

OFFERING MEMORANDUM

NANES PROFESSIONAL BUILDING

17030 NANES DR, HOUSTON TX 77090

Nanes Professional Building

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01

Executive Summary

Investment Summary

NANES PROFESSIONAL BUILDING

OFFERING SUMMARY

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

FINANCIAL SUMMARY

PRICE	\$1,975,000
PRICE PSF	\$37.50

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	18,419	118,256	315,021
2026 Median HH Income	\$53,307	\$66,355	\$73,417
2026 Average HH Income	\$69,975	\$94,116	\$98,197



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 highgrowth area – schedule a viewing today!

Building Performance

- Unlock massive potential with this atrium-style medical office situated on 4.5 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 76% occupied vacant space 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.



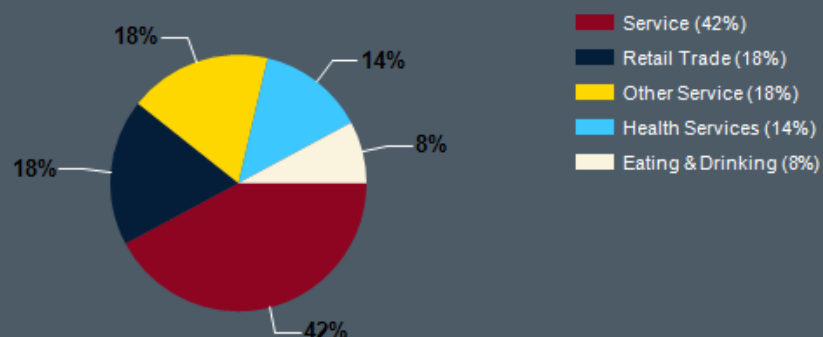
02

Location

Location Summary
Local Business Map
Aerial View Map

- - 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.
- 17030 Nanes Dr. is across the street from the HCA Houston Healthcare Northwest Medical Center, a full-service 423-bed acute care hospital. The NW med center has a Level II Trauma Center, Level III Neonatal Intensive Care Unit (NICU), an Accredited Chest Pain Center, and a certified Advanced Comprehensive Stroke Center. HCA is a ANCC Magnet®-recognized hospital for excellence in nursing. Other comprehensive services at this hospital and surrounding businesses include heart and vascular surgery, neurological care, orthopedic care, weight loss surgery and women's care.

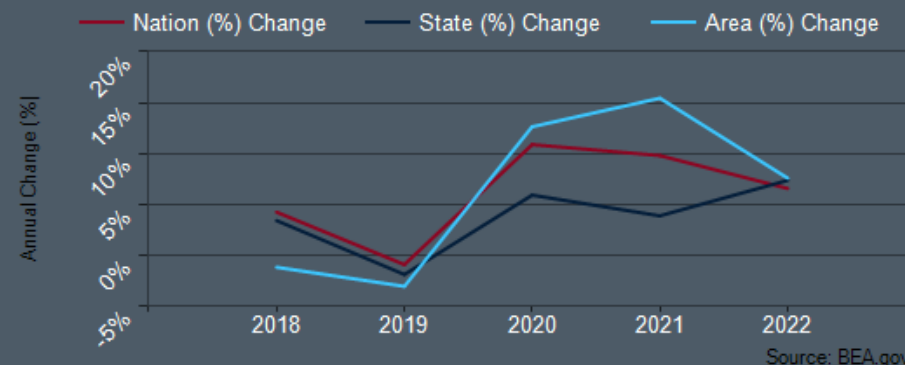
Major Industries by Employee Count

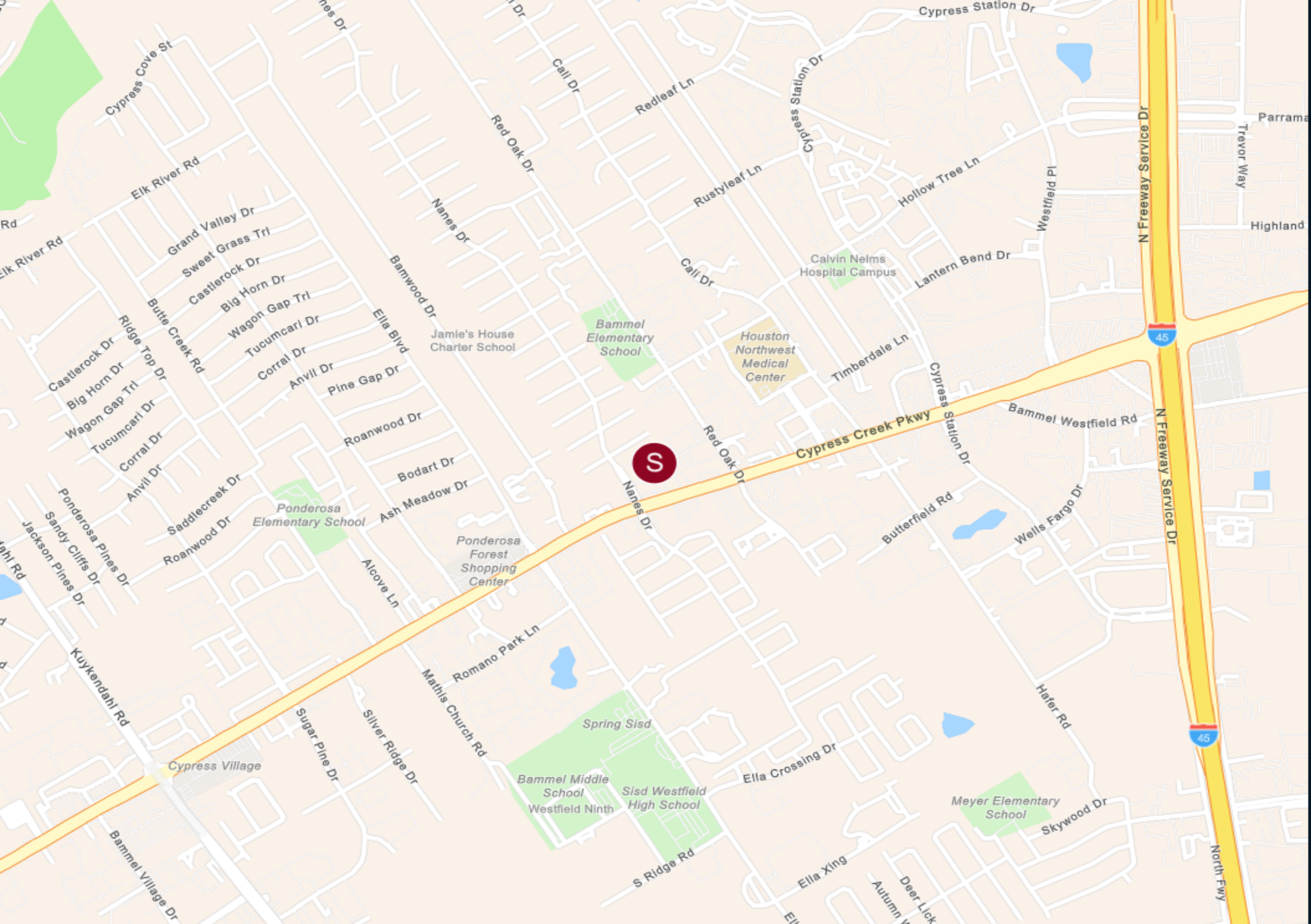


Largest Employers

Memorial Hermann Health System	31,969
City of Houston	22,000
The University of Texas MD Anderson Cancer Center	21,832
Amazon	21,000
Houston Methodist	19,975
Home Depot Retail & Distribution	5,350
Wood Group	2,800
Hewlett Packard Enterprise	2,800

Harris County GDP Trend









03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	5
NET RENTABLE AREA (SF)	52,667
LAND SF	193,602
LAND ACRES	4.45
YEAR BUILT	1984
YEAR RENOVATED	2021
# OF PARCELS	2
ZONING TYPE	N/A
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	253
PARKING RATIO	5+/1000
TYPICAL FLOOR SF	26,333
CORE FACTOR	20
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	1
CEILING HEIGHT	10













04

Rent Roll

Rent Roll - brochure

Rent Roll

Property: 17030 From Date: 01/01/2026 By Property

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	Security Deposit	LOC Amount/ Bank Guarantee
17030 - NANES PROFESSIONAL BUILDING,HOUSTON															
Current Leases															
17030	101	OCCUPIED	Office	420.00	01/01/2026	01/31/2031	61	0.00	0.00	0.00	0.00	0.00	0.00	551.50	0.00
17030	103	OCCUPIED	Office	7,411.00	06/01/2012	06/30/2029	205	8,862.32	1.20	106,347.84	14.35	0.00	0.00	0.00	0.00
17030	110	OCCUPIED	Office	1,142.00	08/06/2023	11/30/2026	40	1,427.50	1.25	17,130.00	15.00	0.00	0.00	1,427.50	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	212	OCCUPIED	Office	1,147.00	06/01/2010	12/31/2029	235	1,338.17	1.17	16,058.04	14.00	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	104	VACANT		1,195.00			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	107C	VACANT		159.00			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	109	VACANT		2,308.00			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	201	VACANT		2,085.00			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	209	VACANT		1,198.00			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				14,125.57	0.27	169,506.84	3.22	0.00	0.00	1,979.00	0.00
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent										



Property: 17030 From Date: 01/01/2026 By Property

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	Security Deposit	LOC Amount/ Bank Guarantee
Vacant	25	40,784.00	77.43	0.00	0.00										
Total	30	52,667.00		14,125.57	169,506.84										



05

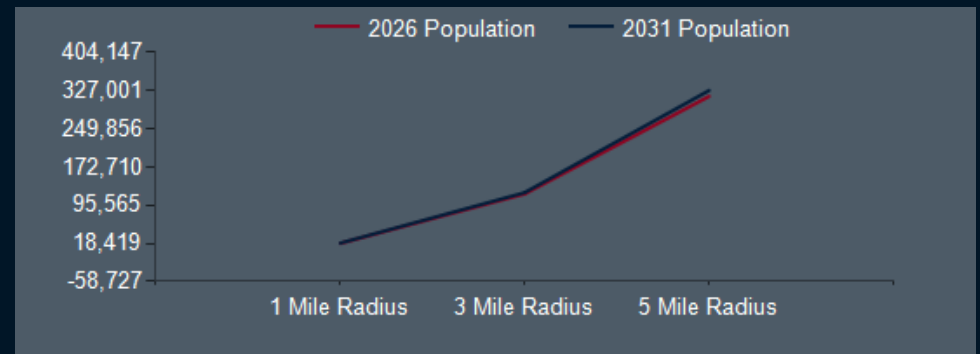
Demographics

General Demographics

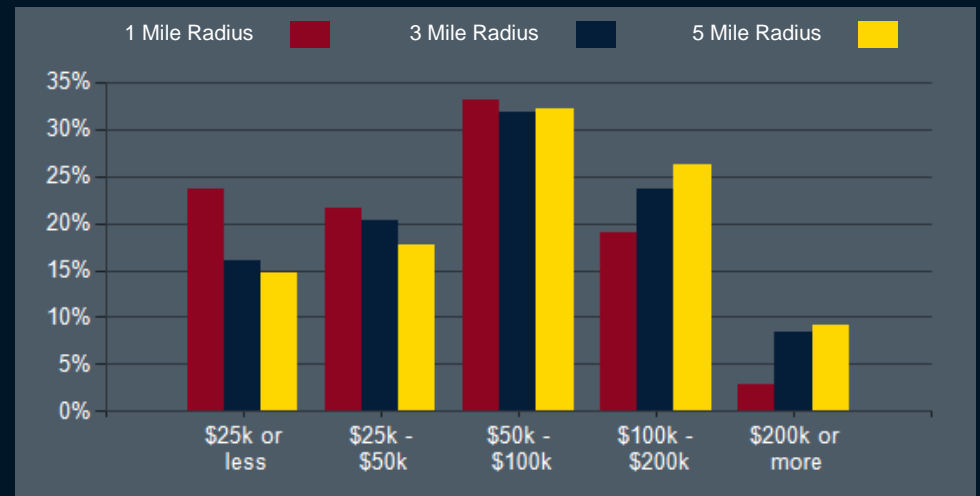
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,050	67,912	175,778
2010 Population	15,556	94,074	248,884
2026 Population	18,419	118,256	315,021
2031 Population	19,043	120,946	327,001
2026 African American	9,831	43,547	95,712
2026 American Indian	204	1,750	4,630
2026 Asian	418	5,815	19,836
2026 Hispanic	5,538	45,050	127,899
2026 Other Race	2,416	21,282	61,021
2026 White	3,155	28,326	84,736
2026 Multiracial	2,358	17,364	48,509
2026-2031: Population: Growth Rate	3.35%	2.25%	3.75%

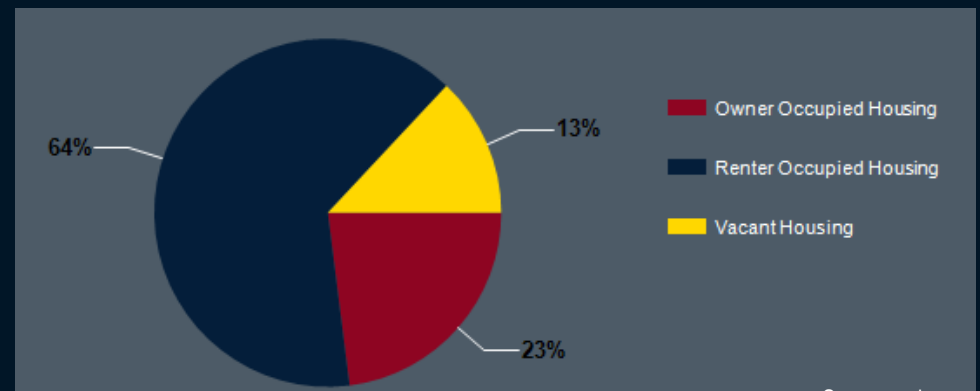
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	939	3,349	8,577
\$15,000-\$24,999	791	3,518	7,629
\$25,000-\$34,999	684	3,412	7,567
\$35,000-\$49,999	887	5,312	12,022
\$50,000-\$74,999	1,810	8,308	20,341
\$75,000-\$99,999	605	5,388	15,083
\$100,000-\$149,999	1,007	6,749	19,173
\$150,000-\$199,999	374	3,410	9,828
\$200,000 or greater	203	3,643	10,101
Median HH Income	\$53,307	\$66,355	\$73,417
Average HH Income	\$69,975	\$94,116	\$98,197



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

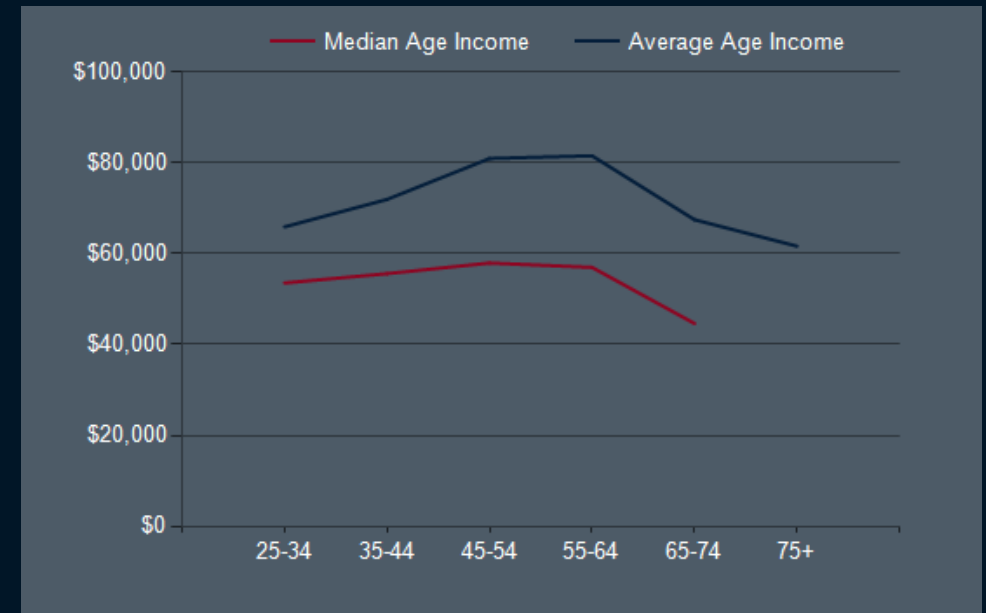
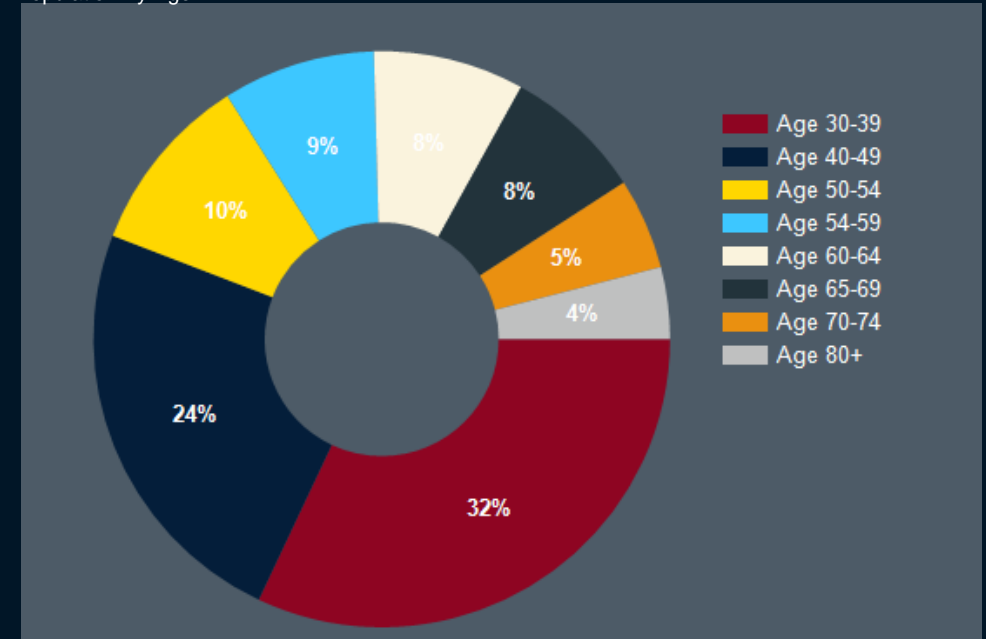


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,621	9,283	23,838
2026 Population Age 35-39	1,358	8,504	22,317
2026 Population Age 40-44	1,180	8,116	21,838
2026 Population Age 45-49	1,038	7,325	19,864
2026 Population Age 50-54	945	6,846	19,059
2026 Population Age 55-59	796	5,904	16,292
2026 Population Age 60-64	788	5,376	15,448
2026 Population Age 65-69	727	5,005	13,984
2026 Population Age 70-74	477	3,600	10,540
2026 Population Age 75-79	375	2,657	7,236
2026 Population Age 80-84	220	1,585	4,257
2026 Population Age 85+	244	1,146	2,829
2026 Population Age 18+	13,717	88,164	236,042
2026 Median Age	32	33	34
2031 Median Age	32	34	35

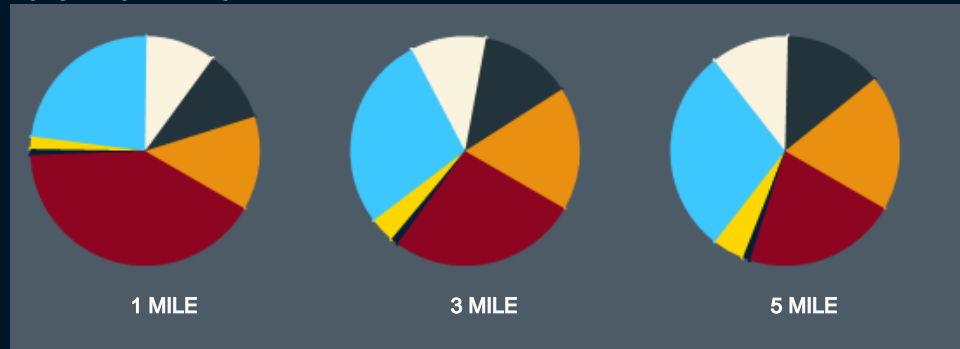
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,573	\$61,894	\$67,862
Average Household Income 25-34	\$65,922	\$85,316	\$89,183
Median Household Income 35-44	\$55,617	\$71,485	\$79,715
Average Household Income 35-44	\$71,969	\$101,426	\$105,265
Median Household Income 45-54	\$57,961	\$78,720	\$87,496
Average Household Income 45-54	\$80,984	\$107,181	\$112,533
Median Household Income 55-64	\$56,988	\$78,065	\$84,064
Average Household Income 55-64	\$81,576	\$108,472	\$111,134
Median Household Income 65-74	\$44,628	\$62,710	\$65,093
Average Household Income 65-74	\$67,494	\$89,491	\$90,771
Average Household Income 75+	\$61,665	\$72,448	\$71,916

Population By Age



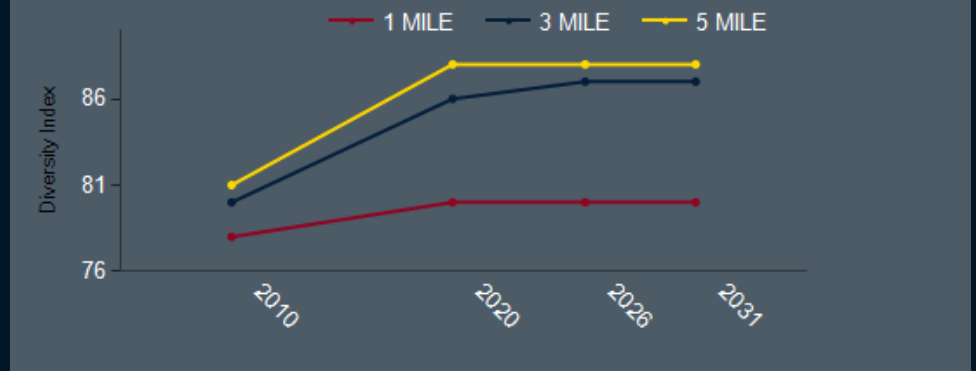
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	80	87	89
Diversity Index (current year)	80	87	88
Diversity Index (2020)	80	86	88
Diversity Index (2010)	78	81	81

POPULATION BY RACE



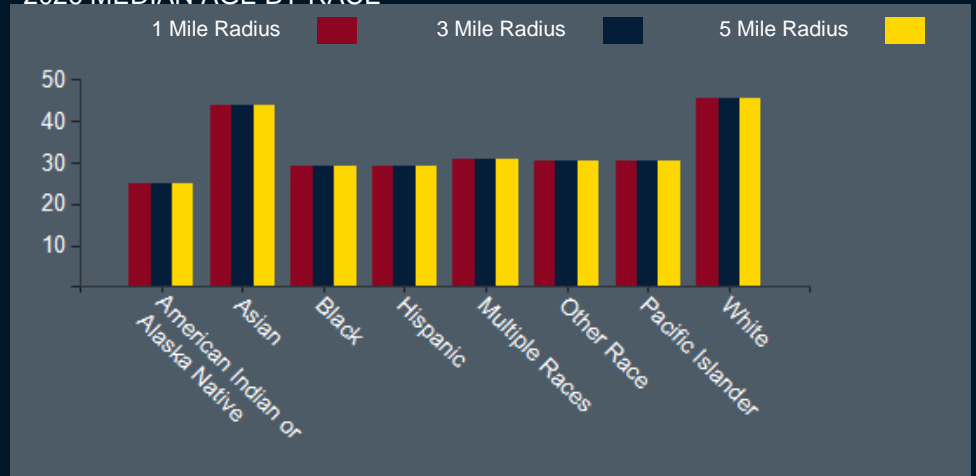
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	41%	27%	22%
American Indian	1%	1%	1%
Asian	2%	4%	4%
Hispanic	23%	28%	29%
Multiracial	10%	11%	11%
Other Race	10%	13%	14%
White	13%	17%	19%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	25	29	30
Median Asian Age	44	42	41
Median Black Age	29	31	32
Median Hispanic Age	29	29	29
Median Multiple Races Age	31	31	31
Median Other Race Age	30	29	30
Median Pacific Islander Age	30	27	30
Median White Age	46	43	42

2026 MEDIAN AGE BY RACE



Nanes Professional Building

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