



800 ROCKMEAD DRIVE

800 ROCKMEAD • KINGWOOD, TX 77339

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EXCLUSIVELY PRESENTED BY:

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MCALPINE INTERESTS

2300 Green Oak Drive, Suite 100

Kingwood, TX 77339

www.mcalpineinterests.com



PROPERTY SUMMARY

Offering Price	Call for pricing
Building SF	53,574 SF
Year Built	1981
Year Renovated	2022
Lot Size	157,120 SF
Parcel ID	6433-00-00900
Zoning Type	Commercial
County	Montgomery

INVESTMENT SUMMARY

McAlpine Interests is pleased to present 800 Rockmead Drive, a 53,574 SF office building within a four-building office park in Kingwood, TX.

800 Rockmead Drive consists of a two-story multi-tenant atrium office building situated on approximately 3.61 acres. Built in 1981, this property is well-maintained with extensive renovations in the amount of \$1,503,991 completed in 2022 and 2023. The Property features lush trees, park-like surroundings and pathways, as well as ample parking with access to 605 parking spaces.

The building is currently 100% leased by 26 tenants with current annual rents ranging from approximately \$20 -\$24 per SF.

The Property features controlled access (24hrs cardkey access), security system and on-site patrolling in addition to on-site responsive management and building engineer.

Immediate access to and from Highway 59 (Interstate 69) and just 15 minutes to and from Bush International Airport and Beltway 8. Numerous banks, hotels, restaurants, and shopping are in the immediate area with close proximity to numerous premier golf courses.



INVESTMENT HIGHLIGHTS

- Nestled in the heart of Kingwood, Texas, 800 Rockmead Drive stands as more than just an office building; it's a beacon of opportunity and functionality. With its prime location in a thriving community, this property offers unparalleled value to businesses seeking a strategic presence, providing a conducive environment for productivity and collaboration.
- Its proximity to major highways facilitates seamless connectivity, while nearby amenities cater to the diverse needs of professionals and clients alike. From retail centers to dining options, everything essential for a dynamic work-life balance is within reach.
- This building embodies versatility, accommodating a range of businesses across various industries. Whether it's corporate headquarters, tech startups, or professional services firms, each tenant finds a tailored space conducive to their operations. The flexible floor plans and customizable features ensure that every square foot is optimized for efficiency and comfort.



LOCATION HIGHLIGHTS

- Located on Rockmead Drive, just off Kingwood Drive, one of two primary east-west thoroughfares in Kingwood
- Immediate access to Interstate 69/Highway 59 and on-site parking make for an easy commute
- Minutes from George Bush Intercontinental airport with easy access to Beltway 8, the Grand Parkway/State Highway 99
- One of four buildings in one of the largest office parks in Kingwood
- Various restaurants, retail and medical in the immediate area





THE PROPERTY

PROPERTY DETAILS

PROPERTY OVERVIEW

YEAR BUILT	1981
CONSTRUCTION TYPE	MASONRY
LAND AREA	157,120
GROSS LEASABLE AREA	53,574 SF

CONSTRUCTION

FOUNDATION	POURED CONCRETE SLAB
STRUCTURAL FRAME	MASONRY FRAME
EXTERIOR	BRICK, GLASS
WINDOWS	FIXED CASEMENT
ROOF/COVER	FLAT
FLOOR COVER	CARPET, LINOLEUM, TILE
WALLS	PAINTED DRY WALL
CEILING	ACOUSTIC CEILING PANELS
LIGHTING	LED

BUILDING SYSTEMS

HEATING	CENTRAL/FORCED
COOLING	CENTRAL, ROOF MOUNTED
SECURITY	KEY ACCESS

IMPROVEMENTS

	AMOUNT SPENT	YEAR COMPLETED
ROOF REPLACEMENT*	\$154,972	2022
CHILLER REPLACEMENT**	\$209,581	2022
PARKING LOT	\$42,354	2022
ELEVATOR UPGRADE & MODERNIZATION	\$96,630	2022
LOBBIES	\$46,088	2022
CORRIDORS	\$71,905	2022
RESTROOMS	\$94,506	2022
LANDSCAPING	\$19,295	2023
MONUMENT & DIRECTORY SIGNAGE	\$3,000	2022 - 2023
LED LIGHTS***	\$48,315	2022 - 2023
FOUNDATION****	\$44,451	2023
EXTERIOR DOORS	\$24,095	2023
	<u>\$870,262</u>	
TENANT IMPROVEMENTS	\$633,729	
TOTAL IMPROVEMENTS	\$1,503,991	

*20 year warranty, transferrable

**100-ton chiller

*** All suites, all common areas, and parking lot

****Lifetime transferrable warranty

OVERVIEW AND EXPENSES

PRICING SUMMARY

NET EFFECTIVE INCOME	\$1,121,261
EXPENSES	\$398,824
NOI	\$722,437

EXPENSE BREAKDOWN

UTILITIES	\$73,877
REPAIRS & MAINTENANCE	\$144,032
ADMINISTRATIVE FEE	\$58,456
INSURANCE	\$6,838
TAXES	\$94,445
MANAGEMENT FEE	\$18,454
ADMIN EXPENSES	\$2,723
TOTAL EXPENSES	\$398,824



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,247	27,861	87,061
2010 Population	8,184	36,630	115,090
2023 Population	11,759	48,898	149,752
2028 Population	11,888	51,051	158,861
2023-2028 Growth Rate	0.22%	0.87 %	1.19 %
2023 Daytime Population	14,046	47,123	142,233

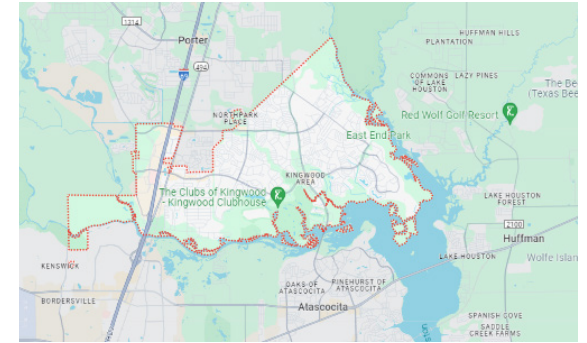
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$0-\$24,999	735	2,558	7,720
\$25,000-49,999	784	2,940	7,725
\$50,000-99,999	1,640	5,678	15,556
\$100,000-199,999	1,622	5,607	15,920
\$200,000 or greater	334	2,356	6,427
Median HH Income	\$75,295	\$80,287	\$82,164
Average HH Income	\$99,952	\$115,234	\$113,207

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,351	10,355	30,716
2010 Total Households	3,709	14,669	41,941
2023 Total Households	5,116	19,1400	41,941
2028 Total Households	5,237	20,191	57,007
2023 Average Household Size	2.29	2.55	2.79
2023 Owner Occupied Housing	2,374	12,533	36,382
2028 Owner Occupied Housing	2,567	13,391	39,045
2023 Renter Occupied Housing	2,742	6,607	16,966
2028 Renter Occupied Housing	2,669	6,799	17,962
2023 Vacant Housing	603	1,931	4,397
2023 Total Housing	5,719	21,071	57,745



ABOUT KINGWOOD

Kingwood, TX is a master-planned community located 20 miles north of Houston, with the majority of its land located in Harris County and a small portion in Montgomery County. Known as the “Livable Forest,” Kingwood was developed by Friendswood Development Company in 1971 and now is the largest master-planned community in Harris County and second-largest within the 10-county Houston-The Woodlands-Sugar Land metro area. Kingwood is best known as a community that coexists with nature, as its heavily wooded acreage is canopied with tall pines, magnolias, and 20 other varieties of shade trees. Over 75 miles of hike and bike trails known as “greenbelts” run through Kingwood’s beautiful forests, connecting subdivisions. Kingwood is home to five private golf courses, Lake Houston, and a brief 15 minute drive from George Bush Intercontinental Airport. It is a part of the Lake Houston Area with access to dense, well-educated workforces in the neighboring suburbs of Atascocita, Summerwood, Fall Creek, The Woodlands, and New Caney.



KINGWOOD FACTS

LAND	~14,000 AC
INCORPORATED	1969
ANNEXED BY HOUSTON	1996
POPULATION	~70,000
DENSITY	2,000 PEOPLE/ SQUARE MILE

PROXIMITY

HOUSTON CBD	30 - 45 MINUTES
THE WOODLANDS	30 MINUTES
GEORGE BUSH INTERCONTINENTAL AIRPORT	15 MINUTES
BELTWAY 8	15 MINUTES

LAKE HOUSTON AREA

POPULATION	320,230
HOUSEHOLDS	106,630
TOTAL BUSINESSES	8,687
EMPLOYEES	84,650



GREATER HOUSTON AREA

Houston is the most populous city in the state of Texas and the fourth most populous city in the United States. As of the last census in 2020, the population of Houston was approximately 2.3 million people. The Greater Houston area, which includes surrounding suburbs and cities, has a population of over 7 million, making it one of the largest metropolitan areas in the country.

The Houston commercial real estate market has historically been robust, largely due to the city's status as a major economic hub in the United States. Houston's economy is diverse, with key sectors including energy, healthcare, manufacturing, aerospace, and technology. This diversity has contributed to a resilient commercial real estate market, offering a variety of investment opportunities across different sectors.

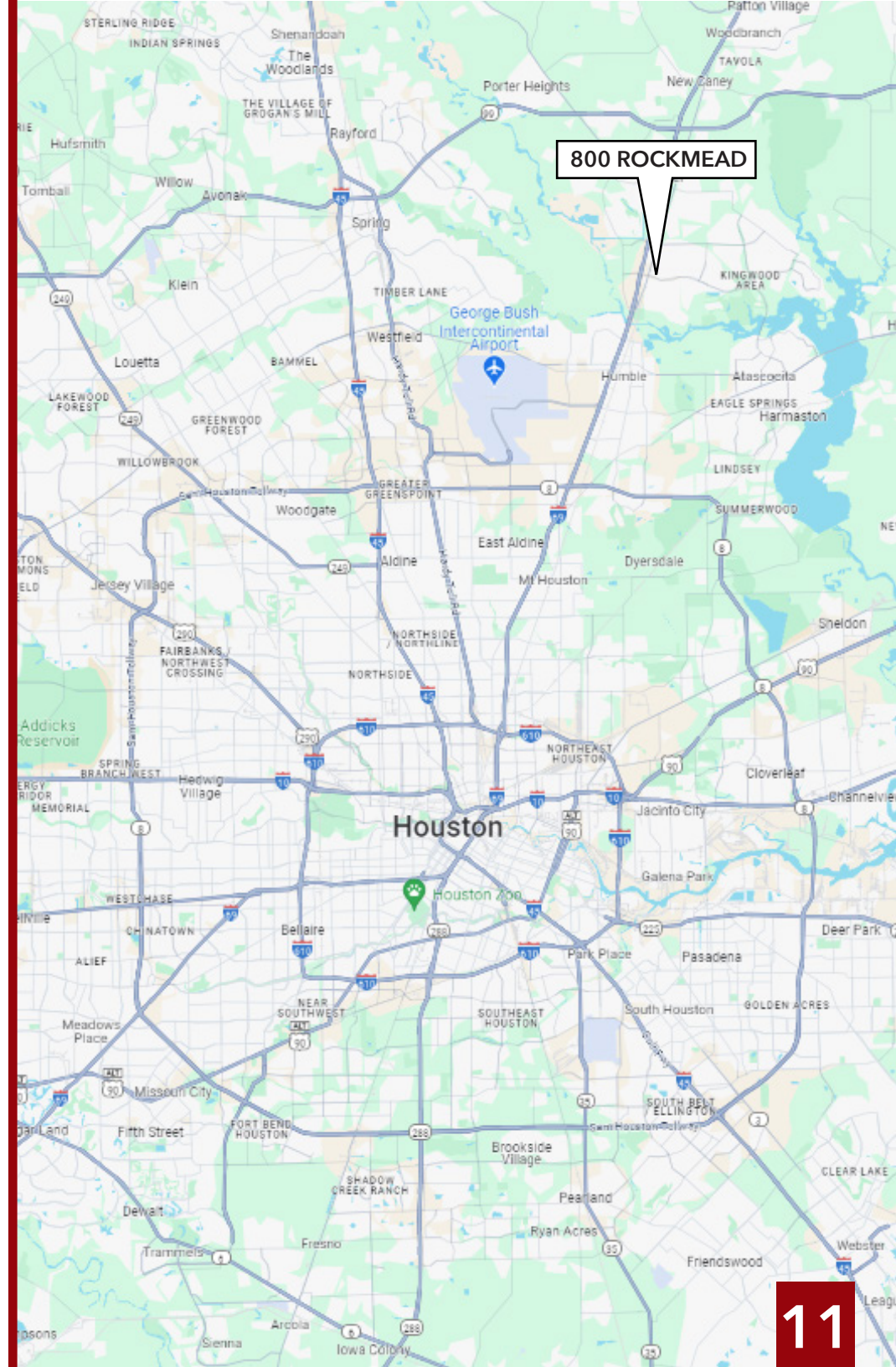
The city's population growth has been significant over the years, driven by both domestic migration and international immigration. Houston is known for its affordability compared to other major metropolitan areas in the U.S., which has attracted individuals and families seeking lower living costs and ample employment opportunities.

In terms of demographics, Houston is one of the most diverse cities in the United States, with a large population of Hispanic, African American, Asian, and White residents. This cultural diversity is reflected in the city's vibrant neighborhoods, culinary scene, and cultural institutions.

Houston's job market is particularly strong in sectors such as energy, healthcare, and technology. The city is home to more than 20 Fortune 500 companies, including energy giants like ExxonMobil and Chevron, as well as major healthcare institutions like the Texas Medical Center, the largest medical complex in the world. The energy industry, particularly oil and gas, has historically been a dominant force in Houston's economy.

In recent years, Houston has seen growth in industries such as healthcare, with the Texas Medical Center driving demand for medical office space and related services. Additionally, the city has been investing in its technology sector, attracting startups and entrepreneurs to areas like the Houston Technology Center and the Innovation District.

Overall, Houston's diverse economy and population provide a solid foundation for continued growth and investment opportunities.



CONFIDENTIALITY AGREEMENT

**PERTAINING TO PROPERTY LOCATED AT:
800 Rockmead Dr., Kingwood, TX 77339 ("Property:)**

Re: The purpose of this letter agreement (the "Agreement"), is to set forth the terms and conditions upon which Dapar, Inc. dba McAlpine Interests, ("MI") the listing broker representing Kingwood Place, LLC and its related entities (collectively, "KP"), will share certain confidential and proprietary information regarding the above Property with, and its affiliates (collectively, the "Interested Party"), in connection with the discussion, analysis, and evaluation by Interested Party of a possible purchase of the Property (the "Transaction"), although Interested Party has not yet entered into a contract to purchase the Property.

To Whom it may Concern:

We appreciate the opportunity to work with you in connection with that certain property located at 800 Rockmead Dr., Kingwood, TX 77339 (the "Property"). As you know in the course of our discussion, MI may furnish to the Interested Party certain confidential, non-public, and proprietary information relating to the business operations of KP.

The purpose of this letter agreement is to set forth the agreement and understanding of KP, MI and the Interested Party with respect to the KP Information. Accordingly, each of KP, MI, and the Interested Party agrees as follows:

1. **KP Information.** As used herein, the term "KP Information" shall include any and all information concerning KP and/or the Property (whether prepared by MI, the Interested Party, KP, and irrespective of the form of communication), including, without limitation, any and all rent rolls, analyses, forecasts, financial reports, appraisals, compilations, studies, interpretations, derivations, or other documents prepared by KP, MI, and/or the Interested Party which contain, reflect or are based upon, in whole or in part, the information furnished to the Interested Party by MI and/or KP.

2. **Confidentiality and Non-Disclosure.** Interested Party agree that the Information disclosed pursuant to this Agreement will be maintained in the strict confidence, will not be used in any way detrimental to MI or KP nor for the financial or pecuniary gain of the Interested Party (except in the Interested Party's efforts to purchase the Property), and will be used

solely for the purpose of considering and evaluating the Transaction. As long as the Interested Party requires such parties' adherence to this Agreement by such parties, and assumes responsibility for their actions in violation hereof, the Interested Party may share such Information with bona fide lender prospects, partners and investors interested in providing equity investment or loan funds for the purchase of the Property, and to its attorneys, accountants and other professionals engaged in providing advice to the Interested Party with regard to the Property and the prospective Transaction. The provision of Information does not obligate KP in any manner to the Interested Party to enter into a contract to sell the Property, and no agreement between KP and Interested Party will exist in the absence of the execution of a binding written agreement of sale. The Interested Party, nor any of their respective officers, directors, agents, employees, consultants or affiliates, shall, either directly or indirectly, use, reproduce, disclose, disseminate or distribute or permit the reproduction, disclosure, dissemination, or distribution of any Information to any other person, firm, corporation, association or entity in any manner contrary to the terms of this Agreement, without the prior written consent from MI.

3. **Prior Consent.** The Interested Party will not contact any client, lender, tenant, employee or contractor of the Property or KP, or any governmental authority with regard to Information relating to the Property, without first obtaining the prior written consent of MI.

4. **Representation.** The Interested Party represents that you have not contracted with or otherwise engaged any broker, agent or representative in connection with Interested Party's possible acquisition of the Property unless acknowledged to herein below before sending back this Agreement to MI, and Interested Party agree to indemnify, defend and hold KP and MI harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with any claim or suit asserted or brought by any broker, agent or representative for commissions, fees or other compensation, to the extent such claim or suit is based in whole or in part on dealing with or through the Interested Party, or its directors, officers, employees, partners, agents, representatives or advisors.

5. **Signing Authority.** Each person signing for the parties to this Agreement warrants that he or she has authority to bind the respective party to the obligations in this Agreement.

6. **Warranties.** Neither KP nor MI nor any of their respective officers, employers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness

of the confidential information or any of the contents, and no legal commitment or obligation shall arise by reason of the confidential information or the Contents. Analysis and verification of all the information contained in the confidential information is solely the responsibility of the Interested Party.

7. Applicable Law. This letter agreement shall be governed by and construed and enforceable in accordance with the laws of the State of Texas. The parties hereto expressly agree, confirm, and understand that the Interested Party's right to receive any KP information hereunder is not assignable by the Interested Party in any respects.

8. Amendments. This letter agreement may be waived, amended, or modified only by an instrument in writing signed by the party against which such waiver, amendment, or modification is sought to be enforced.

Please evidence and confirm the Interested Party's agreement with the foregoing by executing this letter agreement at the space indicated below and returning one copy of the same to MI, via email. The Interested Party and their representatives confirm the understanding that any agreements between the Interested Party and KP concerning the acquisition will exist only when such agreement is in writing and duly executed by the parties thereto.

AGREED TO AND ACCEPTED THIS _____ DAY OF _____, 2024:

BUYER PROSPECT

BUYER BROKER (If Applicable)

Company: _____

Company: _____

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

City, St, Zip: _____

City, St, Zip: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

Date: _____

Date: _____

EXCLUSIVELY PRESENTED BY:

ADAM MCALPINE, CCIM

President/Broker

Direct: 281-973-4562

adam@mi-cre.com

MCALPINE INTERESTS

2300 Green Oak Drive, Suite 100

Kingwood, TX 77339

www.mcalpineinterests.com



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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS 1-0

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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