



**NORTHERN**<sup>®</sup>  
TOOL + EQUIPMENT

**RAPIDLY EXPANDING CORPORATE TENANT  
TAX FREE STATE**

18780 US-59  
HUMBLE, TX 77338  
**HOUSTON MSA**



Marcus & Millichap  
NNN DEAL GROUP  
OFFERING MEMORANDUM

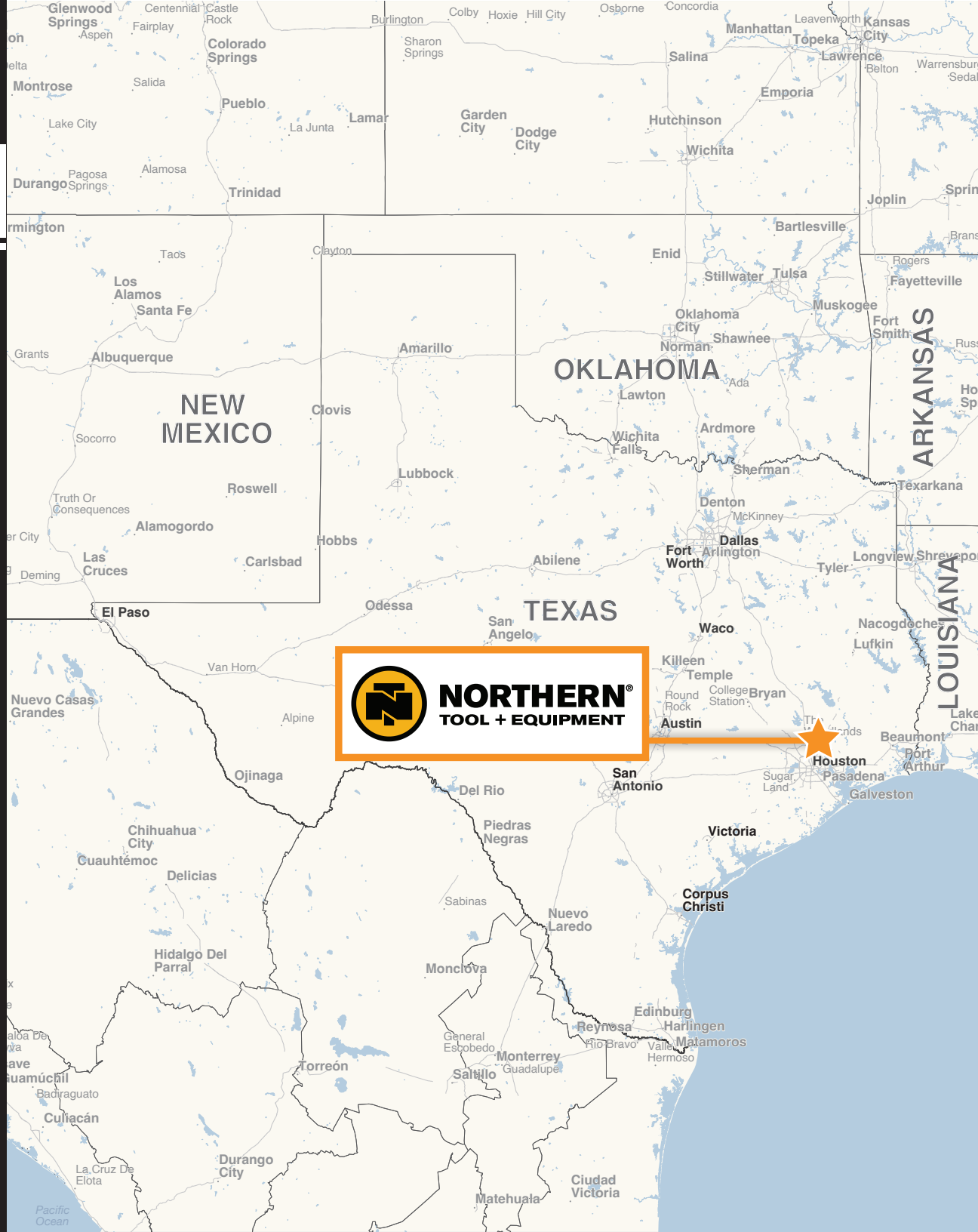
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**Marcus & Millichap**  
 NNN DEAL GROUP

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## INVESTMENT SUMMARY

18780 US-59, HUMBLE, TX 77338

**PRICE:** \$4,789,000

**CAP:** 6.55%

**NOI:** \$313,718

### OVERVIEW

PRICE	\$4,789,000
GROSS LEASABLE AREA (GLA)	22,016 SF
LOT SIZE	1.68 Acres
BASE RENT	\$313,718
YEAR BUILT	2020

### LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	12 Years
LEASE COMMENCEMENT	1/28/2021
LEASE EXPIRATION	1/31/2033
RENEWAL OPTIONS	2x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	Roof & Structure (w/ 20Yr Transferable Roof Warranty Until 2040)

### ANNUALIZED OPERATING DATA

LEASE YEAR	ANNUAL RENT
Base Term: Year 6	\$313,718
Base Term: Year 7	\$313,718
Base Term: Year 8	\$313,718
Base Term: Year 9	\$313,718
Base Term: Year 10	\$313,718
Base Term: Year 11	\$345,089
Base Term: Year 12	\$345,089
Option 1: Year 13	\$345,089
Option 1: Year 14	\$345,089
Option 1: Year 15	\$345,089
Option 1: Year 16	\$379,598
Option 1: Year 17	\$379,598
Option 2: Year 18	\$379,598
Option 2: Year 19	\$379,598
Option 2: Year 20	\$379,598
Option 2: Year 21	\$417,558
Option 2: Year 22	\$417,558

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# INVESTMENT HIGHLIGHTS

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## PASSIVE NNN LEASE

Minimal landlord responsibilities limited to structure only, the property comes with a 20 yr transferable roof warranty until 2040



## NATIONALLY RECOGNIZED TENANT

Northern Tool is a leading retailer and manufacturer of industrial-grade tools and equipment with over 140 locations across 22 states



## TEXAS TAX BENEFITS

Located in Texas a state with no personal or corporate income tax which enhances overall investor yield and long-term return potential



## STRATEGIC LOCATION

Positioned among large destination retailers with excellent visibility and access to major highways and strong regional retail demand



## RESILIENT MARKET FUNDAMENTALS

Humble is a thriving Houston suburb and benefits from a growing population, robust employment, and a diverse economy, supporting steady retail performance and tenant stability







EASTEX FWY - 156,740 VPD



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**FLOOR & DECOR**

ALSO FOR SALE  
ASK AGENT FOR  
DETAILS!





**HUMBLE**  
**HYUNDAI** 

**TEJAS**  
**TOYOTA**

**ROOMS TO GO**

EASTEX FWY - 156,740 VPD

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ROOMS TO GO

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**SUPERIOR**  
POOL PRODUCTS LLC



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LIVING SPACES  
Outlet

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DECOR**

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EASTEX FWY - 156,740 VPD





Dearbrook Mall

★ macy's DICK'S Sporting Goods Dillard's  
 GameStop Foot Locker FOREVER 21  
 TACO BELL Wendy's T-Mobile

T-Mobile

COSTCO WHOLESALE

Starbucks KOHL'S SALLY BEAUTY

DISCOUNT TIRE Party City ULTA BEAUTY child's

PETSMART OLD NAVY THE HOME DEPOT

SHOE CARNIVAL rue21 ASHLEY JOANN Marshalls Office DEPOT BEST BUY Red Lobster

CALIBER COLLISION

Kroger

DOLLAR TREE ROSS DRESS FOR LESS  
 LESLIE'S Total Wine & MORE  
 HALF PRICE BOOKS OUTBACK STEAKHOUSE

HOBBY LOBBY

WALGREENS Shell  
 POPEYES LOUISIANA KITCHEN McDonald's

CVS pharmacy ALDI

Walmart Supercenter

sam's club

CAVENDERS

MOD

FARM TO MARKET 1960 BYPASS RD W - 49,473 VPD

George Bush Intercontinental Airport

WINDRIVER

Starbucks

Academy SPORTS+OUTDOORS  
 Burlington  
 The UPS Store UPS  
 Cheddar's SCRATCH KITCHEN

amazon

petco DSW. at&t  
 GameStop  
 TEXAS MATTRESS MAKERS five BELOW IHOP  
 Michaels Chick-fil& DXL BIG + TALL

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

DOLLAR GENERAL

T-Mobile

AutoZone

planet fitness CITI TRENDS

swissport

DHL

INDUSTRIAL AREA Cargo & Shipping Logistics

TEJAS TOYOTA

ROOMS TO GO

HUMBLE HYUNDAI 69

FLOOR DECOR &

ALSO FOR SALE ASK AGENT FOR DETAILS!

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NORTHERN TOOL + EQUIPMENT

GMC

BUICK

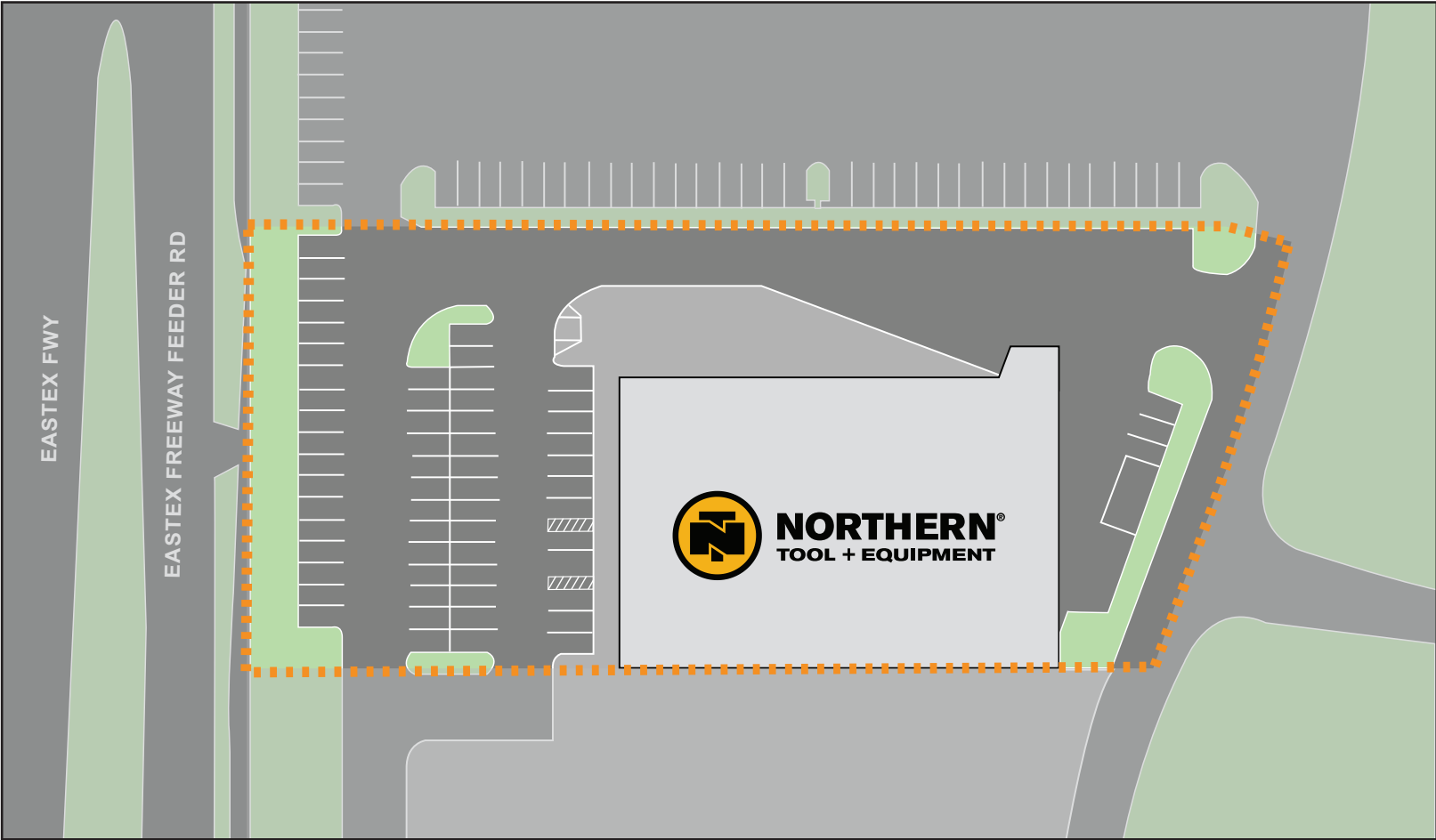
LIVING SPACES Outlet

Houston 20 miles



# SITE PLAN

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# TENANT SUMMARY

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Northern Tool and Equipment is a family owned, privately held retailer and manufacturer of industrial grade tools and equipment headquartered in Burnsville, Minnesota. Founded in 1981 by Don Kotula, the company has grown into a billion dollar operation with more than 140 stores across 22 states. Suresh Krishna took over as CEO in April 2020 and has brought new momentum to the business. Under his leadership, Northern Tool has significantly broadened its product lineup, expanding from about 40,000 SKUs before COVID to more than 100,000 across over 60 categories. The company operates with a strong omnichannel approach, blending its brick and mortar footprint with ecommerce and catalog sales, with online channels now accounting for roughly 35 percent of total revenue.

Northern Tool has seen strong momentum in recent years, including a 40 percent revenue increase over two years, and is targeting further growth by expanding to more than 300 stores and investing heavily in product innovation, particularly battery powered equipment. The company also maintains a strong manufacturing presence through its portfolio of private label brands such as NorthStar, Powerhorse, Ironton, and Klutch, which are produced both domestically and overseas.



Headquarters

**BURNSVILLE,  
MINNESOTA**



Year Founded

**1981**



Company

**PRIVATELY  
OWNED**



Locations

**140+**  
In 22 States





## HUMBLE, TX

Humble, Texas, is located about 20 miles north of downtown Houston in northeast Harris County. Once known as an oil boomtown, it has grown into a community with strong connections to regional commerce and transportation. The local economy is supported by retail, construction, and manufacturing, with Deerbrook Mall serving as a major commercial anchor. Health care, education, hospitality, and the nearby George Bush Intercontinental Airport, add further stability.

## HOUSTON MSA

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

## METRO HIGHLIGHTS

- CORPORATE GROWTH**  
 Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately 24 Fortune 500 companies are headquartered in the metro.
- ECONOMY**  
 Houston remains the center of U.S. energy production, and has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research.
- PORT OF HOUSTON**  
 The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.
- DEMOGRAPHICS**  
 The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing, retailers, and services.



Humble Oil & Refining Co – Vintage Advertisement



George Bush International Airport



Deerbrook Mall, Humble, TX

# DEMOGRAPHICS / HUMBLE, TX

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	5,824	50,001	161,158
2024 Estimate	5,703	48,193	152,549
Growth 2024 - 2029	2.13%	3.75%	5.64%
2010 Census	4,965	36,572	109,945
2020 Census	5,783	47,665	146,019
Growth 2010 - 2020	16.48%	30.33%	32.81%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	2,520	17,504	56,074
2024 Estimate	2,463	16,836	52,820
Growth 2024 - 2029	2.31%	3.96%	6.16%
2010 Census	2,038	12,300	36,727
2020 Census	2,388	15,922	48,352
Growth 2010 - 2020	17.13%	29.45%	31.65%

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.55%	2.37%	7.34%
\$150,000 - \$199,999	1.17%	4.82%	8.77%
\$100,000 - \$149,999	8.19%	19.80%	18.85%
\$75,000 - \$99,999	8.65%	15.89%	14.35%
\$50,000 - \$74,999	20.61%	19.98%	19.64%
\$35,000 - \$49,999	14.66%	12.34%	9.86%
\$25,000 - \$34,999	12.76%	8.35%	6.76%
\$15,000 - \$24,999	19.38%	9.23%	6.35%
\$10,000 - \$14,999	5.47%	2.08%	2.72%
Under \$9,999	7.56%	5.14%	5.35%
2024 Est. Average Household Income	\$52,111	\$77,649	\$94,518
2024 Est. Median Household Income	\$40,306	\$67,931	\$78,677
2024 Est. Per Capita Income	\$22,744	\$26,915	\$33,353

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	5,703	48,193	152,549
Under 4	7.1%	7.4%	7.6%
5 to 14 Years	13.1%	16.3%	16.3%
15 to 17 Years	3.1%	4.6%	4.5%
18 to 19 Years	2.5%	2.9%	2.7%
20 to 24 Years	8.9%	7.0%	7.0%
25 to 29 Years	9.6%	7.6%	7.4%
30 to 34 Years	9.2%	8.1%	8.2%
35 to 39 Years	6.7%	7.4%	7.9%
40 to 49 Years	11.2%	12.8%	13.7%
50 to 59 Years	10.7%	10.9%	10.7%
60 to 64 Years	4.9%	4.6%	4.3%
65 to 69 Years	4.1%	3.8%	3.5%
70 to 74 Years	3.2%	3.0%	2.7%
Age 75+	5.8%	3.7%	3.5%
2024 Median Age	34.0	33.0	33.0

2024 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	3,727	29,819	94,441
Elementary (0-8)	5.08%	5.04%	3.89%
Some High School (9-11)	10.58%	6.93%	5.97%
High School Graduate (12)	31.79%	30.35%	27.30%
Some College (13-15)	29.96%	31.07%	25.37%
Associates Degree Only	4.10%	6.55%	7.96%
Bachelors Degree Only	10.40%	13.28%	17.50%
Graduate Degree	2.74%	3.89%	9.27%



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



## Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord's Initials

Date

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