



For Sale

909 TELEPHONE RD

Houston, TX 77023

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TABLE OF CONTENTS

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CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	9
DEMOGRAPHICS	11
ADVISOR BIOS	13

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Section 1

PROPERTY INFORMATION

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 5 Years Remaining on NNN Lease, excluding roof, structure, and parking lot
- Asking Price \$1,850,000
- Cap Rate of 5.8%
- Built in 2008
- Located Southeast of Downtown in rapidly developing area
- Easy access to all major highways, downtown, Houston's major sports venues, universities and the Medical Center.

PROPERTY OVERVIEW

Corporate-backed single tenant investment opportunity with 5 years left on the primary term and 3 renewal options with 7.5% increases.



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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Corporate-backed single tenant investment opportunity with 5 years left on the primary term and 3 renewal options with 7.5% increases.

LOCATION OVERVIEW

Located in the rapidly growing Greater Eastwood area with easy access to all major highways, downtown, Houston's major sports venues, universities and the Medical Center.



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Section 2

LOCATION INFORMATION

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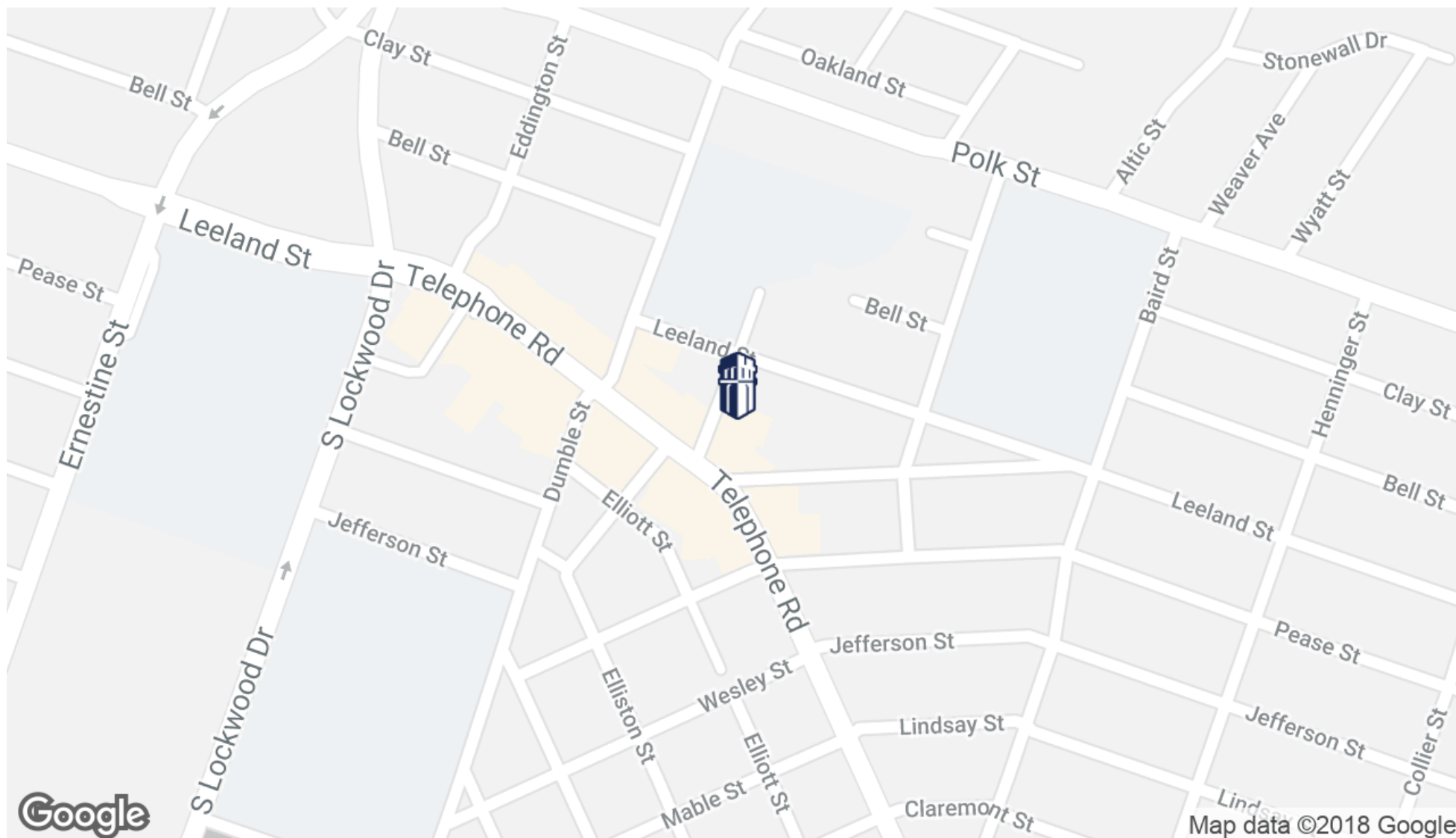
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BELVOIR

REAL ESTATE GROUP, LLC

LOCATION MAPS



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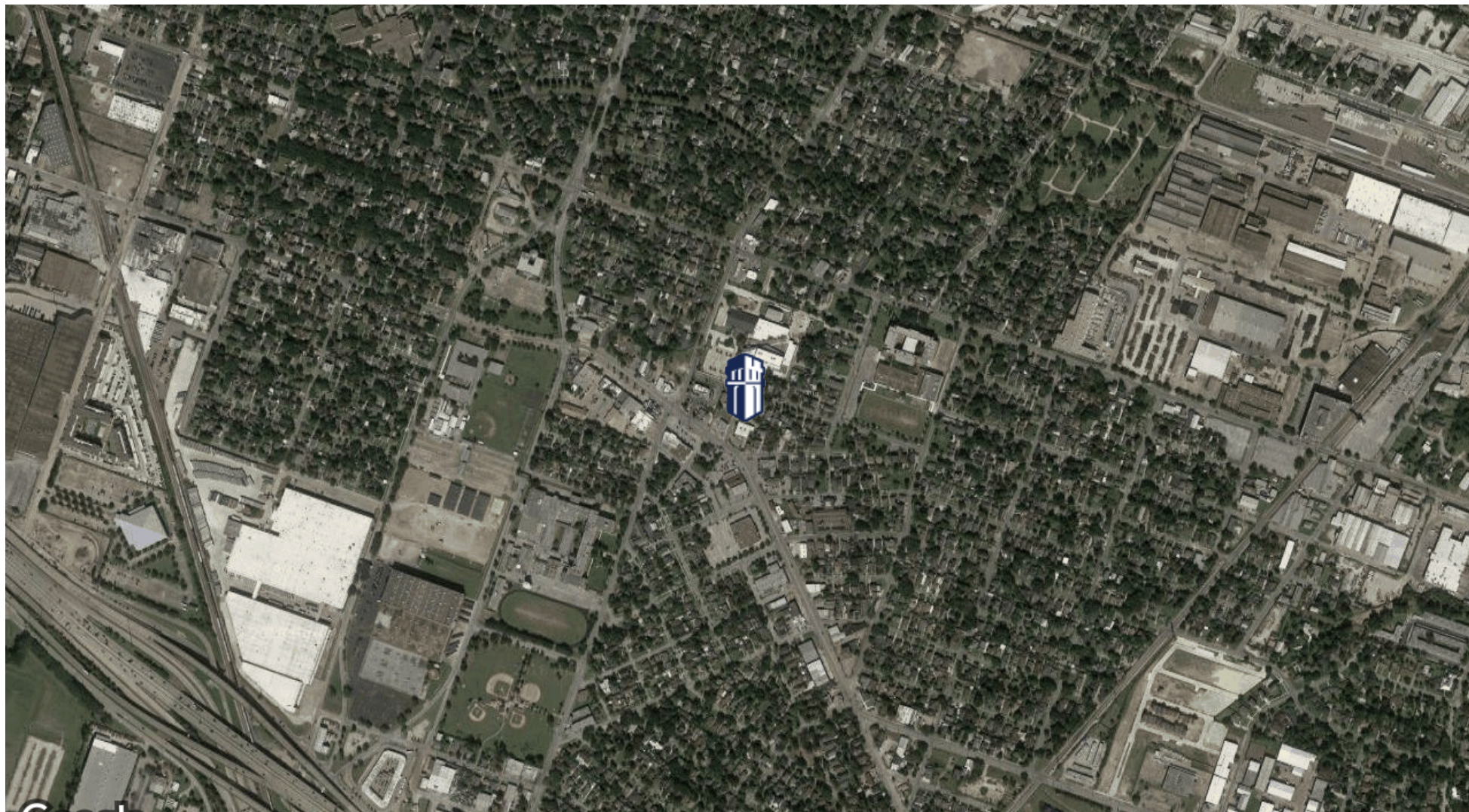
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AERIAL MAPS



Google, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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Section 3

FINANCIAL ANALYSIS

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RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING
Advanced Auto Parts	6,100	10/31/2023	\$107,482	100.0
Totals/Averages	6,100		\$107,482	

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Section 4

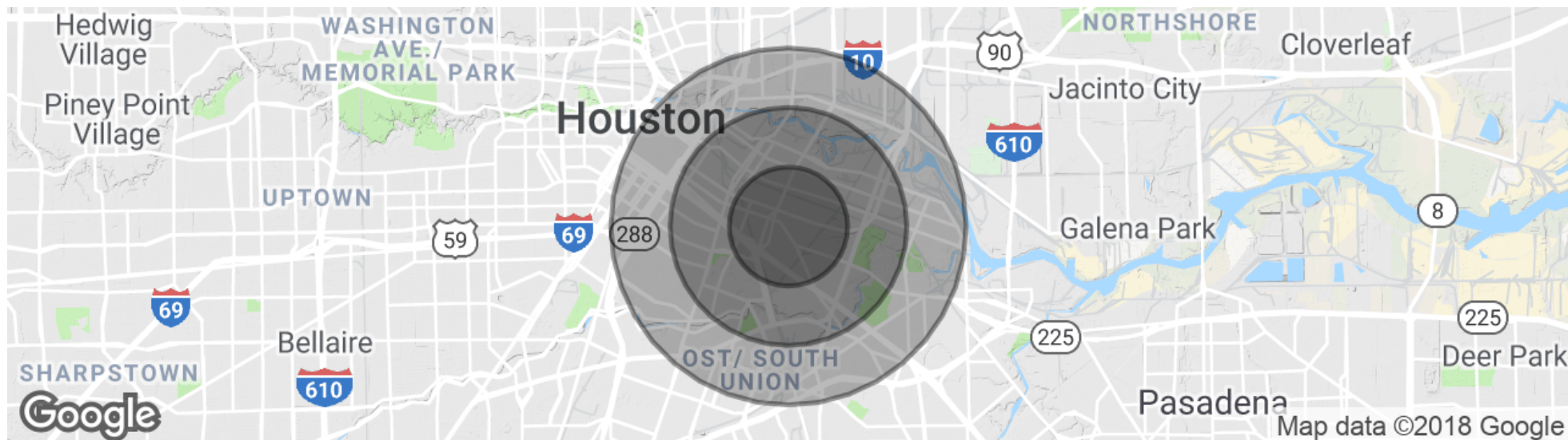
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,931	58,334	135,672
Median age	31.2	30.7	30.9
Median age (Male)	30.0	30.3	30.3
Median age (Female)	33.2	31.5	31.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,313	19,066	42,294
# of persons per HH	3.0	3.1	3.2
Average HH income	\$44,078	\$44,880	\$45,409
Average house value	\$128,146	\$121,232	\$119,976

* Demographic data derived from 2010 US Census

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Section 5

ADVISOR BIOS

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ADVISOR BIO & CONTACT 1

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ADVISOR BIO & CONTACT 2

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