

BEAUTIFUL 100% NNN 3-TENANT DENTAL, MEDICAL & CORPORATE CREDIT

SEC FM 2100 & KRENEK RD
14626 Farm to Market 2100, Crosby, TX 77532

SOLO

golden FAMILY
DENTISTRY

ABSOLUTE
WELLNESS

First American Title

OFFERING MEMORANDUM



PRICE
\$1,989,000



CAP RATE
6.5%



NOI
\$129,259



GLA
6,534 SF

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EXECUTIVE SUMMARY | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT

BUILDING OVERVIEW

PROPERTY ADDRESS	14626 FM 2100 Rd., Crosby, TX 77532
LOCATION	SEQ of FM 2100 Rd. & Krenek Rd.
COUNTY	Harris (Account: 1201730010001)
GROSS LEASABLE AREA	6,534 SF
CONSTRUCTION TYPE	Stucco & Brick
LOT SIZE	1.042 Acre (35,998 SF)
YEAR BUILT	1999 (remodeled 2019)
NUMBER OF TENANTS	Three
OCCUPANCY	100%
LEGAL DESCRIPTION	RES A BLK 1 DUNN CENTER (Harris County, TX)



DEMOGRAPHIC SNAPSHOT (3 MILES)



23,247
2024 POPULATION
3 MILE RADIUS



\$120,349
2024 AVERAGE INCOME
3 MILE RADIUS



17,002
2024 DAYTIME POPULATION
5 MILE RADIUS



31,034 VPD
FM 2100
22,637 VPD
HWY 90



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\$1,989,000



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PROPERTY OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT

- Beautiful, renovated 3-tenant NNN leased investment with great visibility, plentiful parking and surrounded by a powerful lineup of national brands including CVS, Walmart Supercenter and many others.
- Located directly across the street from the Middle School & Elementary School. The High school is just down the block behind the Walmart
- Tenants:
 - **First American Title:** A publicly traded title company in business for over 135 years with \$6.2B in revenue (2023).
 - **Golden Family Dentistry:** A dental practice has been in this location since 1999. With Dr. Golden taking over the practice in 2020 and renewed their lease in 2024
 - **Absolute Wellness:** A medical practice providing a variety of services in this office since 2020
- Crosby is located just off Hwy 90, and is an easy commute to Houston
- Crosby enjoys strong household income with Avg. household income more than \$120,000 (population over 23k) within 3 miles and Avg. household income more than \$115,000 (population over 34k) within 5 miles



RENT ROLL | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT

RENT ROLL										
TENANT	SUITE	% OF GLA	SF	LEASE START	LEASE END	BASE RENT ANNUAL RATE PSF	BASE RENT ANNUAL	BASE RENT MONTHLY	NNN ANNUAL	NOTES
Golden Family Dentistry	A&B	38.26%	2,500	3/10/99	3/31/29	\$19.00	\$47,502	\$3,959	\$881.73	<ul style="list-style-type: none"> - Current renewal term started 4/1/24 - Dr. Golden took over the practice Jan. 2020 - Two 5-yr renewal options. Lease rate for each to be negotiated. - Personal Guaranty
Absolute Wellness	C	28.77%	1,880	5/22/20	11/30/26	\$20.00	\$37,600	\$3,133	\$931.88	<ul style="list-style-type: none"> - Tenant renewed their lease - Personal Guaranty - No Renewal Option
First American Title Insurance Company	D	32.97%	2,154	12/1/20	4/20/26	\$20.50	\$44,157	\$3,680	\$1,376.44	<ul style="list-style-type: none"> -Corporate Tenant - Lease Rate Schedule <ul style="list-style-type: none"> - months 37-48 \$20.50 psf (\$3,679.75/mo) - months 49-60 \$21.00 psf (\$3,769.50/mo) - months 61-65 \$21.50 psf (\$3,859.25/mo) - One 5-year renewal Option: <ul style="list-style-type: none"> - \$22.00 psf (\$3,949.00)
Total		100%	6,534				\$57,076	\$129,259	\$28,500	

OPERATING EXPENSES		
	Total Expense	PSF
Lawn	\$1,845.00	\$0.28
Utilities	\$4,352.00	\$0.67
Property Repair	\$1,700.00	\$0.26
Water Service	\$1,381.00	\$0.21
Property Tax	\$34,772.00	\$5.32
Property Management	\$3,968.00	\$0.61
Postage	\$63.00	\$0.01
Insurance	\$8,995.00	\$1.38
Total	\$57,076.00	\$8.74

NOI	
	Total
Base Rent	\$129,259.00
NNN Reimbursements	\$57,076.00
Total Income	\$186,335.00
Operating Expenses	\$57,076.00
NOI	\$129,259.00

TENANT PROFILES | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT

- NYSE: FAF
- \$6.2B in 2023 Revenue
- First American Title has been in business for 135 years
- Over 1 million title insurance policies written per year
- 16,000 employees
- Website: www.firstam.com



- There has been a dental practice in here since 1999. Dr. Golden took over the practice in 2020
- Tenant renewed their lease in 2024
- Website: www.crosbysmile.com



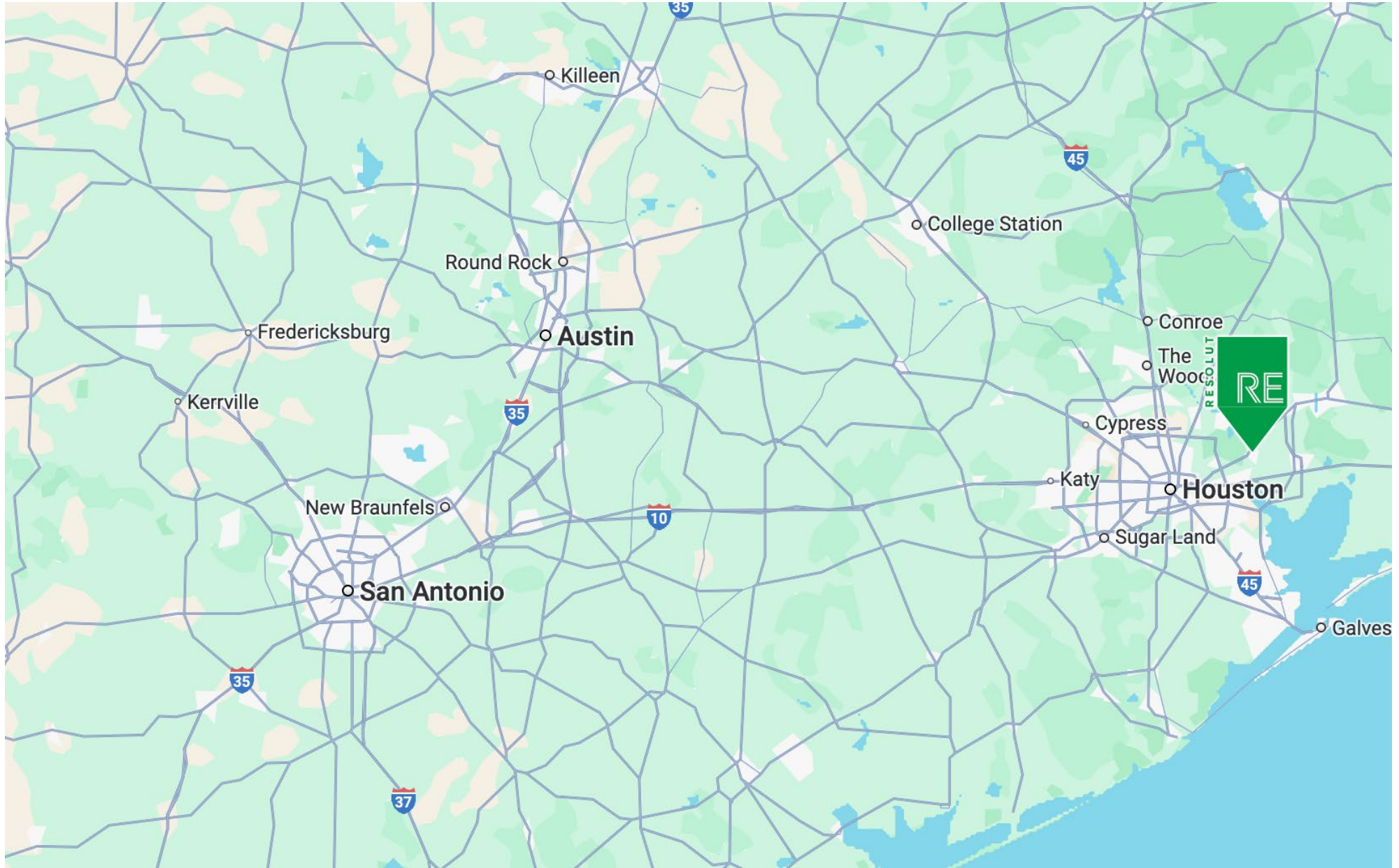
- Absolute Pain & Wellness has been a tenant here since 2020 providing a variety of medical services
- Website www.absolutepaintx.com

SITE PLAN | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT



LOCATION OVERVIEW | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT

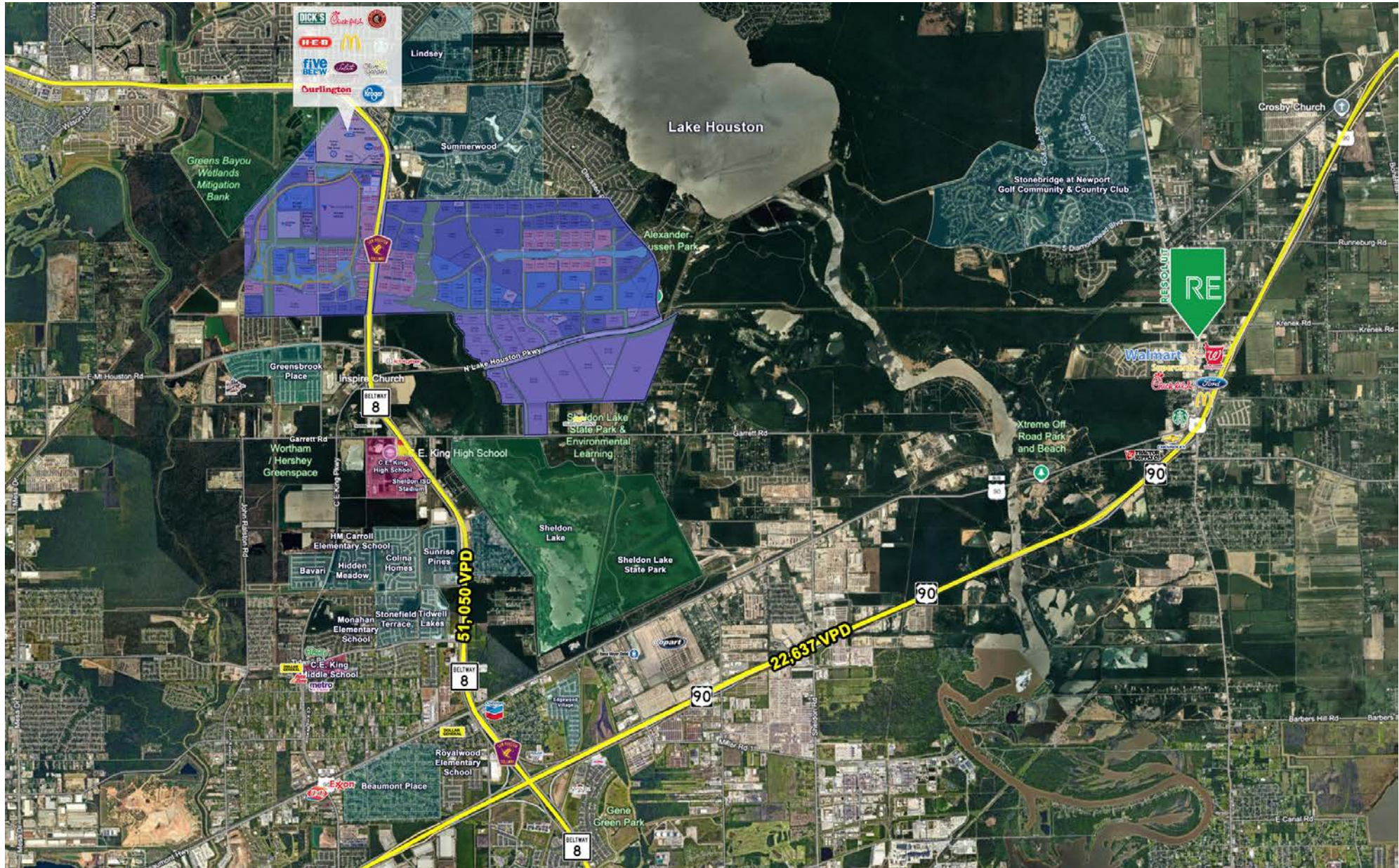


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HOUSTON'S TOP EMPLOYERS IN 2024 WITH ESTIMATED NUMBER OF EMPLOYEES

Texas Medical Center (TMC): 106,000+

Walmart: 37,000+

Memorial Hermann Health System: 29,000+

H-E-B: 26,000+

**University of Texas MD
Anderson Cancer Center: 22,000+**

ExxonMobil: 21,000+

**Houston Independent
School District (HISD): 22,000+**

United Airlines: 17,000+

Shell Oil Company: 12,000+

Chevron: 8,000+

Source: ChatGPT

Houston, the fourth-largest city in the United States by population (Only NY City, Los Angeles and Chicago are larger), continues to be a dynamic and robust economic powerhouse in 2024. The city's economy is highly diversified, supported by a strong energy sector, a world-renowned medical community, a burgeoning technology scene, and a significant presence in manufacturing, trade, and logistics.

- **Top Relocation Destination:** Houston was recognized as the top relocation destination in the U.S. for the third year in a row in 2024, according to Penske Truck Rental data.

- **Lowest Cost of Living:** Houston ranks fourth for the lowest living costs among the most populous U.S. metro areas.

- **2nd Fastest Growing U.S. Metro:** Houston was recognized in 2023 as the second-fastest-growing U.S. metro by the U.S. Census Bureau, with a projected growth rate of 1.5% annually through 2028. Estimates predict Houston will grow to 8 million residents by then.

- **The Port of Houston:** Is the largest port in the Gulf of Mexico and is the 6th busiest port in the US in 2024.

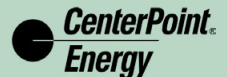
- **Energy Sector:** Despite global volatility in energy markets, Houston remains the energy capital of the world. Major players like ExxonMobil, Shell, and Chevron have maintained a strong presence, contributing to the city's resilience. The shift towards renewable energy

sources has also gained momentum, with Houston leading in the adoption and development of clean energy technologies.

- **Healthcare and Life Sciences:** The Texas Medical Center (TMC) remains a critical driver of Houston's economy. As the largest medical complex globally, TMC is home to numerous hospitals (including the world renowned MD Anderson Cancer Center), research institutions, and universities, employing over 106,000 people.

Source: ChatGPT

FORTUNE 500 HEADQUARTERED IN HOUSTON

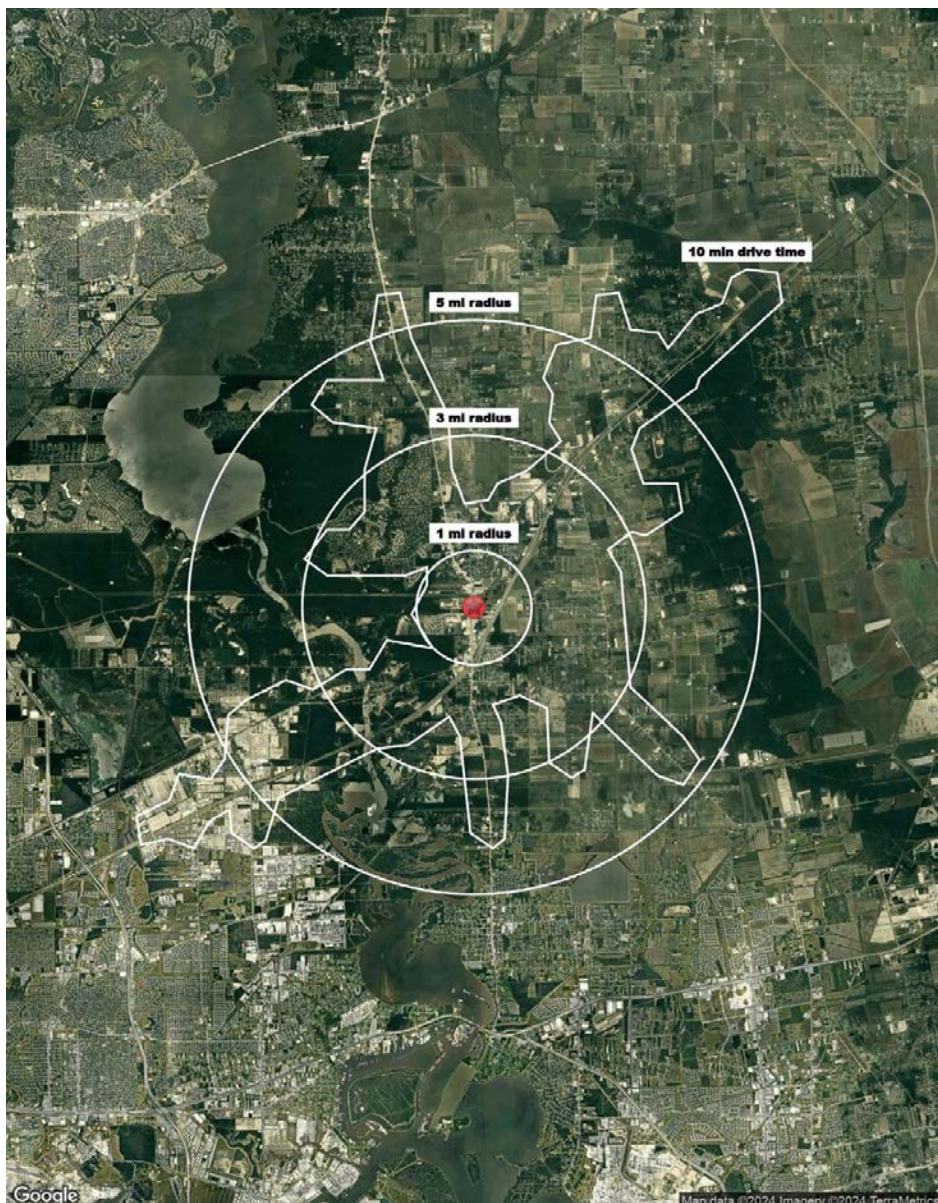


HALLIBURTON

KINDER MORGAN



DEMOGRAPHICS | BEAUTIFUL 100% NNN 3-TENANT | DENTAL, MEDICAL & CORPORATE CREDIT



14626 FM 2100		10 min drive time		1 mi radius		3 mi radius		5 mi radius	
Crosby, TX 77532									
Population									
Estimated Population (2024)		24,553		2,321		23,247		34,172	
Projected Population (2029)		25,823		2,523		24,752		36,049	
Census Population (2020)		24,281		2,103		22,429		32,705	
Census Population (2010)		18,125		1,702		16,233		24,722	
Projected Annual Growth (2024-2029)		1,270	1.0%	202	1.7%	1,505	1.3%	1,877	1.1%
Historical Annual Growth (2020-2024)		272	0.3%	218	2.6%	818	0.9%	1,467	1.1%
Historical Annual Growth (2010-2020)		6,156	3.4%	402	2.4%	6,196	3.8%	7,982	3.2%
Estimated Population Density (2024)		618	psm	739	psm	823	psm	435	psm
Trade Area Size		39.8	sq mi	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households									
Estimated Households (2024)		8,158		810		7,774		11,407	
Projected Households (2029)		8,606		883		8,288		12,050	
Census Households (2020)		8,222		730		7,649		11,226	
Census Households (2010)		6,090		596		5,577		8,504	
Projected Annual Growth (2024-2029)		448	1.1%	73	1.8%	514	1.3%	643	1.1%
Historical Annual Change (2010-2024)		2,068	2.4%	215	2.6%	2,197	2.8%	2,903	2.4%
Average Household Income									
Estimated Average Household Income (2024)		\$116,470		\$82,507		\$120,349		\$115,305	
Projected Average Household Income (2029)		\$120,262		\$84,496		\$123,816		\$119,224	
Census Average Household Income (2010)		\$68,923		\$61,655		\$70,545		\$67,230	
Census Average Household Income (2000)		\$56,121		\$49,621		\$56,476		\$55,545	
Projected Annual Change (2024-2029)		\$3,792	0.7%	\$1,989	0.5%	\$3,467	0.6%	\$3,919	0.7%
Historical Annual Change (2000-2024)		\$60,349	4.5%	\$32,886	2.8%	\$63,872	4.7%	\$59,760	4.5%
Median Household Income									
Estimated Median Household Income (2024)		\$83,736		\$53,390		\$86,568		\$79,782	
Projected Median Household Income (2029)		\$84,582		\$53,351		\$86,956		\$80,445	
Census Median Household Income (2010)		\$60,826		\$54,173		\$62,774		\$59,053	
Census Median Household Income (2000)		\$48,633		\$38,167		\$48,909		\$48,349	
Projected Annual Change (2024-2029)		\$846	0.2%	-\$39	-	\$388	-	\$663	0.2%
Historical Annual Change (2000-2024)		\$35,103	3.0%	\$15,223	1.7%	\$37,659	3.2%	\$31,433	2.7%
Per Capita Income									
Estimated Per Capita Income (2024)		\$38,706		\$28,826		\$40,258		\$38,497	
Projected Per Capita Income (2029)		\$40,088		\$29,606		\$41,467		\$39,861	
Census Per Capita Income (2010)		\$23,160		\$21,580		\$24,236		\$23,128	
Census Per Capita Income (2000)		\$19,524		\$19,027		\$20,086		\$19,409	
Projected Annual Change (2024-2029)		\$1,382	0.7%	\$779	0.5%	\$1,210	0.6%	\$1,364	0.7%
Historical Annual Change (2000-2024)		\$19,181	4.1%	\$9,799	2.1%	\$20,172	4.2%	\$19,089	4.1%
Estimated Average Household Net Worth (2024)		\$1.01 M		\$777,459		\$1.07 M		\$996,900	

LISTING AGENT | BEAUTIFUL 100% NNN 3-TENANT – DENTAL, MEDICAL & CORPORATE CREDIT

ALAN RUST, CCIM
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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

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