

TELEPHONE ROAD INVESTMENT SALE

NEC of Telephone Rd and Jefferson St
1201 Telephone Road
Houston, TX 77023

RESOLUTRE

RE



6.85%
CAP RATE



SOLD
Price



+/-2,550 SF
GLA

RICK GUTIERREZ
Broker Associate
832.435.4033
rick@resolutre.com
resolutre.com

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Listing Agent

RESOLUT

RE

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1201 TELEPHONE ROAD

-
- Year Build: 2015
- Building +/- 2,550 SF
- Cap rate: 6.85%

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



1201 Telephone Road



**PRICE:
SOLD**



**CAP RATE:
6.85%**

PROPERTY HIGHLIGHTS

Property Address	1201 Telephone Road, Houston, TX 77023
Location	NEC of Telephone Rd and Jefferson St
County	Harris
Gross Leasable Area	+/-2,550 SF
Lot Size	9,278 SF
Year Built	2015
Occupancy	100%
Lease Type	NNN lease
Construction Type	Concrete Block
Number of Tenants	2
Legal Description	RES A BLK 1 Telephone Retail Center

AREA TRAFFIC GENERATORS





ABOUT OUR FIRM

We are a rapidly growing, full-service law firm seeking to provide skilled and reliable representation to our clients. Our attorneys are diverse, skilled, experienced and specialize in seven different practice areas – Immigration, Criminal, Personal Injury, Family, Employment, Real Estate and Natural Resources.

ALWAYS ON YOUR SIDE

Alonso & de Leef, PLLC is a Houston-based, full-service law firm offering legal services in the fields of Immigration, Criminal, Personal Injury, Family, Employment, Real Estate and Natural Resources.

The firm was founded by immigrant attorneys Mairim Alonso and Peter de Leef, who offer over 25 years of legal experience. The firm was created to be international, innovative, adaptable, willing and able to tailor its services to fit each client's needs. Our staff is 98% bilingual (Spanish/English), and to us, no client is too small and no legal issue too complex.



LOCATIONS:

Houston-Westchase
Houston-Downtown
El Paso



PRACTICE AREAS INCLUDE:

Criminal Services
Immigration Services
Family Services
Personal Injury Services
Employment Law
Real Estate Services
Natural Resources

WEBSITE

State Farm



ABOUT OUR FIRM

Like a good neighbor. Customers and communities rely on us to help them face life's uncertainties. They trust us for guidance with insurance needs, financial planning, and strengthening the community.

Our vision for the future is to be the customer's first and best choice in the products and services we provide. We will continue to be the leader in the insurance industry and we will become a leader in the financial services arena. Our customers' needs will determine our path. Our values will guide us.

We are people who make it our business to be like a good neighbor; who built a premier Company by selling and keeping promises through our marketing partnership; who bring diverse talents and experiences to our work of serving the State Farm customer.

Our success is built on a foundation of shared values – quality service and relationships, mutual trust, integrity and financial strength.



LOCATIONS: 43 claim offices & 30 operations centers in the U.S.



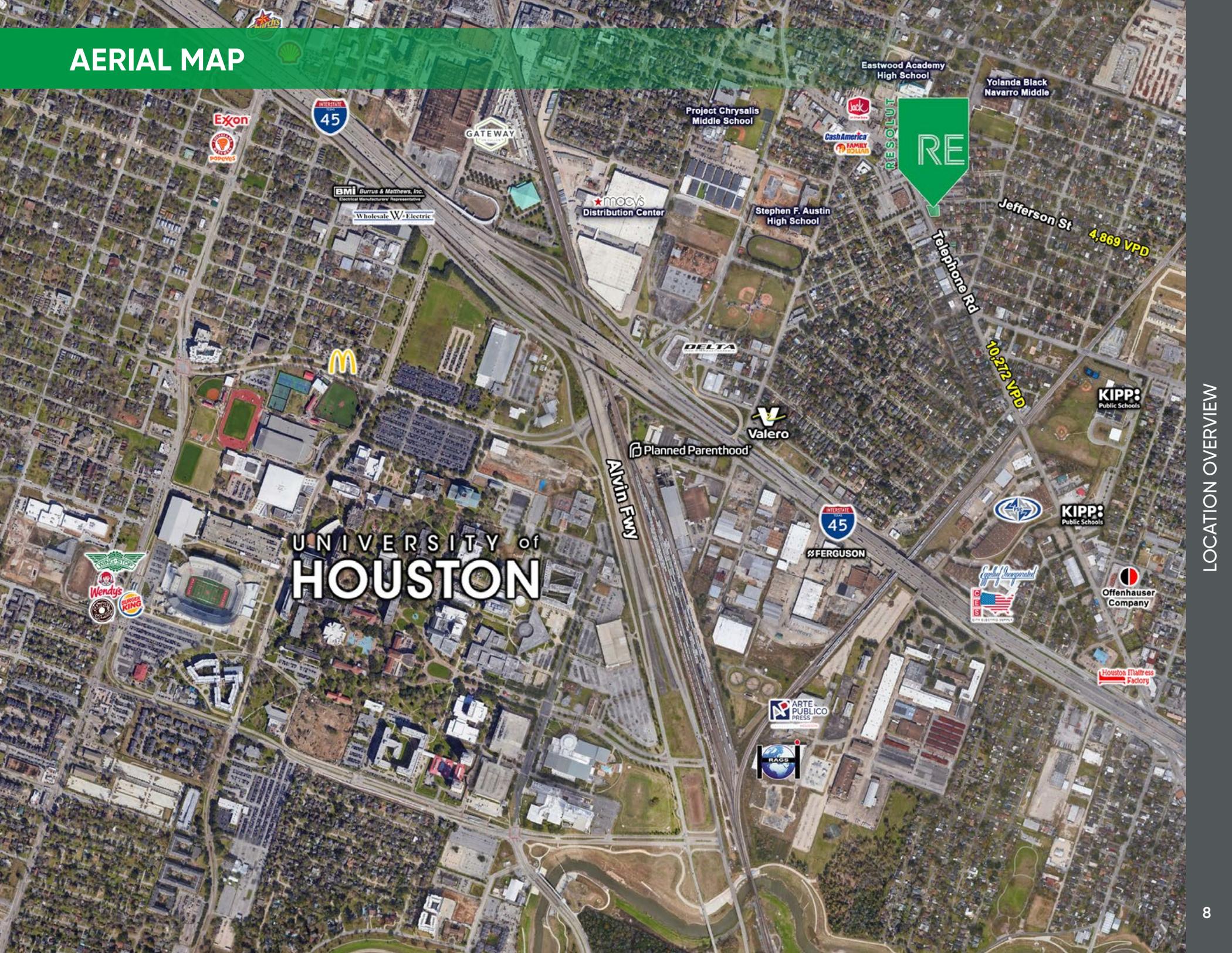
ESTABLISHED 1922

WEBSITE

SITE PLAN MAP



AERIAL MAP



UNIVERSITY of
HOUSTON

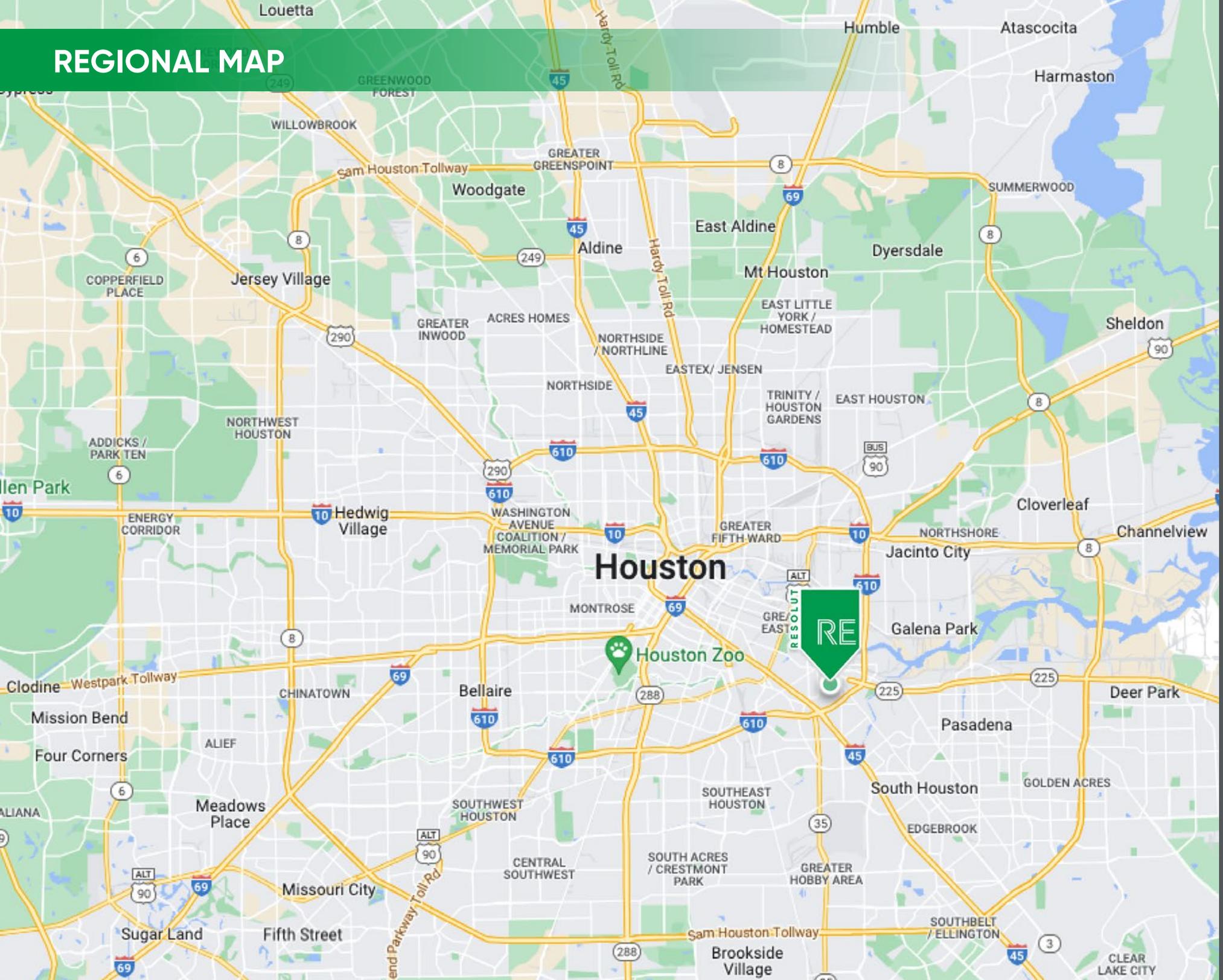


4,869 VPD

10,212 VPD

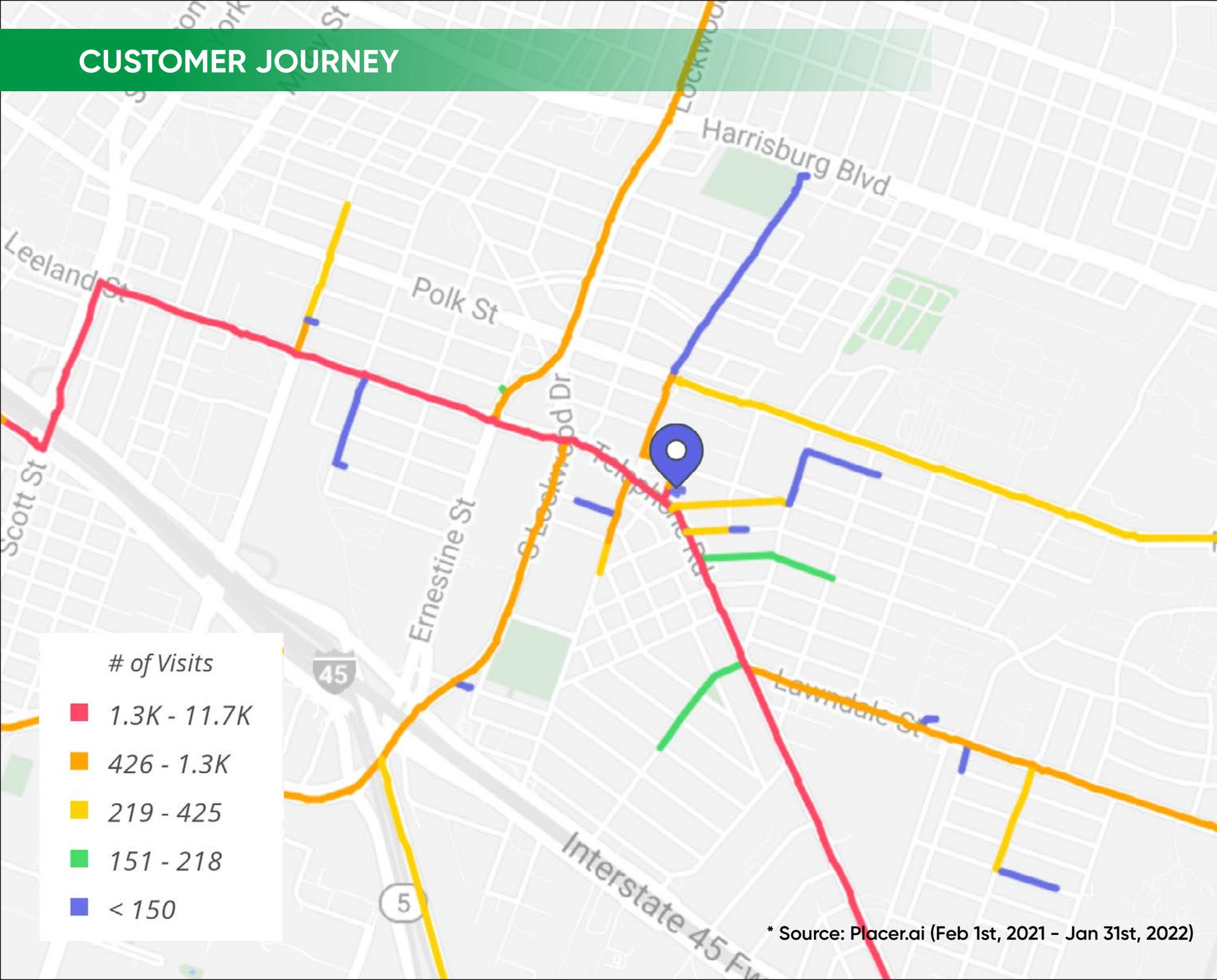
LOCATION OVERVIEW

REGIONAL MAP



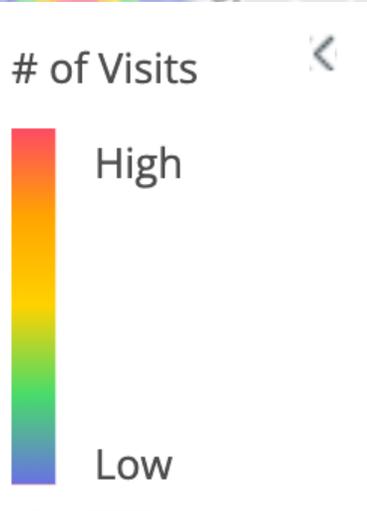
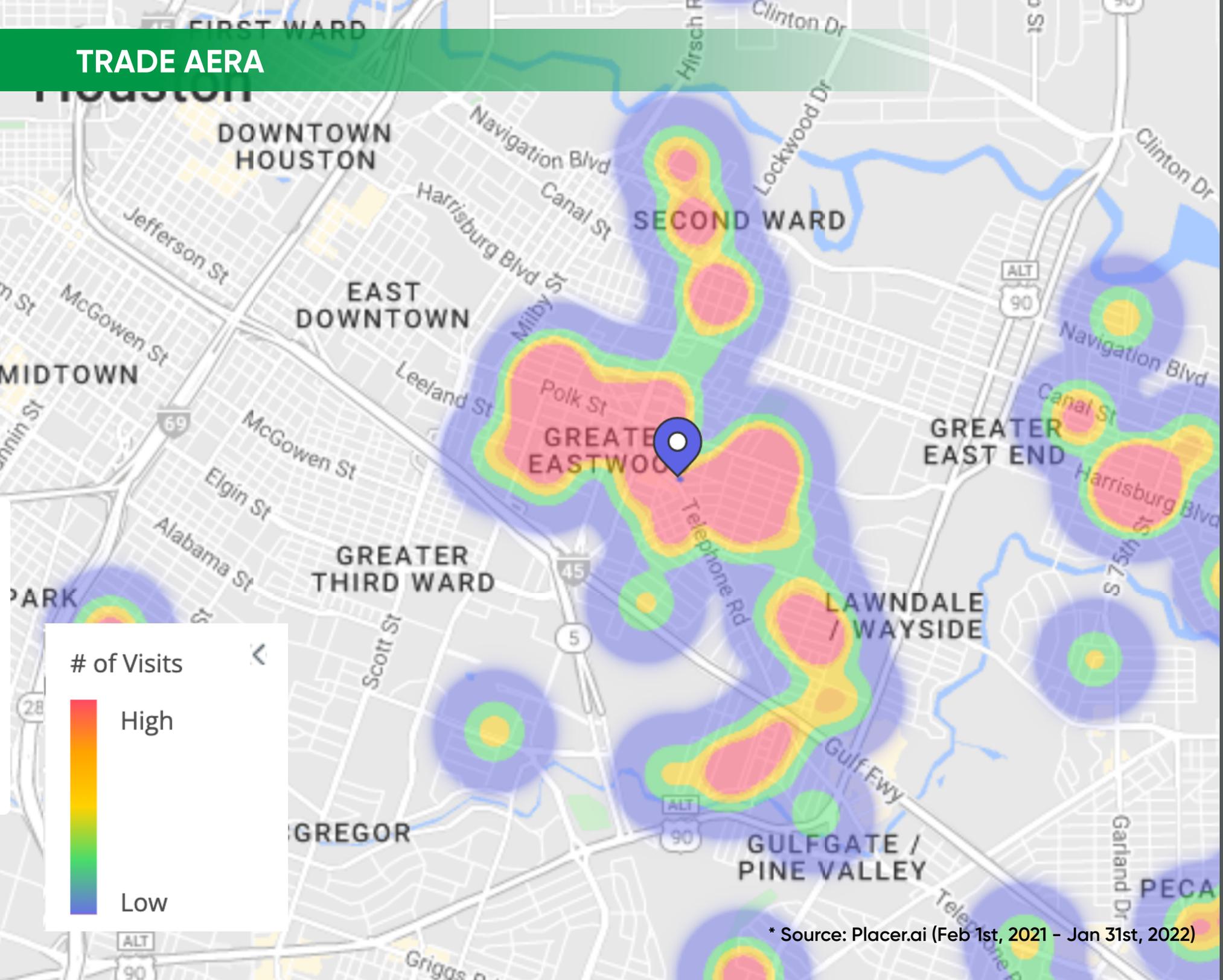
LOCATION OVERVIEW

CUSTOMER JOURNEY



* Source: Placer.ai (Feb 1st, 2021 - Jan 31st, 2022)

TRADE AREA



* Source: Placer.ai (Feb 1st, 2021 - Jan 31st, 2022)



MARKET OVERVIEW

The Houston-Woodlands-Sugar Land, TX MSA is the second-most populous MSA in the state of Texas and the 4th largest metropolitan area in the U.S. by land mass. The Greater Houston area is comprised of nine counties in southeastern Texas, adjacent to the Gulf of Mexico. The city has organically grown multiple business districts rather than one single CBD: Downtown, Texas Medical Center (TMC), Uptown, The Energy Corridor, Westchase, and Greenspoint.

GROWTH

Since 2010, the Houston MSA has been the second fastest growing MSA in the country by both absolute population and population percentage per the U.S. Census. The MSA has consistently ranked in the top 3 nationally for corporate relocations by Site Selection magazine, often competing with Dallas. This is a significant indicator of growth, as the magazine does not track retail or government expansion, and limits tracked expansion to projects which meet at least one of the following criteria: capital investment of at least \$1 million, at least 20 new jobs created, or adding/developing at least 20,000 square feet of new floor area.

UNIQUE ASPECTS

The city of Houston was founded in 1836, the same year that the city's namesake, General Sam Houston won independence for the Republic of Texas. The founders, Augustus and John Allen, purchased the land of the future city for \$9,298.80. Shortly after incorporation, Houston became the capital of the new republic. In 1840, a group of local businessmen formed the Houston Chamber of Commerce, and the city has been promoting growth through a business-friendly environment ever since.

Today, the city of Houston is organized around freeway access geographically, culturally and socially. The freeway system is spoke and wheel and resembles a dartboard centered on two loops which are bisected by Interstates 10, 45 and 59. Common local references to geography include "Inside the Loop", which refers to areas on the interior of Interstate 610, which encompasses the inner ring of the city of Houston and "Inside the Beltway" which generally refers to areas outside of 610 but which are inside of the secondary circle created by Beltway 8. To the locals, the Inner Loop is considered to be more urban cosmopolitan, while areas bordering the Beltway are considered more suburban, spacious and affordable.

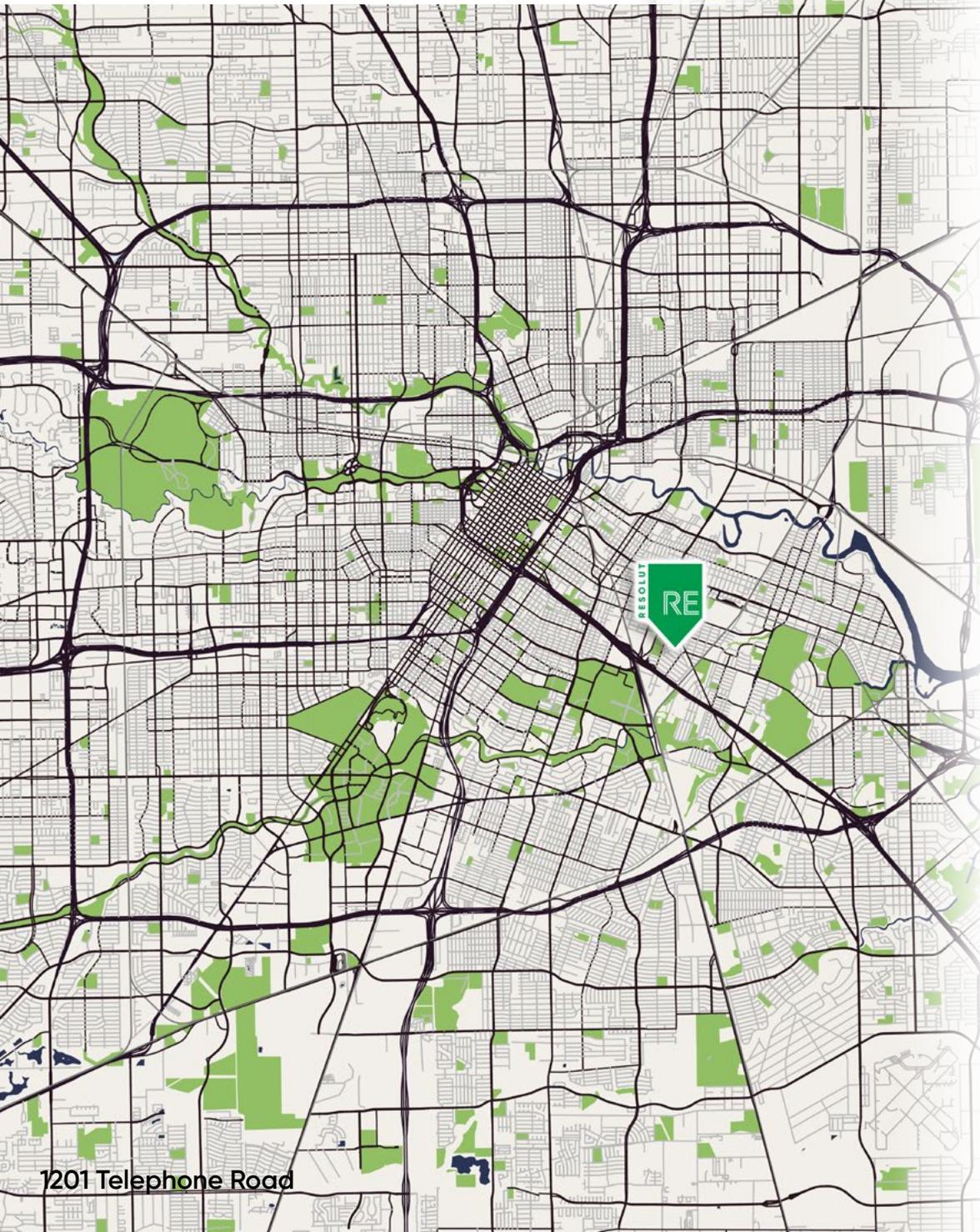
The Houston MSA is the most diverse in America, with 90 different languages spoken locally. Amidst all of the restaurants, culture and cosmopolitan-ness Inside the Loop, Houston remains Texas through-and-through. Houston's rodeo and livestock show is the largest in the world, drawing in 2.5 million visitors for the bull riding, barbecue and other events. Lastly, Houston is the hometown of Beyoncé Knowles, and the Geto Boys – the rap group which made the famous song played in the most epic scene in the movie "Office Space". home..

HOUSTON MAJOR EMPLOYERS



ABOUT HARRIS COUNTY

HARRIS COUNTY, TX



ABOUT HARRIS COUNTY

Harris County is the principal county in the Houston MSA, with a population of 4.1M and the city of Houston as its seat. It is the third most populous county in the U.S. and accounts for 16% of the population of the state of Texas. The Central Business District and Midtown Houston represent the largest hub of office and entertainment activity in the county and the Houston MSA, while West Houston is the second largest hub of economic activity within Harris County.

ECONOMY

Harris County is headquarters to several large corporate employers including: ConocoPhillips, Marathon Oil, Sysco, Halliburton, Baker Hughes, Waste Management, Apache Corporation, KBR, Kinder Morgan, CenterPoint Energy, Frontier Oil, Administaff, Compaq, Continental Airlines, Hermann Memorial Healthcare System, and Southwestern Bell, the corporate headquarters of Academy Sports & Outdoors, Goya Foods, and Noble Energy. Harris County is a major regional draw for both businesses and a skilled workforce because it is a strong economic center that offers a low cost of living relative to other major cities.

www.crexi.com



1201 Telephone Road



POPULATION
167,105 (3 MILE)



INCOME:
\$69,265 (3 MILE)



TRAFFIC:
10,272 VPD
(TELEPHONE RD)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	17 906	167,105	410,226
2026 Population Projection	18,001	172,145	420,287
Annual Growth 2010-2021	0.4%	1.8%	1.3%
Annual Growth 2021-2026	0.2%	0.6%	0.5%
Medium Age	33.8	34.1	34.7
Bachelor's Degree or Higher	15%	23%	29%
U.S. Armed Forces	4	67	90

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$56,803	\$69,265	\$78,730
Medium Household Income	\$41,951	\$44,710	\$50,668
< \$25,000	1,652	16,970	41,242
\$25,000- 50,000	1,572	12,963	33,893
\$50,000- 75,000	1,084	7,881	24,227
\$75,000- 100,000	603	5,171	14,524
\$100,000 - 125,000	296	3,373	10,082
\$125,000 - 150,000	175	2,303	7,113
\$150,000 - 200,000	162	2,683	8,494
\$200,000+	111	3,054	12,227

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Jefferson St	Baird St F	1,205	2018	0.3 mi
Telephone Rd	Fourcade St NW	10,272	2018	0.12 mi

*Source: CoStar

LISTING AGENT



RICK GUTIERREZ

Broker Associate

832.435.4033

rick@resolutre.com

resolutre.com

A native Houstonian, Rick began his real estate career in 1997 with Bernell & Associates. He has been involved in all aspects of the commercial real estate industry, representing sellers, buyers, owner-users, landlords and tenants in the arena of retail centers and industrial properties. He was also an Acquisitions Manager for Hartman Management, where he contacted commercial brokers and property owners to identify new acquisition targets and conducted-cash flow analysis & due diligence on selected properties.

Rick's focus is on servicing his landlord and tenant representation clients in the Houston area. His passion is finding locations for his clients, such as DRINK/Qwench, Invincible Fitness, Over The Top Waffle Shoppe, Primp & Blow, Redline Athletics, Tahini Plus Mediterranean Kitchen, and Uncle Sharkii Poke Bar.

Rick is a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate’s Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____