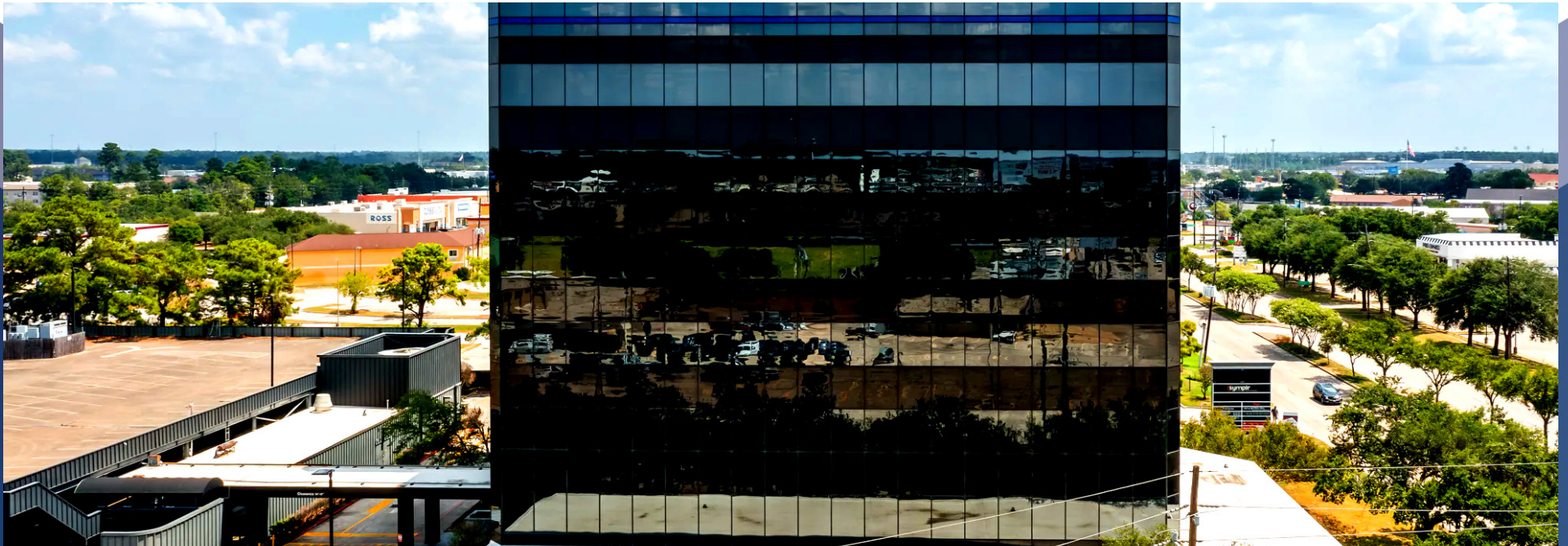


# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



**SALE PRICE**

**\$31,555,801**

**Mark Noor**

(832) 961-7777

TX #830038

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# SALE

**616 FM 1960 W RD OFFICE BUILDING**

616 FM 1960 W Rd Houston, TX 77090

## **CONFIDENTIALITY AGREEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090

### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

## 3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

## 158 OFFICES, 45 COUNTRIES

## OVER 18,400

Transactions

## \$7.67 BILLION

Sales Volume

## \$1.01 BILLION

Lease Volume

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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090

### BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Universal is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

### SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

### AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

### SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

---

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**COLDWELL BANKER**  
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# SALE

**616 FM 1960 W RD OFFICE BUILDING**

616 FM 1960 W Rd Houston, TX 77090

## WHY COLDWELL BANKER COMMERCIAL UNIVERSAL

### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

---

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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090

### THE PROPERTY

616 FM 1960 W Rd Office Building  
616 FM 1960 W Rd  
Houston, TX 77090

### SCOPE OF SERVICE

Coldwell Banker Commercial Universal to represent \_\_\_\_\_ in the sale of 616 FM 1960 W Rd Office Building

### MARKET INFO

An exceptional location both for business and life after-hours, 616 FM 1960 W Rd Office Building is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

### MARKETING THE PROPERTY

Coldwell Banker Commercial Universal has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

### RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$31,555,801.00.

### ABOUT COLDWELL BANKER COMMERCIAL UNIVERSAL

Coldwell Banker Commercial Universal is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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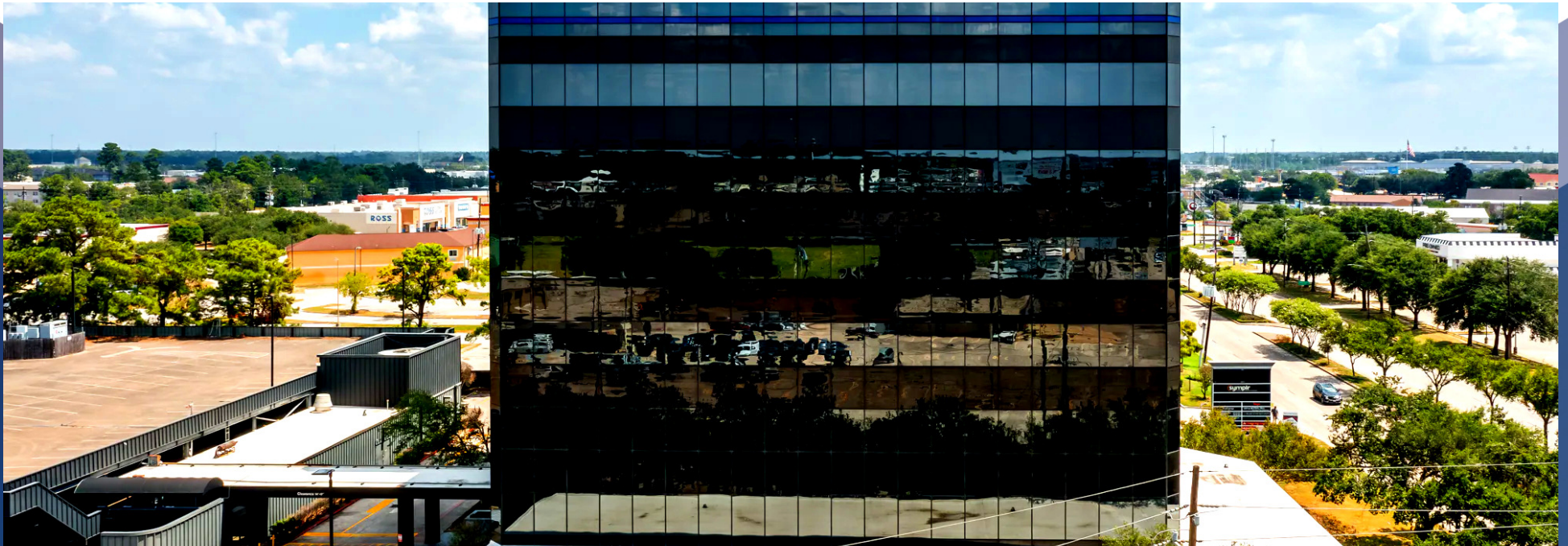


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**SALE PRICE**

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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



### PROPERTY DESCRIPTION

Presenting an exclusive opportunity to invest in a distinguished property in the vibrant Houston, TX area! This impressive 142,194 SF office building, boasting 250 units, was meticulously constructed in 1982 and thoughtfully renovated in 2022. With a commercial zoning and an outstanding 95% occupancy rate, this property offers an exceptional foundation for office building investors seeking a solid and lucrative venture. Its strategic location in Houston further enhances its appeal, positioning it as a prime asset for those seeking reliable income and future growth potential in the commercial real estate market. Embrace this chance to elevate your investment portfolio with this remarkable offering.

### PROPERTY HIGHLIGHTS

- 142,194 SF office building
- 250 units

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### OFFERING SUMMARY

Sale Price:	\$31,555,801
Number of Units:	250
Lot Size:	3.66 Acres
Building Size:	142,194 SF
NOI:	\$1,590,000.00
Cap Rate:	5.04%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	102,160	311,074	638,019
Total Population	297,462	921,311	1,842,024



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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



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### LOCATION DESCRIPTION

Immerse yourself in the vibrant surroundings of the area encompassing 616 FM 1960 W Rd Office Building in Houston, TX. This dynamic locale is in close proximity to a myriad of dining options, including popular establishments like Pappadeaux Seafood Kitchen and Chuy's, providing convenient choices for client meetings and corporate dinners. With the nearby Greenspoint Mall offering a range of retail options, and the nearby Sam Houston Race Park providing exciting entertainment, the area perfectly amalgamates work and leisure. Moreover, its strategic access to major highways and the George Bush Intercontinental Airport further enhances its desirability, making it an attractive prospect for investors and potential tenants.

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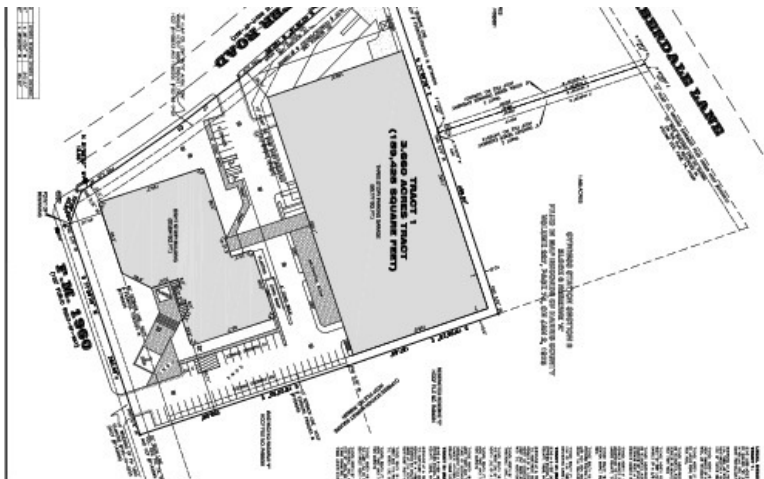
## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



### PROPERTY HIGHLIGHTS

- 142,194 SF office building
- 250 units
- Built in 1982, renovated in 2022
- Zoned commercial
- Strategically located in Houston
- Impressive 95% occupancy rate



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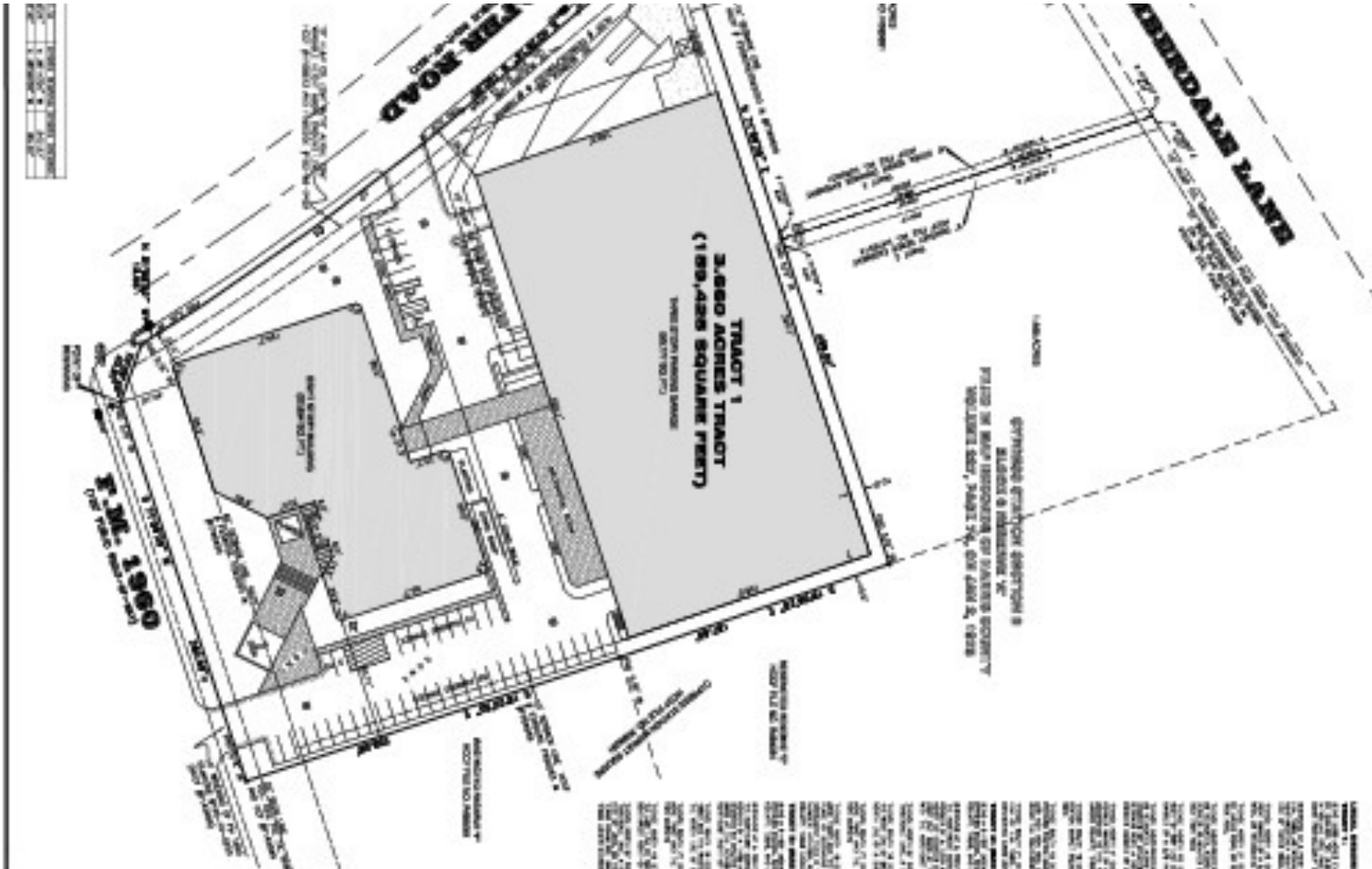


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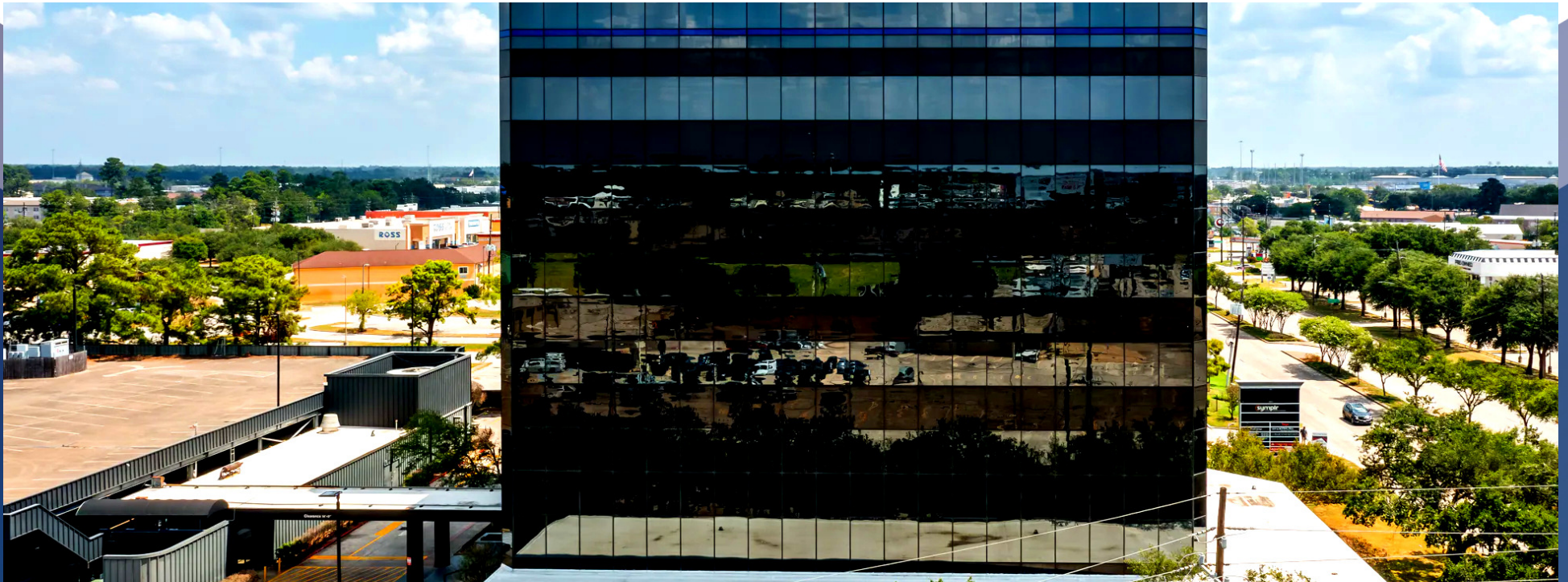


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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



**SALE PRICE**

**\$31,555,801**

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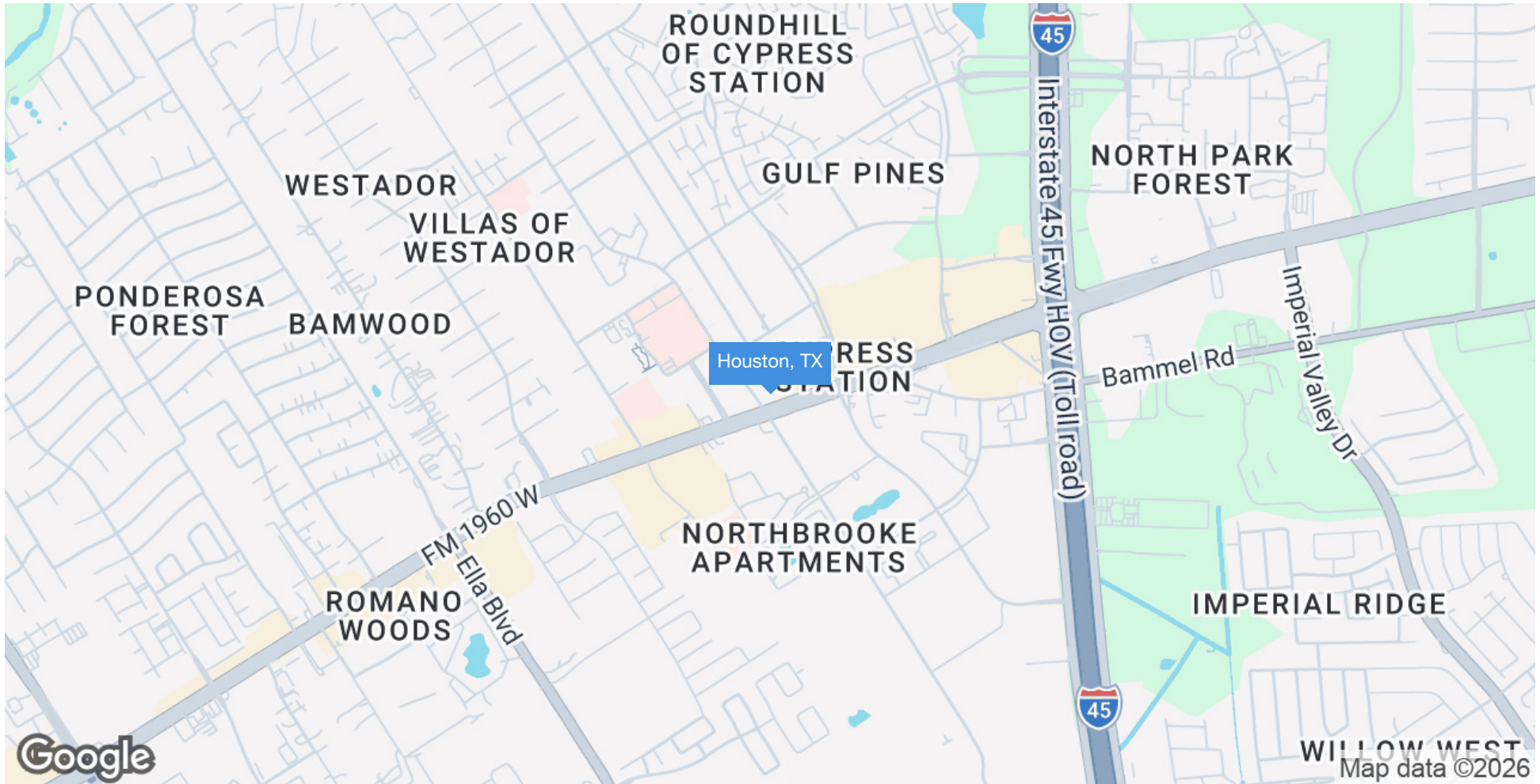


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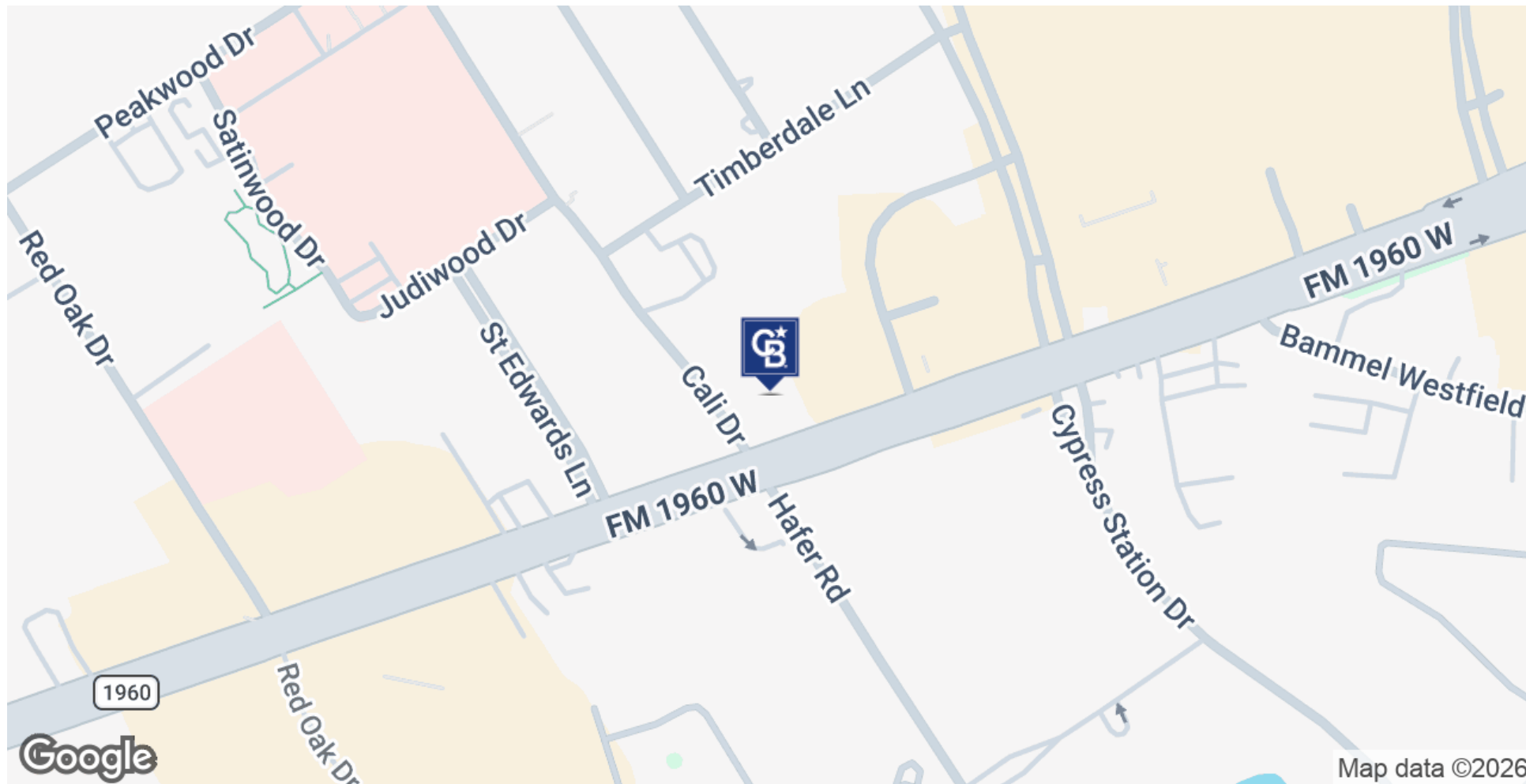


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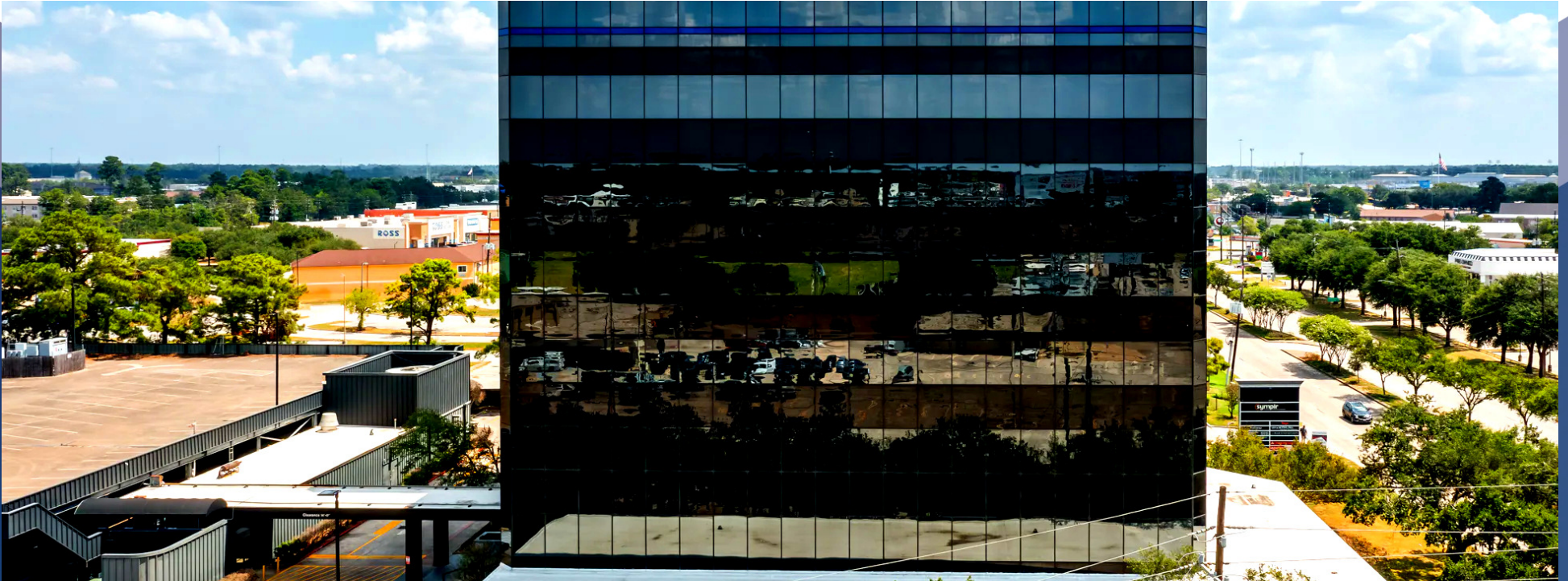


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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090

### INVESTMENT OVERVIEW

Price	\$31,555,801
Price per SF	\$222
Price per Unit	\$126,223
CAP Rate	5.04%

### OPERATING DATA

Net Operating Income	\$1,590,000
----------------------	-------------

### FINANCING DATA

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# SALE

616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090

## INCOME SUMMARY

GROSS INCOME	\$0
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## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$1,590,000
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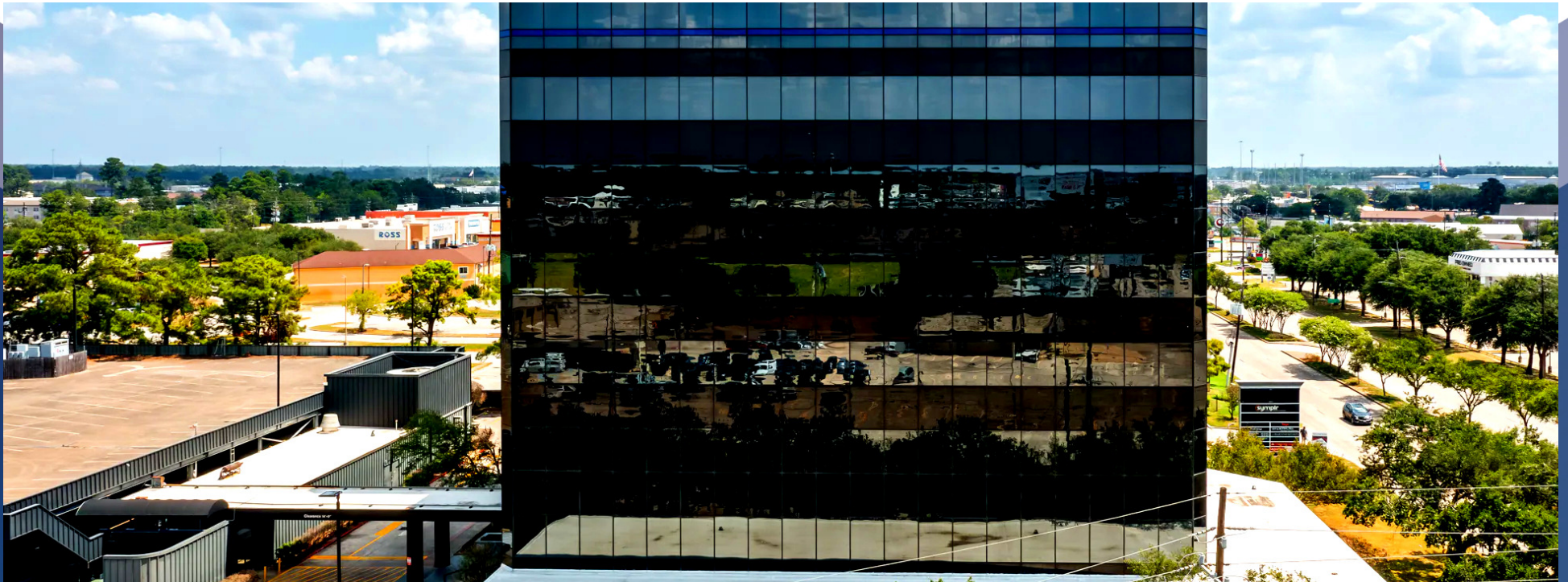


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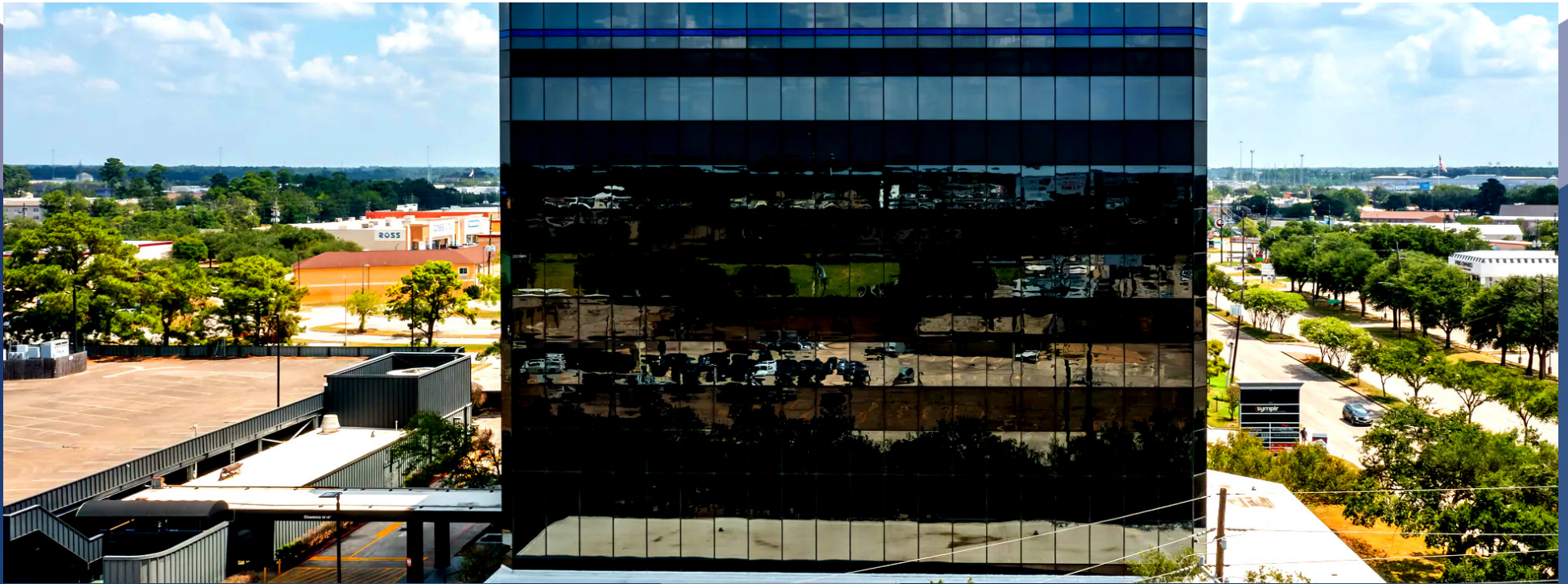


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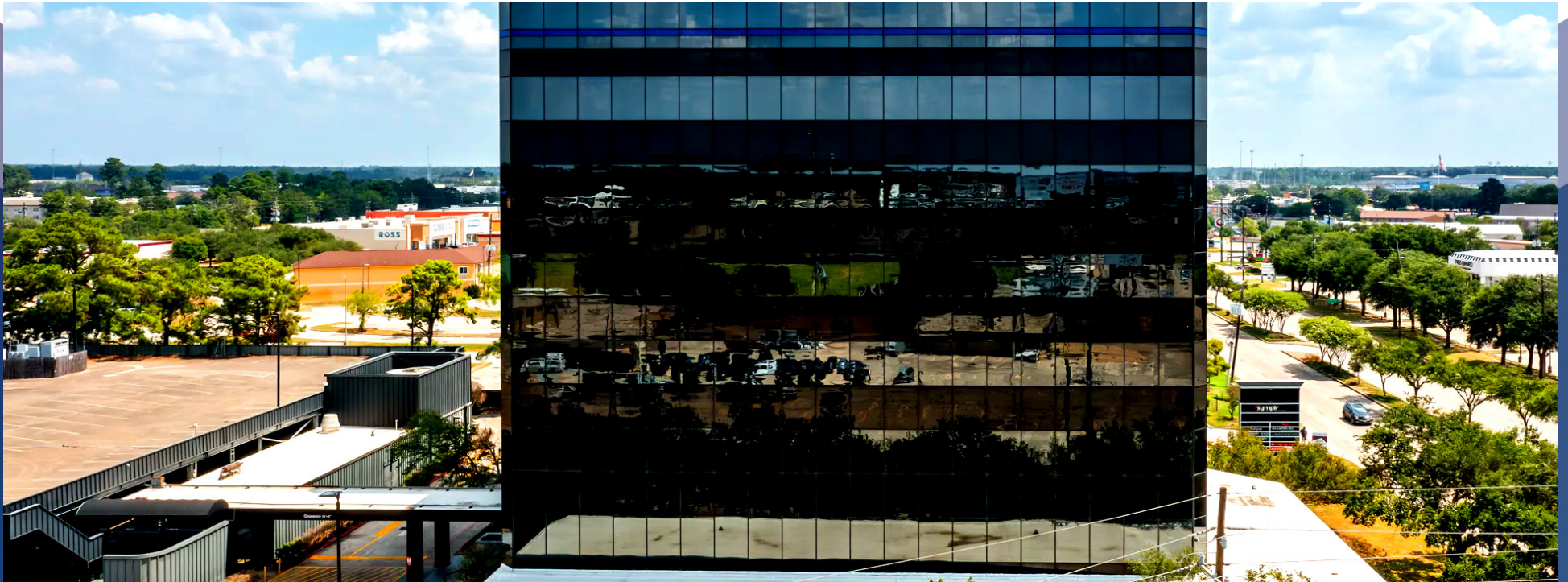


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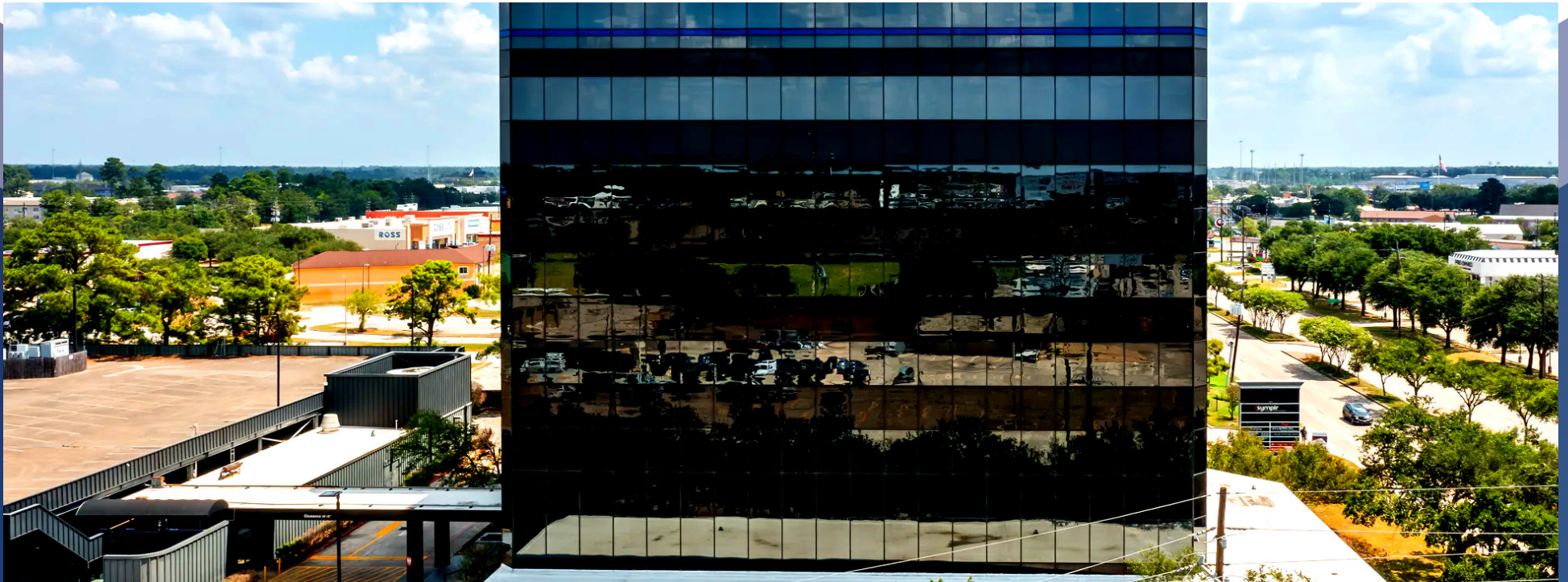
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**616 FM 1960 W RD OFFICE BUILDING**

616 FM 1960 W Rd Houston, TX 77090

In order to maximize the value of an investment grade property, effective marketing is critical. The goal of Coldwell Banker Commercial Universal is to package the property appropriately and distribute to as many qualified buyers and agents to create competition. In order to achieve this goal, we will successfully implement the following marketing plan:

## **VALUE OF THE PROPERTY**

- Compile all lease information to generate a proper rent roll
- Use rent roll to generate a financial summary page incorporating operating expenses, vacancy and reserves
- Gather market information of similar sold properties to determine market cap rate
- Analyze similar leases to determine potential areas that would effect the value of the property
- Take into consideration any other factors that could increase or decrease the value of the property

## **PROFESSIONALLY PACKAGING THE PROPERTY**

- Description of property with area information, photographs, tenant summary and demographics
- Use of current technology and graphics to incorporate professional aerial maps including the surrounding commercial and residential activity as applicable
- Valuation of the property with appropriate detail regarding tenant rent roll, income, expenses, debt, etc
- Comparable market lease and sale information

## **STRATEGIC PROPERTY PROMOTION**

- Promotion will consist of the following after execution of an exclusive listing representation agreement:
  - Direct promotion to qualified local and out-of-state owners/buyers from our database - Such Buyers may include REIT's, national syndicates, large partnerships, local individuals and institutional clients
  - High impact ads may be placed in carefully selected regional and national newspapers
- Use of Coldwell Banker Commercial network for promotion in which there are 200 affiliate offices throughout the United States including 3,000 agents

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### 1

- Place sign(s) and/or banners on the property (if applicable)
- Prepare property brochures, property packages, electronic marketing materials and other miscellaneous marketing materials
- Distribute property information to Coldwell Banker Commercial® affiliates and internal professionals
- Enter listing information on CBCWorldwide.com & Loop Net
- Enter listing information on CCIM website with direct access to more than 7,000 CCIM designees Enter property into Teamwork PM, our project management tool which includes timelines, documents, so you have 24 hour access to all necessary information.

### 2-3

- Email marketing package to all members of the local commercial real estate community
- Email marketing package to 7,000 members of CCIM organization
- Email marketing package to 3,334 Coldwell Banker Commercial professionals
- Marketing meeting with clients to review progress

### 4-16

- Direct mail and personal follow-up to targeting prospects in database
- Constant marketing through the national Coldwell Banker Commercial organization
- Marketing meeting with clients to review progress



# SALE

**616 FM 1960 W RD OFFICE BUILDING**

616 FM 1960 W Rd Houston, TX 77090

## 16-20

- Compile all lease information to generate a proper rent roll
- Negotiate with interested parties
- Prepare Letters of Intent
- Assist with Due Diligence
- Marketing meeting with clients to review progress

## 20-24

- Transaction Closes
- Public relations effort (Social Media, Announcement)

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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

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### PROPERTY WEBSITE

We create an individual webpage for each institutional listing accessible from Universal. The website includes extensive property information including the offering summary, a high-resolution photo gallery, property attributes, interactive maps, area information, demographic information, a digital offering memorandum and brochure, and a downloadable confidentiality agreement.

**COLDWELL BANKER COMMERCIAL**

**616 FM 1960 W Rd Office Building**  
616 FM 1960 W Rd | Houston, TX 77090

[Overview](#)

**616 FM 1960 W Rd Office Building** 5,801  
616 FM 1960 W Rd | Houston, TX 77090  
**\$31,555,801**  
Sale Price

[Overview](#)

**Request More Info**

NAME

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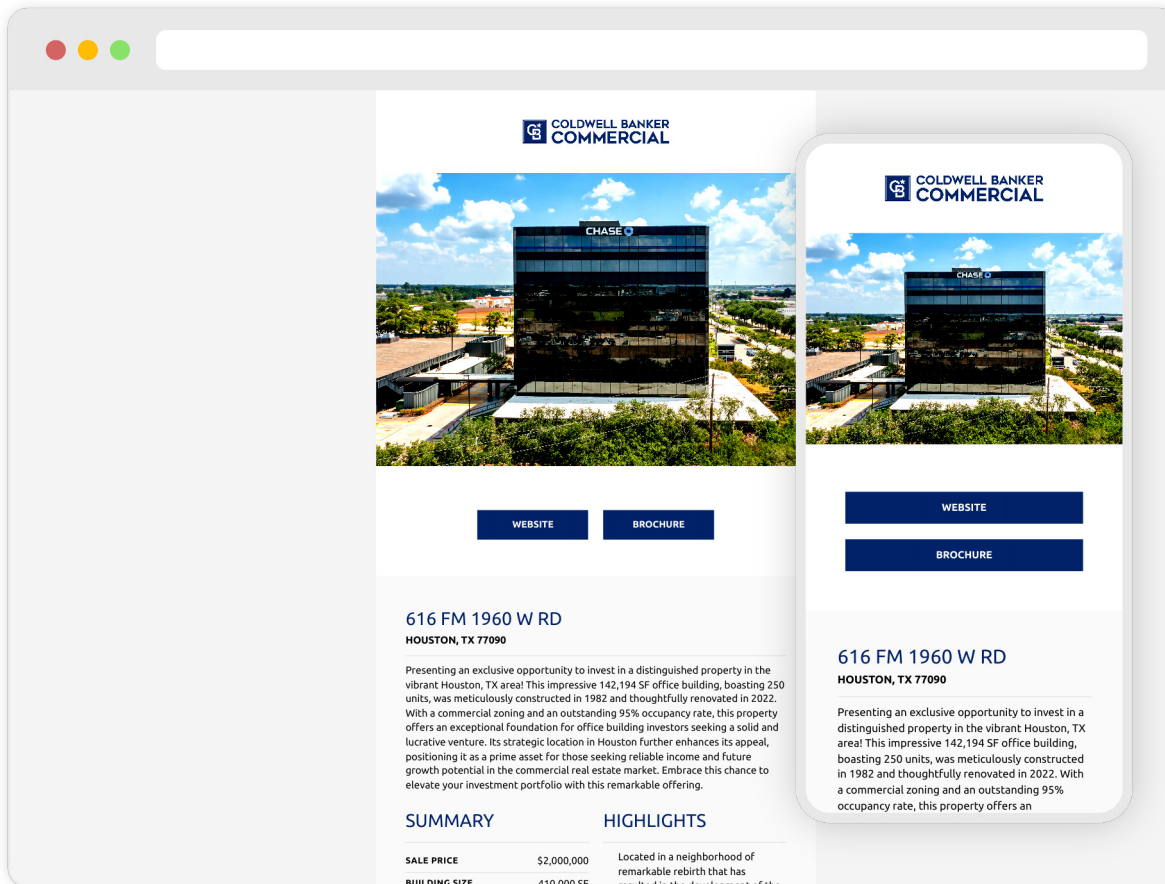
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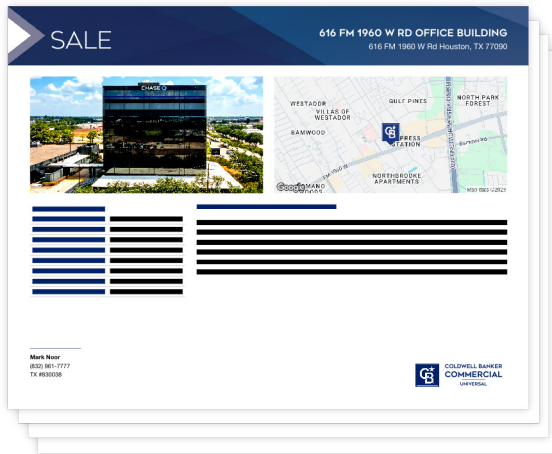
### EMAIL CAMPAIGN

Our email campaign is designed to generate interest at a large scale. Our extensive list of investors receive the email with high-resolution photos of your property, a map, listing information, a link to the property website and broker contact information. This is one of our best lead generation tools.



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## MARKETING PACKAGES

Our in-house marketing department creates a full-color Offering Memorandum. The Offering Memorandum contains all the comprehensive offering details and underwriting information necessary for interested investors to submit a qualified bid on the offering. The Offering Memorandum is distributed in hard-copy and digital format to a multitude of qualified investors.

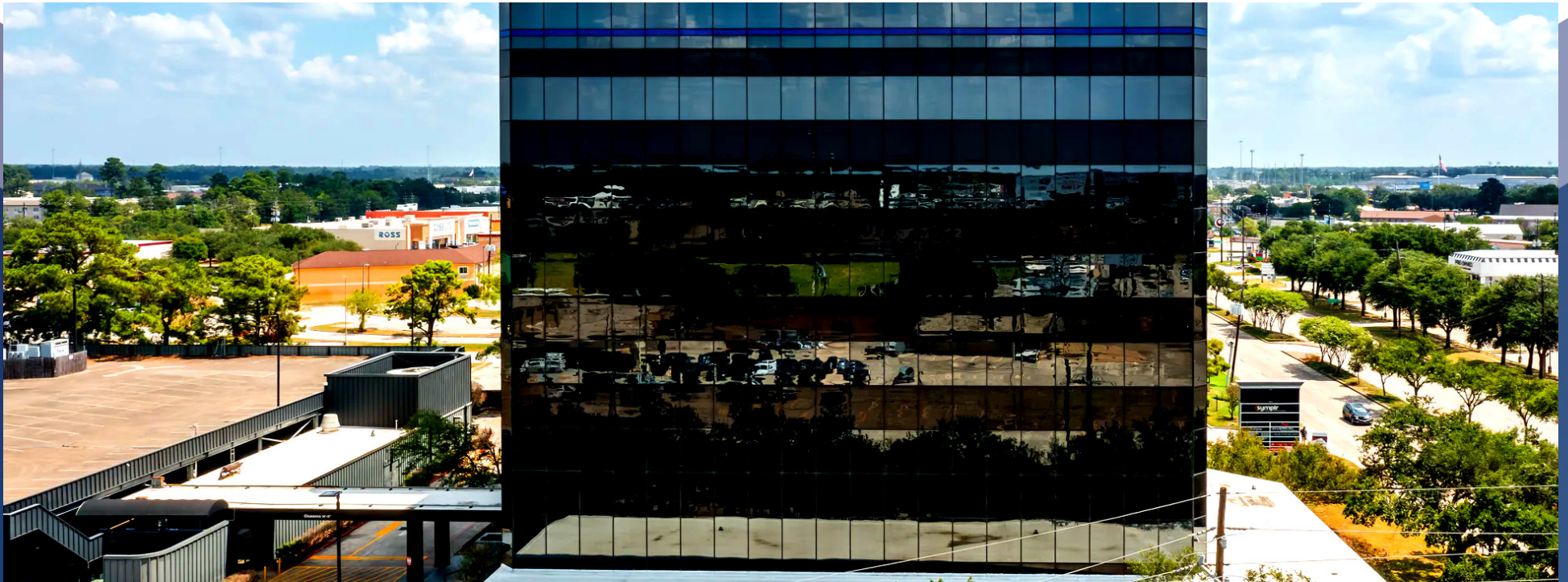
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# SALE

## 616 FM 1960 W RD OFFICE BUILDING

616 FM 1960 W Rd Houston, TX 77090



**MARK NOOR**

**INTERNATIONAL COMMERCIAL & LUXURY REALTOR**

VIP@MARKNNOOR.COM

Direct: (832) 961-7777 | Cell: (832) 961-7777

TX #830038

### PROFESSIONAL BACKGROUND

A Rare Intersection of Institutional Commercial Real Estate Expertise, Ultra-Luxury Residential Advisory & Global Investment Connectivity.

Representing The Most Discerning Clients In The World, Providing Access to billion-dollar Commercial Investments, Ultra-Luxury Estates, Global Hotel Portfolios, & Landmark Developments.

Based in Houston, Texas — one of the most powerful economic hubs in the United States — Mark advises private capital, ultra-high-net-worth individuals, family offices, sovereign wealth interests, and developers on high-value real estate acquisitions and billion-dollar development strategies across the United States and international gateway markets.

Discretion. Precision. Global Reach.

### EDUCATION

#### CERTIFICATIONS

**Universal**  
1900 West Loop South  
Houston, TX 77027  
832.760.1733

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**Mark Noor**

(832) 961-7777

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