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FOR SALE
SINGLE-TENANT NET LEASE INVESTMENT

CYPRESS, TEXAS

12101 Grant Road

Cypress, TX 77429 · Houston MSA

9,230 SF • $3,025,000 • 7.02% Cap Rate

LEASED TO

ACTION BEHAVIOR CENTERS

THE OFFERING

A corporate net lease backed by the nation's largest ABA therapy provider.

Partners is pleased to offer 12101 Grant Road, a 9,230 SF single-tenant medical building in Cypress, Texas, leased in its entirety to Action Behavior Centers. The tenant signed a brand new seven-year extension running through July 2034 with 2.5% annual increases and two five-year renewal options. Base rent of $23.00 PSF NNN sits below market for the submarket, and the lease is triple net, so operating expenses are reimbursed in full. Offered at $3,025,000, a 7.02% cap rate on the first full year of extension income.

$3,025,000	7.02%	$212,290	$327.74
List Price	Cap Rate	NOI · F12 from 3/1/2027	Price Per SF

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LEASE SNAPSHOT

Lease expiration	July 2034
Annual increases	2.5%
Renewal options	Two 5-Year

INVESTMENT SUMMARY

The opportunity at a glance.

LIST PRICE	$3,025,000
CAP RATE	7.02%
NOI (F12 FROM 3/1/2027)	$212,290
PRICE PER SF	$327.74
ADDRESS	12101 Grant Road
CITY, STATE, ZIP	Cypress, TX 77429
MARKET	Houston MSA
BUILDING SIZE	9,230 SF
TENANT	Action Behavior Centers
OCCUPANCY	100% Leased
LEASE TYPE	NNN
LEASE EXPIRATION	7/31/2034

Corporate credit, below-market rent.

01 Brand New Seven-Year Extension

The tenant extended through July 2034, a strong signal of commitment to the site and to the Cypress market.

02 Corporate Lease, National Operator

Action Behavior Centers is the nation's largest ABA therapy provider with more than 330 locations across nine states.

03 Below-Market Rent

Base rent of $23.00 PSF in an affluent Houston suburb leaves durable upside at rollover.

04 Built-In NOI Growth

2.5% annual increases through the term, plus two five-year options at the same escalation.

05 Triple Net, No Landlord Burden

The tenant reimburses taxes, insurance, and operating expenses in full, so income is net to the owner.

06 Purpose-Built for the Use

The center is fit out for pediatric behavioral therapy, a specialized build that operators renew rather than relocate.

Terms of the extension.

TENANT	Action Behavior Centers
LEASE TYPE	NNN
OCCUPANCY	100%
RENTABLE AREA	9,230 SF
EXTENSION COMMENCEMENT	3/1/2027
LEASE EXPIRATION	7/31/2034
EXTENSION TERM	89 Months
BASE RENT	$23.00 PSF · $17,691/mo
INCREASES	2.5% Annually
RENEWAL OPTIONS	Two 5-Year @ 2.5%

TERMINATION OPTION

The tenant holds a one-time termination option on 2/29/2032 with 12 months' notice and a penalty equal to all unamortized lease costs for the remaining term.

RENT SCHEDULE

PERIOD	RENT PSF	MONTHLY	ANNUAL
3/1/27 – 2/29/28	**$23.00**	**$17,691**	**$212,290**
3/1/28 – 2/28/29	$23.58	$18,133	$217,597
3/1/29 – 2/28/30	$24.16	$18,586	$223,037
3/1/30 – 2/28/31	$24.77	$19,051	$228,613
3/1/31 – 2/29/32	$25.39	$19,527	$234,328
3/1/32 – 2/28/33	$26.02	$20,016	$240,187
3/1/33 – 2/28/34	$26.67	$20,516	$246,191
3/1/34 – 7/31/34	$27.34	$21,029	$105,144

Rent shown as scheduled under the extension. Cap rate is calculated on the first full twelve months of extension income. Final period is a five-month stub through expiration.

7.02%
Going-in cap rate

8.14%
Yield in final full year

TENANT PROFILE

The nation's largest ABA provider.

ACTION BEHAVIOR CENTERS

Founded in 2016 and headquartered in Austin, Action Behavior Centers provides applied behavior analysis therapy for children diagnosed with autism. Its purpose-built centers deliver diagnostic support, early intensive behavioral intervention, and school-readiness programs across nine states.

2016	330+	9	Austin
Founded	Locations	States	Headquarters

9,230 SF
Costly to Replicate

Sensory rooms, therapy suites, and observation space make an ABA build-out expensive to reproduce, so operators renew rather than relocate.

9 States
Mandated Coverage

Every state now requires insurers to cover autism therapy, giving ABA operators a reimbursement base that does not depend on discretionary spending.

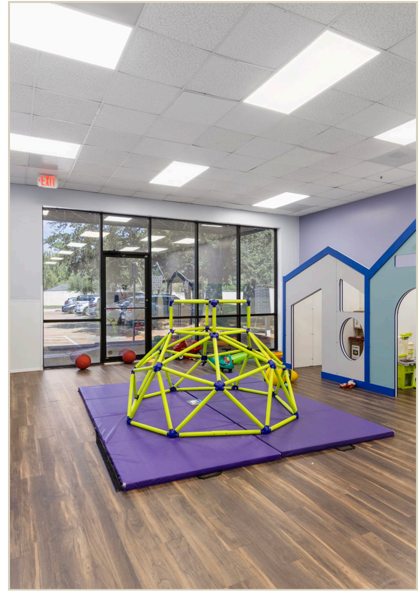
7.4 Yrs
Committed Here

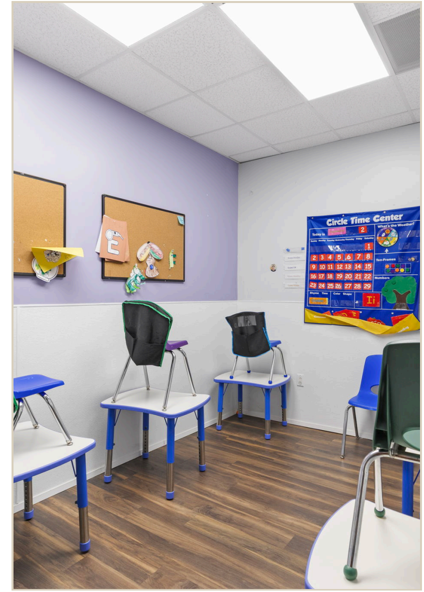
The tenant extended well ahead of expiration, carrying the lease to July 2034 with 2.5% annual increases.

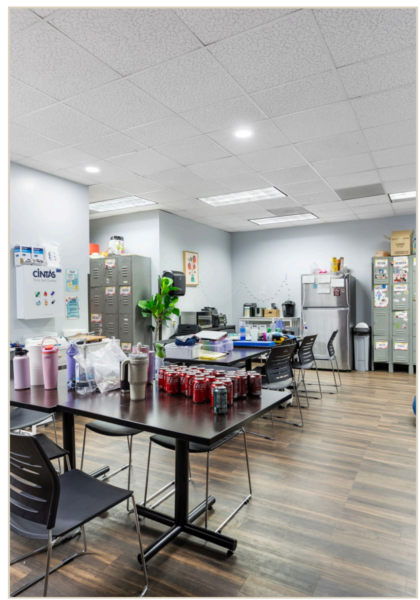
WHY IT MATTERS

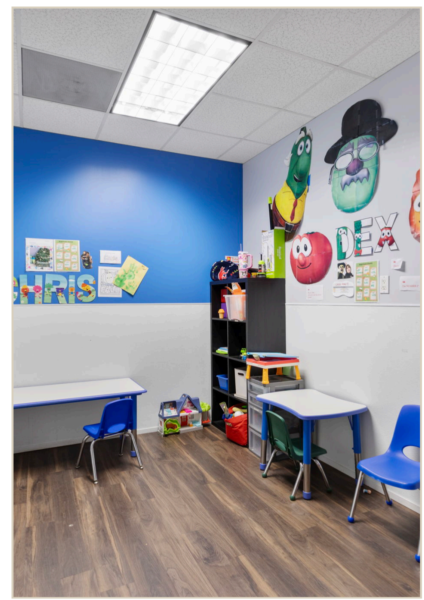
This is a single-tenant net lease backed by a national operator in a use with mandated insurance reimbursement, in a building fit out specifically for that use. Renewal risk is structurally low.

Purpose-built for pediatric therapy.

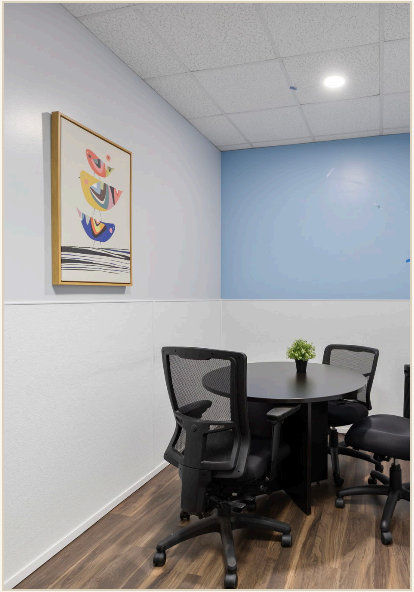


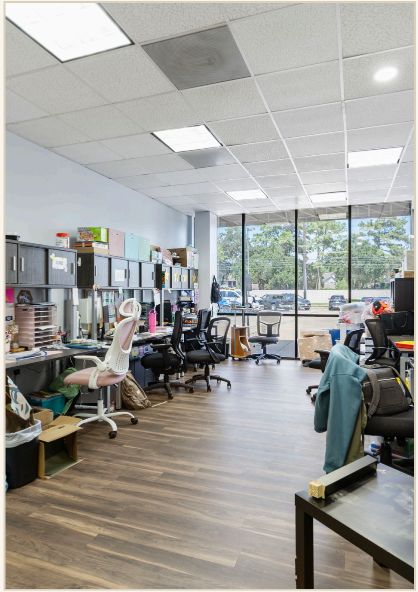


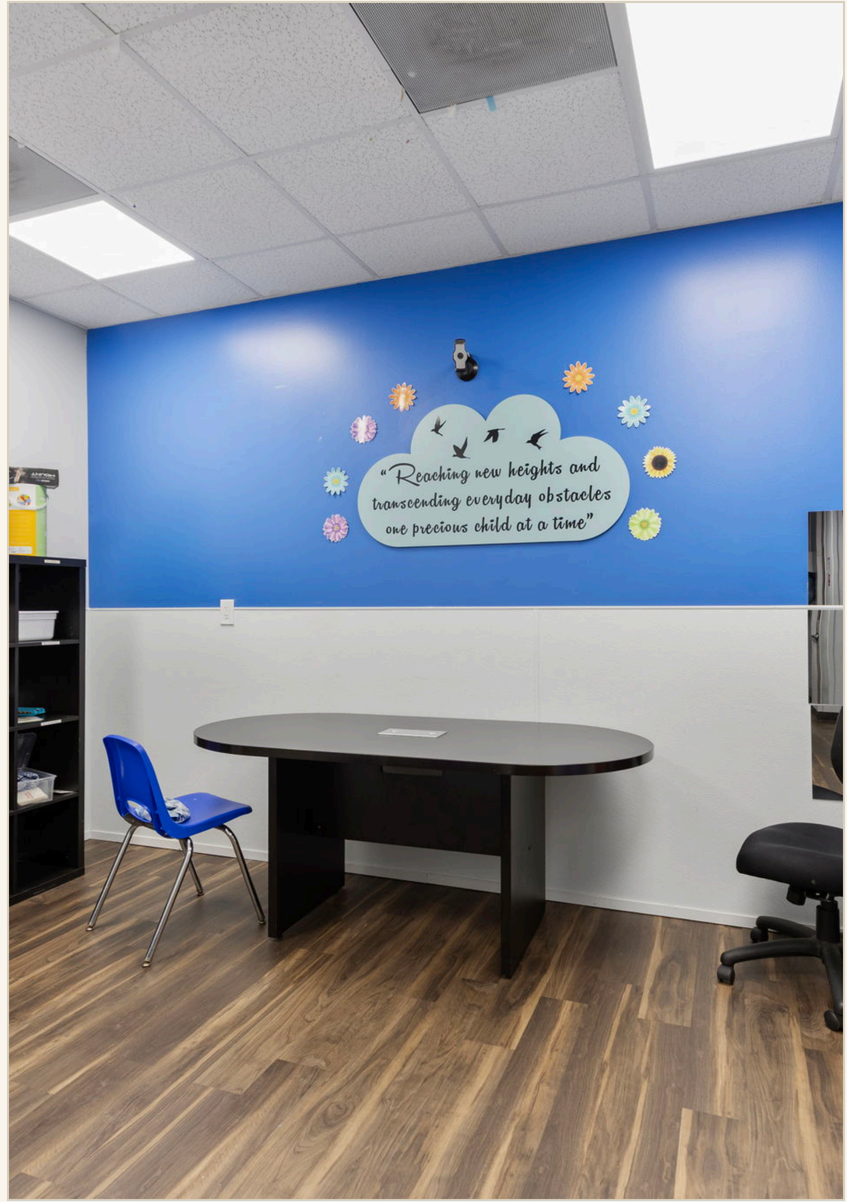


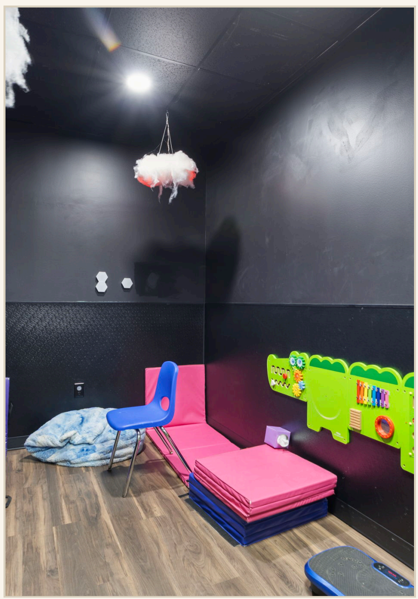


A full clinical build-out already in place.









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Freestanding strip with ample surface parking.

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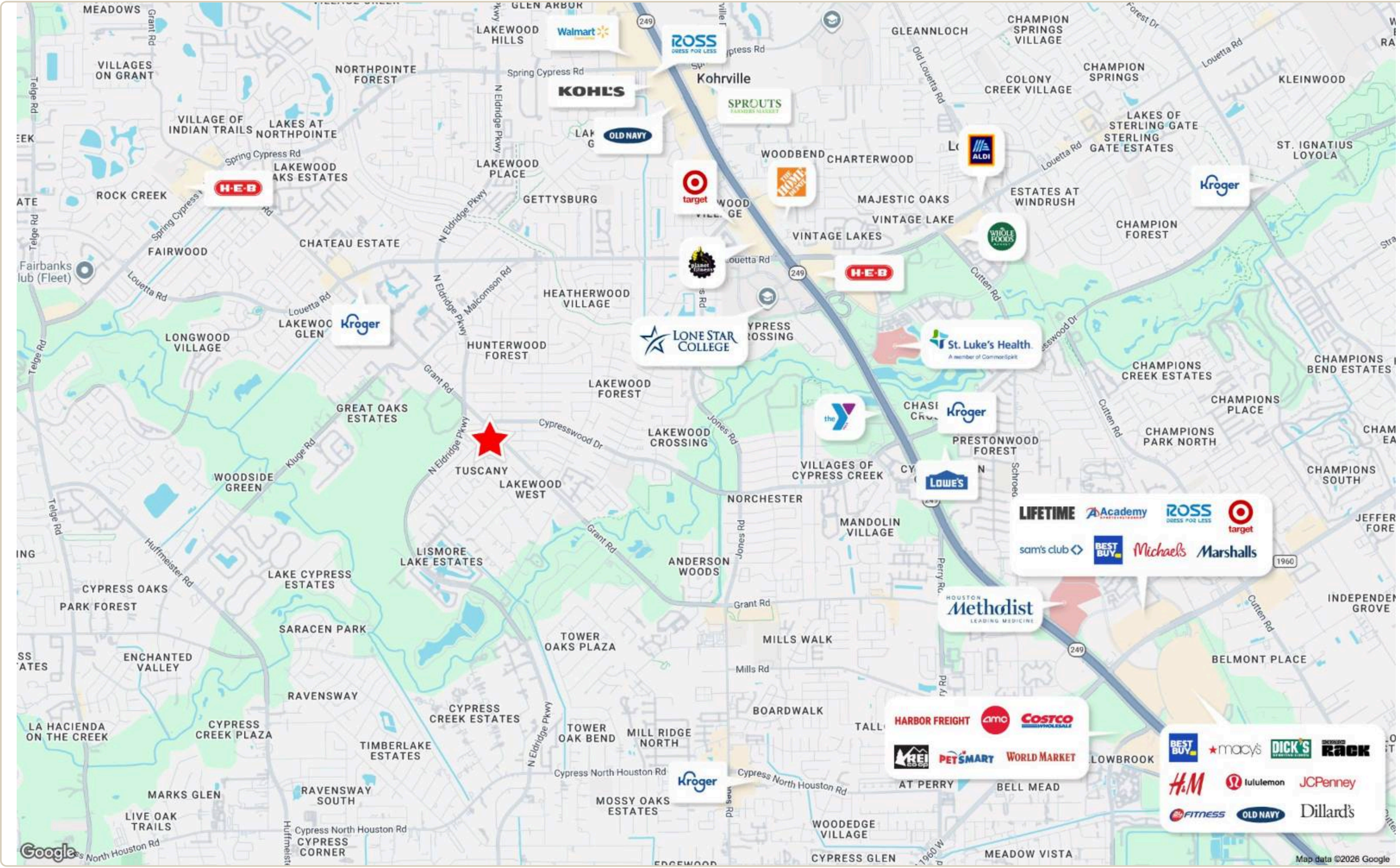
Cypress, an affluent northwest Houston suburb.



RESIDENTIAL BASE

Established master-planned communities including Coles Crossing, Lakewood Forest, and Longwood Village surround the site.

RETAIL & HEALTHCARE

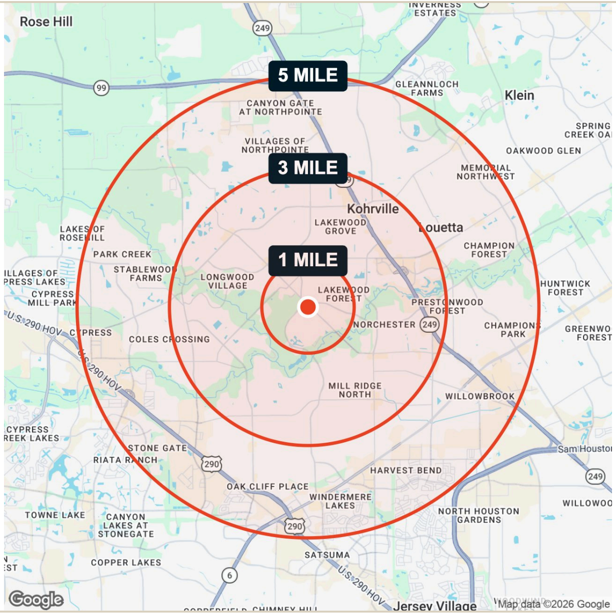
Target, H-E-B, Kroger, Costco, Whole Foods, Houston Methodist, and St. Luke's Health all operate within the trade area.

ACCESS & SCHOOLS

Grant Road connects to Highway 249 and the Grand Parkway. Served by Cypress-Fairbanks ISD, one of the largest districts in Texas.

The families this tenant serves.

Action Behavior Centers draws from the master-planned neighborhoods around Grant Road. The property sits in northwest Harris County, inside Beltway 8 and about 25 miles from downtown Houston. Household incomes in the immediate ring run well above the metro average, and nearly 18,000 children under 15 live within three miles.



RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	10,247	95,621	273,822
2030 Projection	10,836	101,520	289,992
Households	3,597	34,740	96,826
Avg. HH Income	$148,559	$128,179	$121,147
Med. HH Income	$115,915	$100,147	$93,593
Children Age 0-14	1,860	17,973	53,199
Owner Occupied	79.1%	68.8%	66.4%
Median Age	41.1	39.3	37.9

$148,559
Avg. household income, 1-mile

17,973
Children age 0-14, 3-mile

6.2%
Projected growth to 2030, 3-mile

Source: CoStar Demographic Summary Report, 12101 Grant Rd, September 2026. Rings measured from the property.

CONTACT

For more information, contact the team.

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$3,025,000	7.02%	9,230 SF	Jul 2034
List price	Cap rate	Single tenant, NNN	Lease expiration

DISCLAIMER

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