

OFFERED
FOR SALE

HARRIS PROFESSIONAL PAVILION

4600 Fairmont Pkwy, Pasadena (Houston), Texas 77504



**Subject
Property**

LISTED BY:

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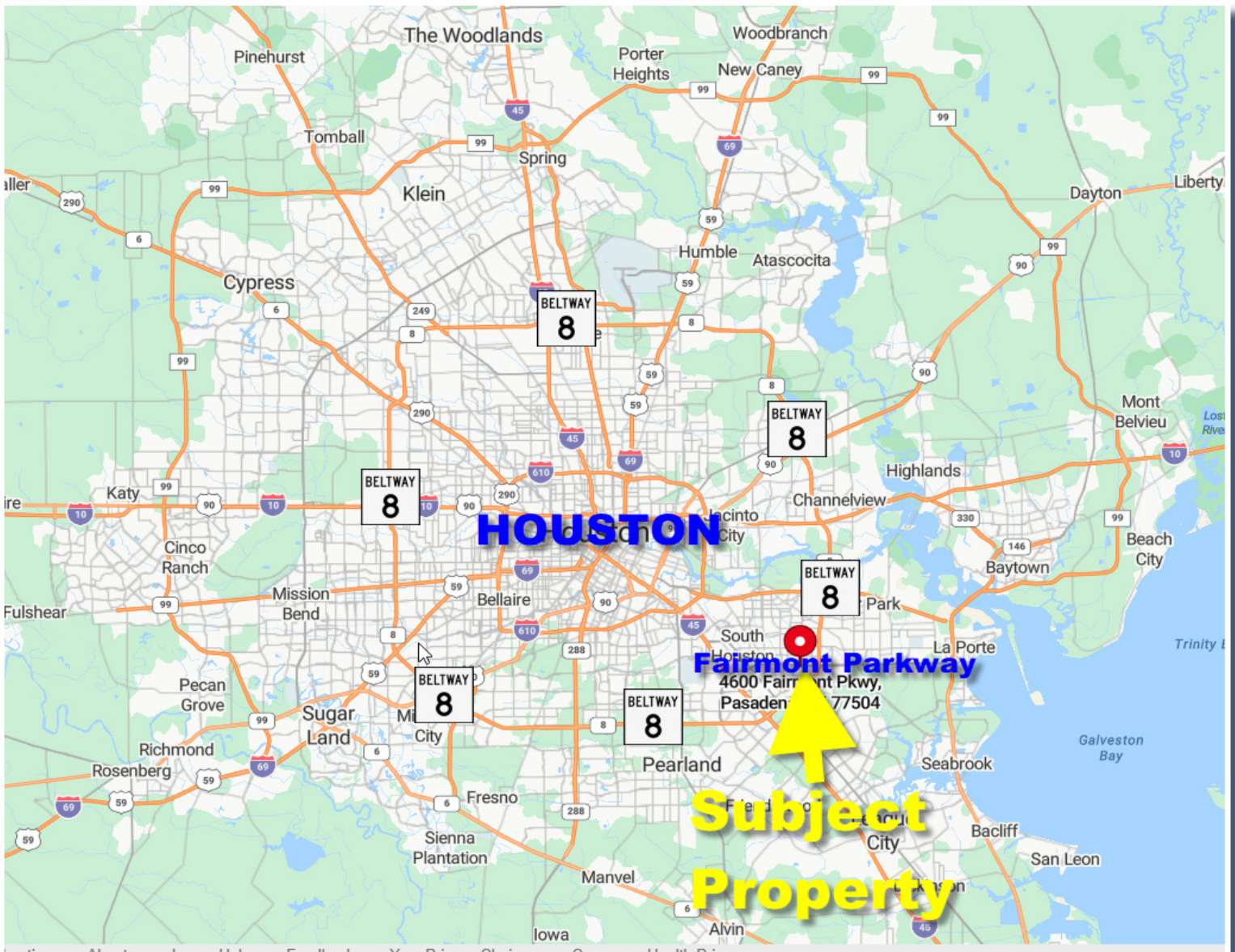
**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**







LOCATION MAPS



AERIAL MAP



OFFERING SUMMARY



Price: \$4,273,000

CAP: 7.00% CAP

PROFORMA CAP: 7.75% CAP

Year Built: 2000

GLA: 17,636 SF

Price/SF: \$242

Occupancy: 89.80%

Lot Size: 1.13 Acres



RENT ROLL

TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	ORIGINAL LEASE DATE	CURRENT LEASE EXPIRATION	OPTIONS/ INCREASES
Advanced Dental Associates Suite #100	4,409	\$90,384	\$19.50	8/1/2018	11/1/2028	2-5 Year Options at Market Rent
Success on the Spectrum (SOS) Suite #107	4,409	\$81,510	\$18.50	6/20/2022	8/31/2026	Rent Increase in August, 2025 to \$19 PSF, No Options
HCA Health-care: Women's Associates (OBGYN) Suite #200	4,409	\$96,998	\$22.00	11/1/2009	11/30/2024*	2 Year Lease Renewal Pending, Rent Increase in December of 2025 to \$23 PSF
ProActive Physical Therapy Suite #205	2,610	\$50,895	\$19.50	6/4/2003	2/28/2026	Rent Increase in March of 2025 to \$20 PSF
Vacant Suite #205B	1,799	\$0	\$0	N/A	N/A	N/A
SUBTOTAL	17,636	\$319,788				

INVESTMENT HIGHLIGHTS

- Sought after medical office opportunity in Houston, Texas. Harris Professional Pavilion fronts Fairmont Parkway with daily traffic count exceeding 23,500 cars.
- Established tenant mix includes: Advanced Dental Associate, Proactive Physical Therapy Centers, HCA Healthcare (Women's Associates OBGYN), and Success on the Spectrum
- Dense infill Houston, Texas location. The population in a one mile radius exceeds 15,600 people, with an average income of \$79,000.
- Triple net lease leases with rent increases in primary terms and options
- Upside to lease remaining 1,800 sf vacancy
- Attractively priced at \$242 per square foot



FINANCIAL SUMMARY

CURRENT INCOME



INCOME

Base Rent	\$319,787
Reimbursements	\$185,300
Gross Income	\$505,115

EXPENSES

Taxes	\$84,469
Insurance	\$25,400
CAM	\$82,813
Management	\$13,948
Total Expenses	\$206,000
Net Operating Income:	\$299,115

FINANCIAL SUMMARY

PROFORMA INCOME

INCOME

Base Rent	\$359,276*
Reimbursements	\$206,000
Gross Income	\$565,276

EXPENSES

Taxes	\$84,469
Insurance	\$25,400
CAM	\$82,813
Management	\$13,948
Total Expenses	\$206,000
5% Vacancy	\$28,263
Net Operating Income:	\$331,013

*Assumes leasing existing vacancy at \$18/psf and current tenant rent increases in 2025



AERIAL MAP



LOCATION MAPS

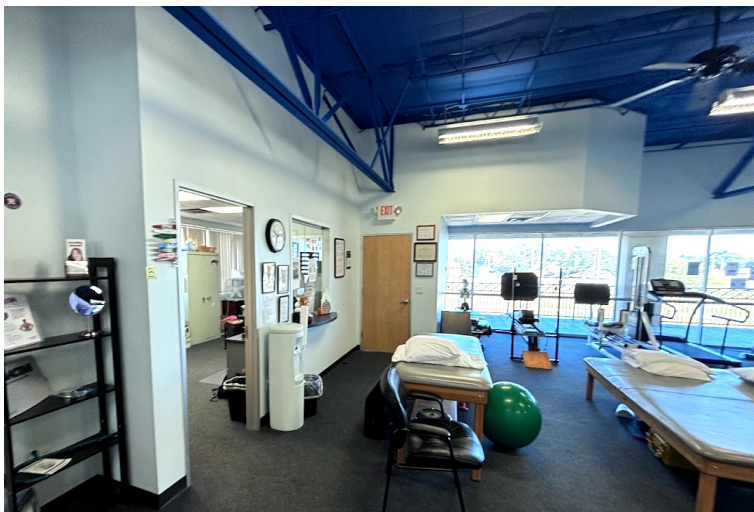


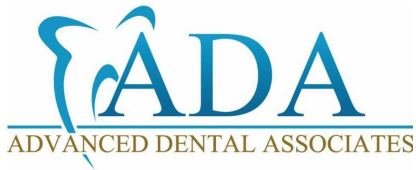
**PROACTIVE
PHYSICAL THERAPY
CENTERS**

NAME:	ProActive Physical Therapy Centers
SUITE #	120
SQUARE FOOTAGE	2,610
RENT PSF	\$19.50
LEASE START	6/4/2003
CURRENT EXPIRATION	2/28/2026
INCREASES	3/2025- \$20.00
OPTIONS	No Options

ProActive Physical Therapy Centers was founded in March of 2000. It operates three Houston metro locations: Pearland, Clearlake, and Pasadena.

Welcome to ProActive Physical Therapy Centers, your trusted destination for expert physical therapy care and rehabilitation services. At our clinics, we are dedicated to helping you regain your mobility, alleviate pain, and achieve your highest level of physical function. Whether you're recovering from an injury, surgery, or seeking proactive care to enhance your overall well-being, our team of highly skilled and compassionate physical therapists is here to guide you on your journey to recovery.





NAME:	Advanced Dental Associates
SUITE #	100
SQUARE FOOTAGE	4,409
RENT PSF	\$19.50
LEASE START	8/1/2018
CURRENT EXPIRATION	11/1/2028
INCREASES	Market Options
OPTIONS	2-Five Year Options at Market Rent

We are a dental practice devoted to restoring and enhancing the natural beauty of your smile using conservative, state-of-the-art procedures that will result in beautiful, long lasting smiles!

A standard of excellence in personalized dental care enables us to provide the quality dental services our patients deserve. We provide comprehensive treatment planning and use restorative and cosmetic dentistry to achieve your optimal dental health. Should a dental emergency occur, we make every effort to see and care for you as soon as possible.





NAME: HCA Healthcare
Women's
Associates OBGYN

SUITE # 200

SQUARE
FOOTAGE 4,409

RENT PSF \$22.00

COM-
MENCE-
MENT 11/1/2009

EXPIRATION 11/30/2024*

INCREASES 12/1/2025-*\$23.00

OPTIONS None

* 2 Year Lease Renewal Pending

HCA Healthcare is dedicated to giving people a healthier tomorrow. As one of the nation's leading providers of healthcare services, HCA Healthcare is comprised of 186 hospitals and approximately 2,400 sites of care in 20 states and the United Kingdom.

Women's Associates OBGYN provides a full range of women's health services, including: Infertility and primary care, Pre-conceptual counseling, Prenatal care, Gynecology, Infertility, Urinary incontinence, 3D Ultrasound, Minimally Invasive Gynecologic Surgery, Robotic Surgery, Laparoscopic Hysterectomy, Operative Hysteroscopy, Endometrial Ablation, Trans-Obturator Sub-Urethral Sling, Essure® Hysteroscopic Sterilization, Bio-Identical Hormone Replacement Therapy for Women, and Surgical Procedures





NAME: Shaping to
Success- Success on
the Spectrum

SUITE #	107
SQUARE FOOTAGE	4,409
RENT PSF	\$18.50
COM-MENCE-MENT	6/20/2022
EXPIRATION	8/31/2026
INCREASES	8/2025 - \$19.00
OPTIONS	None

Success On The Spectrum was founded in Houston, Texas in 2015. In 2018, Success On The Spectrum became the first Autism Treatment Franchise in the US. Success On The Spectrum was awarded as the Top ABA Service Provider in 2024 by Healthcare business Review.

SOS offers ABA therapy, Speech Therapy, and Occupational therapy to children with Autism. SOS combines the most effective methods of science, a fun environment, community outings, safety, and high parent involvement to help our clients make the most progress possible.

We give one-on-one instruction to children who are not currently learning like their peers. We teach children HOW to learn, then gradually reduce or eliminate the individualized support.



Demographic Summary Report

Harris Professional Pavilion

4600 Fairmont Pky, Pasadena, TX 77504

Building Type: **Class B Office** Total Available: **1,800 SF**
 Class: **B** % Leased: **89.79%**
 RBA: **17,636 SF** Rent/SF/Yr: **\$18.00**
 Typical Floor: **8,681 SF**



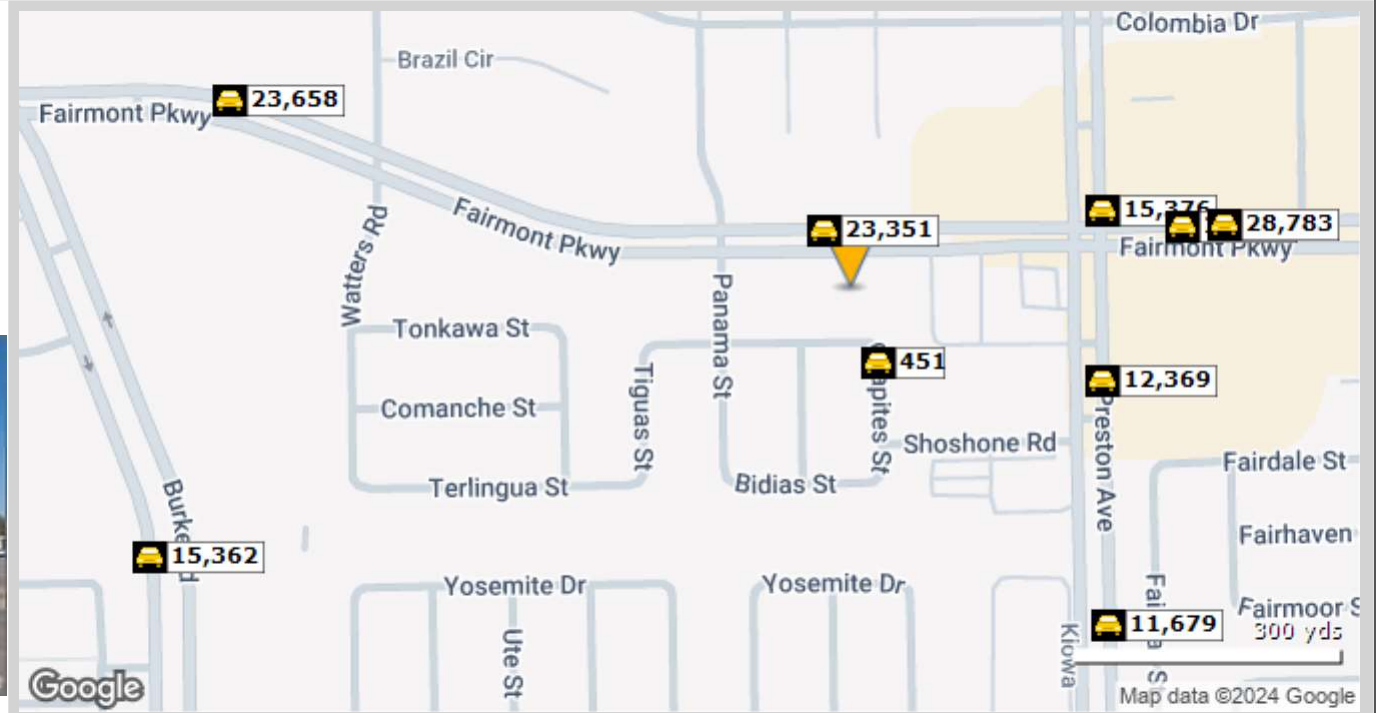
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	15,955	109,353	302,274
2024 Estimate	15,692	107,005	296,175
2020 Census	16,071	106,700	297,436
2024 Population by Hispanic Origin			
2024 Population	8,755	72,687	194,080
White	7,352 46.85%	39,455 36.87%	104,004 35.12%
Black	728 4.64%	5,281 4.94%	20,685 6.98%
Am. Indian & Alaskan	183 1.17%	1,650 1.54%	4,539 1.53%
Asian	537 3.42%	3,001 2.80%	11,962 4.04%
Hawaiian & Pacific Island	7 0.04%	54 0.05%	165 0.06%
Other	6,884 43.87%	57,564 53.80%	154,820 52.27%
U.S. Armed Forces	0	18	151
Households			
2029 Projection	6,177	36,672	100,747
2024 Estimate	6,083	35,910	98,719
2020 Census	6,300	36,088	99,544
Owner Occupied	3,124 51.36%	18,706 52.09%	52,915 53.60%
Renter Occupied	2,959 48.64%	17,204 47.91%	45,805 46.40%
2024 Households by HH Income			
Income: <\$25,000	983 16.16%	7,349 20.47%	18,651 18.89%
Income: \$25,000 - \$50,000	1,617 26.58%	8,712 24.26%	22,882 23.18%
Income: \$50,000 - \$75,000	965 15.86%	6,233 17.36%	18,105 18.34%
Income: \$75,000 - \$100,000	797 13.10%	4,666 12.99%	13,171 13.34%
Income: \$100,000 - \$125,000	776 12.76%	2,895 8.06%	8,456 8.57%
Income: \$125,000 - \$150,000	267 4.39%	2,371 6.60%	6,103 6.18%
Income: \$150,000 - \$200,000	443 7.28%	2,340 6.52%	6,472 6.56%
Income: \$200,000+	235 3.86%	1,343 3.74%	4,879 4.94%
2024 Avg Household Income	\$79,193	\$75,157	\$79,359
2024 Med Household Income	\$59,767	\$56,669	\$60,172

Traffic Count Report

Harris Professional Pavilion

4600 Fairmont Pky, Pasadena, TX 77504

Building Type: **Class B Office**
 Class: **B**
 RBA: **17,636 SF**
 Typical Floor: **8,681 SF**
 Total Available: **1,800 SF**
 % Leased: **89.79%**
 Rent/SF/Yr: **\$18.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Fairmont Pkwy	Panama St	0.07 W	2022	23,351	MPSI	.04
2	Coapites St	Anacacho St	0.01 N	2022	451	MPSI	.05
3	Preston Ave	Fairmont Pkwy	0.01 S	2018	15,376	MPSI	.17
4	Preston Ave	Shoshone Rd	0.04 S	2022	12,369	MPSI	.17
5	Fairmont Parkway	Yuma Trl	0.05 E	2022	27,534	MPSI	.22
6	Fairmont Pkwy	Yuma Trl	0.05 E	2022	28,783	MPSI	.25
7	Preston Ave	Shoshone Rd	0.12 N	2022	11,679	MPSI	.27
8	Fairmont Pkwy	Watters Rd	0.10 SE	2022	23,466	MPSI	.42
9	Fairmont Pkwy	Watters Rd	0.10 SE	2021	23,658	MPSI	.42
10	Burke Rd	Burkeshire Ln	0.01 S	2022	15,362	MPSI	.48



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date