

# 4440 FM 2351

FRIENDSWOOD, TX  
Investment Opportunity



## SUMMARY


<b>Price:</b>	\$2,600,000
<b>Lot Size:</b>	39,117 SF (Approx.)
<b>Building Size:</b>	8,025 SF (Approx.)
<b>Parcel ID:</b>	150-269-001-0001
<b>Year Built:</b>	2020
<b>Zoning:</b>	I (Industrial)

## PROPERTY OVERVIEW

The subject property is an 8,025 sq. ft. modern office building located at 4440 FM 2351 in Friendswood, Texas. The building is situated on 0.90 acres and offers 38 parking spaces. With a sleek, contemporary design and abundant natural light throughout, this property creates a welcoming and professional environment. Conveniently positioned less than 2 miles from I-45 off FM 2351 /Clear Lake City Boulevard, the building provides excellent accessibility and visibility. Currently tenant occupied with a lease in place until May 2028, this property offers an excellent investment opportunity.

**CHAUNDRA HUGEL BROUGHTON**

Commercial Managing Director

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## SUBJECT PROPERTY DETAILS

Price:	\$2,600,000
Lot Size (Approx.):	39,117 SF
Building Size (Approx.):	8,025 SF
Parcel ID:	150-269-001-0001
Flood Zone:	X
Legal Description:	RES A BLK 1 INDUSTRY PARK FRIENDSWOOD
Lot Dimensions:	241' x 158' (Irr.)
Taxes:	\$25,857 (2023 - Approx.)
Assessment:	\$1,286,167 (2023 - Approx.)
Zoning:	I (Industrial)
Year Built:	2020

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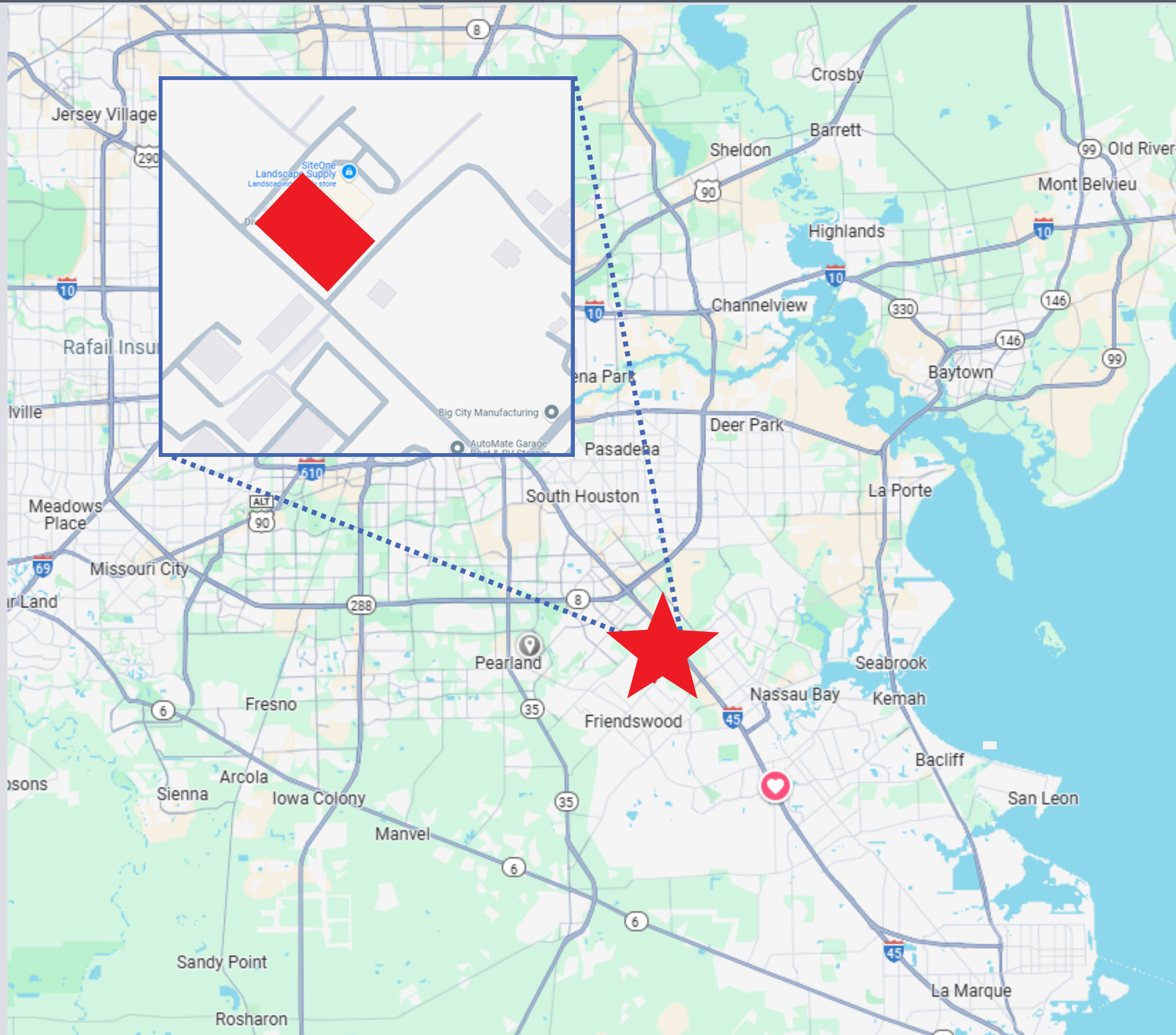
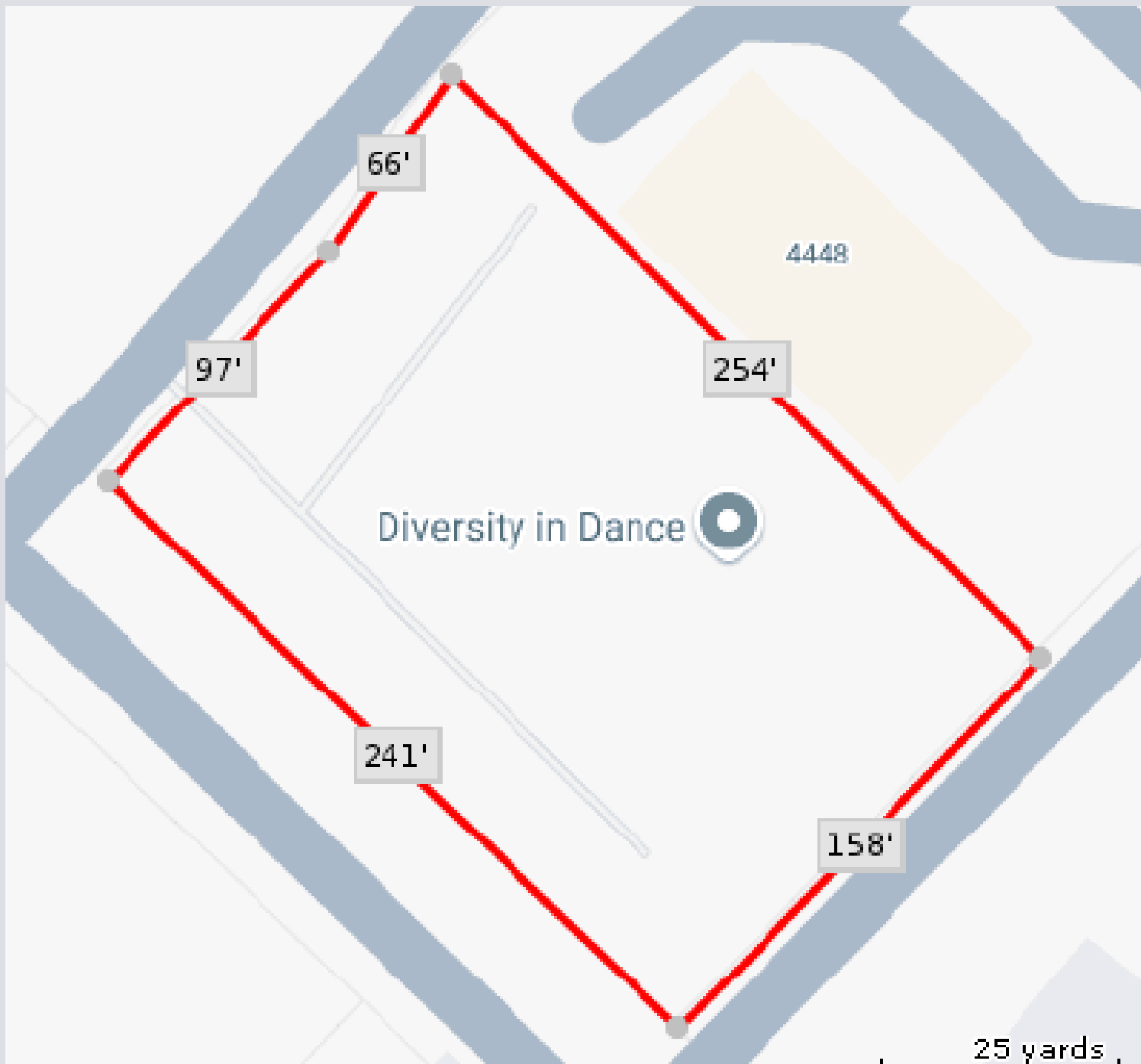
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## FINANCIALS

TENANT INFORMATION		
Tenant	Size (SF)	% of GLA
Diversity in Dance	8,025	100%
LEASE INFORMATION		
Lease Type	Lease Start	Lease End
NNN	5/30/2023	5/31/2028
3% Increases Annually		
RENT SUMMARY		
Base Rent / SF	Monthly Base Rent	Annual Base Rent
\$22.64	\$15,140.50	\$181,686.00

EXPENSE SUMMARY (APPROX.)	
Real Estate Taxes	\$25,857.00
Property Insurance	\$19,387.89
<b>Total Expenses</b>	<b>\$45,244.89</b>
<b>Expenses/SF</b>	<b>\$5.64</b>
<b>Net Operating Income</b>	<b>\$181,686.00</b>
<b>Cap Rate</b>	<b>7%</b>

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## ABOUT FRIENDSWOOD

Located in the Greater Houston area, Friendswood, Texas, combines historical charm, recreational amenities, and access to key regional attractions. The Friendswood Historical Society preserves the city's heritage through tours of the 1903 Perry House and Frank J. Brown Museum. Events like the Heritage Day Festival and the Community Christmas Tree lighting highlight the city's traditions. The Veterans Memorial, located near City Hall, spans 3,500 square feet and features a stainless steel American flag and sculptures honoring U.S. Armed Forces. Recreation opportunities include Stevenson Park, offering jogging trails, courts for basketball and tennis, a swimming pool, and playgrounds. Friendswood's location provides easy access to nearby destinations such as the NASA Space Center (15 minutes), downtown Houston (30 minutes), the Kemah Boardwalk (20 minutes), and Galveston's beaches and Moody Gardens (30 minutes).



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FRIENDSWOOD, TEXAS

**40,888**

**Total Population**

**38.7**

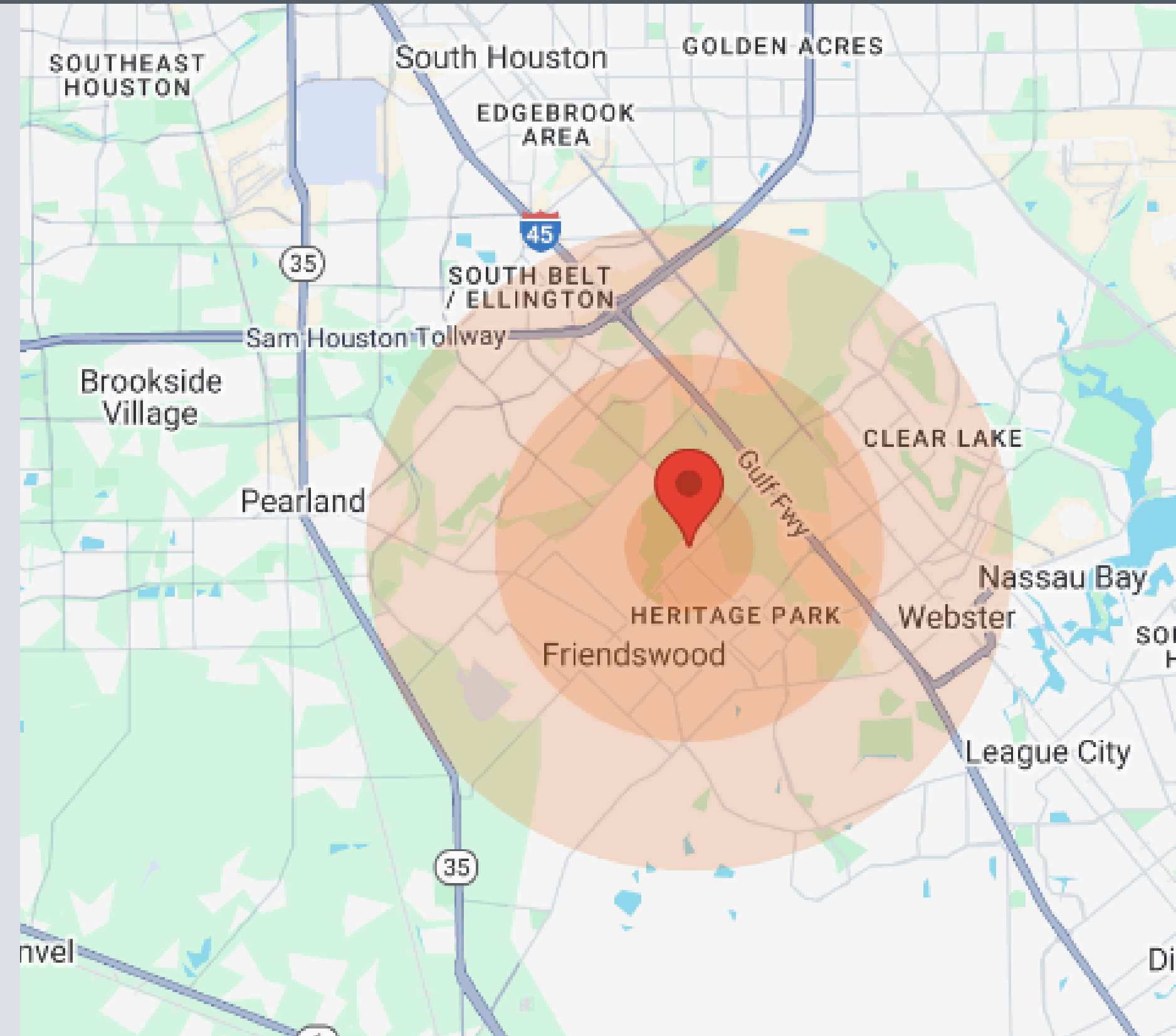
**Median Age**

**\$361,800**

**Median Home Value**


**\$121,301**

**Household Income**



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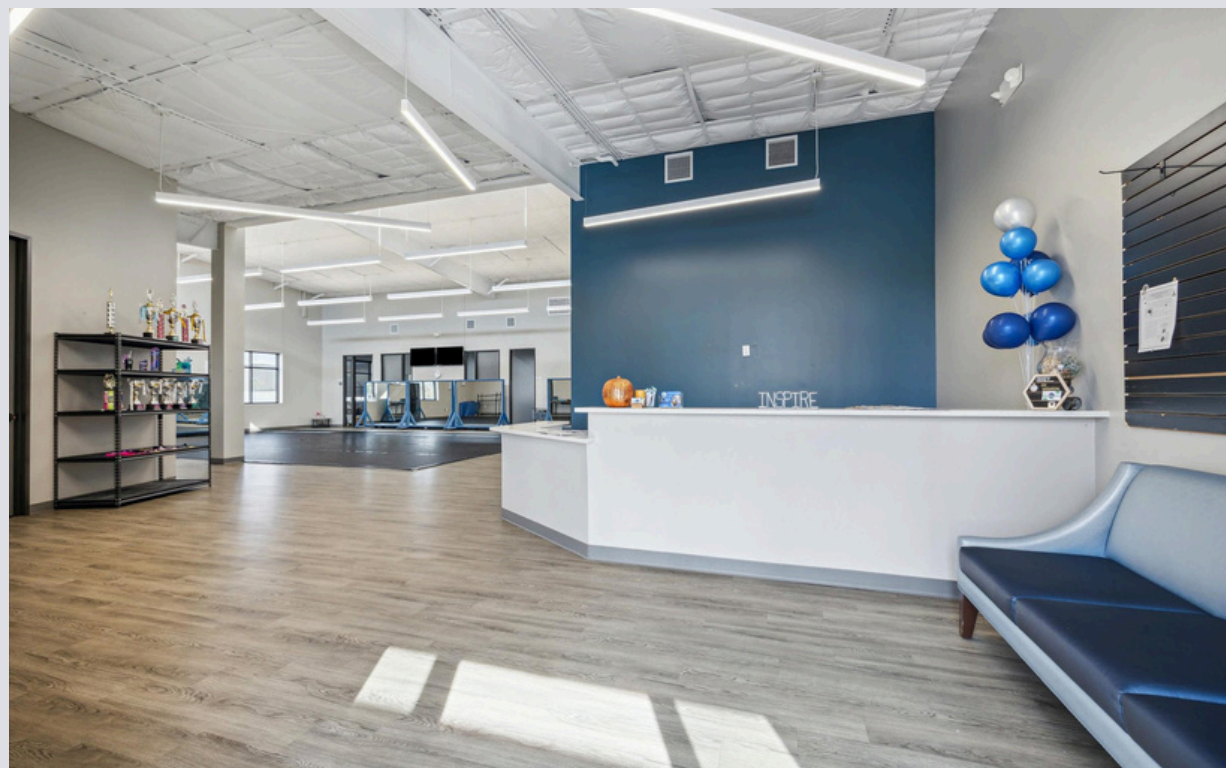
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