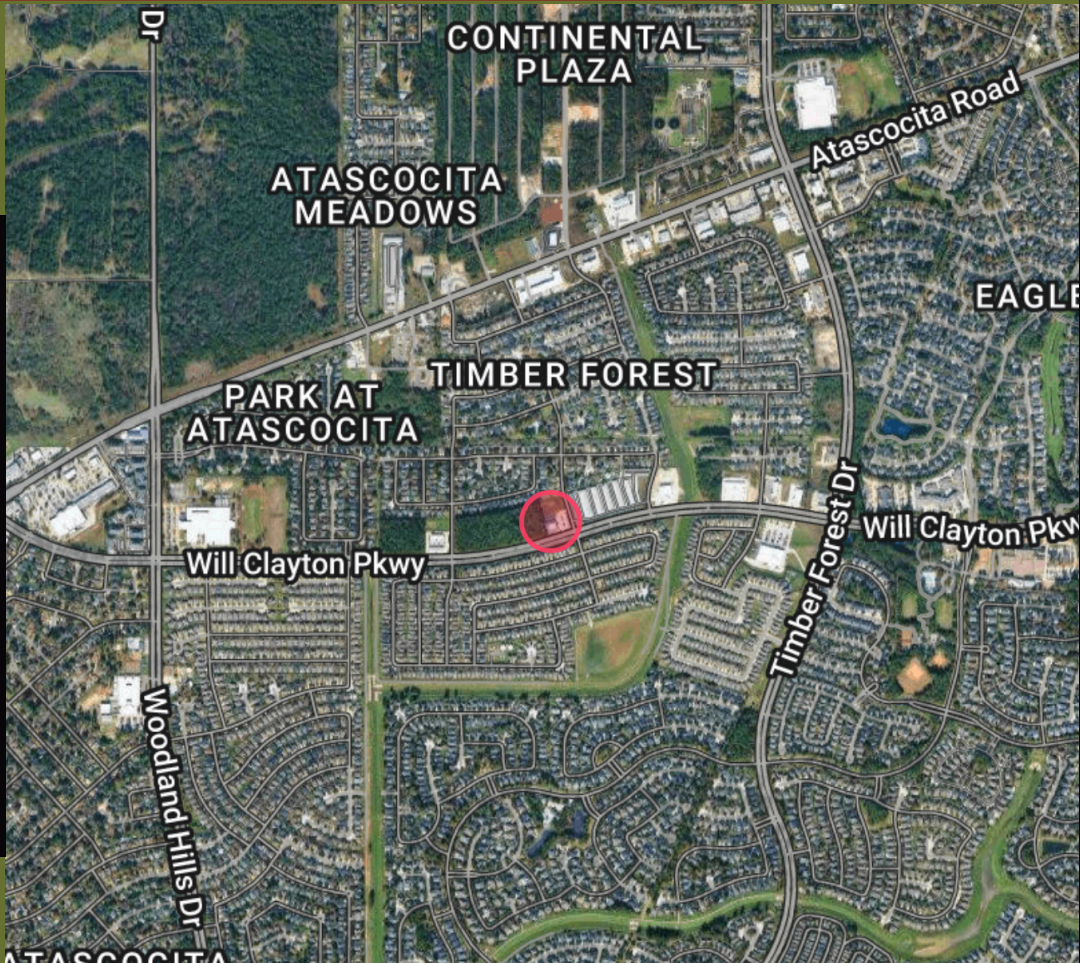
04

LOCATION (MAP)

LOCATION (MAP)



LOCATION (MAPS)



LOCATION (MAPS)

