

SAM HOUSTON PLAZA

509 N SAM HOUSTON PARKWAY E

OFFERING MEMORANDUM



FRITSCHÉ ANDERSON
REALTY PARTNERS

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An aerial photograph of a modern, multi-story office building with a grid-like facade of windows. The building is surrounded by a parking lot with several cars and a utility area with large equipment enclosures. The scene is overlaid with a dark blue filter and two horizontal orange lines. The text "INVESTMENT OVERVIEW" is centered in white, bold, uppercase letters.

INVESTMENT OVERVIEW

OFFERING SUMMARY



PROPERTY HIGHLIGHTS:

- Class B Office property located in Houston's Greenspoint office submarket
- 2 Elevators
- Revoted in 2021 - Newly Painted Interior
- 24 Hour Security on Site
- Controlled Access
- Fully Sprinklered
- Easy access to Beltway 8, Interstate 45, Interstate 69, & Hardy Toll Road
- Covered & Gated Parking

PROPERTY SUMMARY:

ADDRESS:	509 N Sam Houston Parkway E, Houston, TX 77060
TOTAL RBA:	70,903 SF
TOTAL AREA:	78,786 SF
LAND ACRES:	2.29 AC (99,735 SF)
AVG. FLOOR SIZE:	+/- 13,476 SF
TOTAL SPACES LEASED:	(7) / 54,517 SF
% LEASED:	77%
MAJOR TENANT(S):	Philip Townsend Associates Inc. / Townsend Solutions Fresh Solutions of Texas Suncoast Post - Tension LTD
VACANT SPACE:	16,386 SF

FINANCIAL SUMMARY:

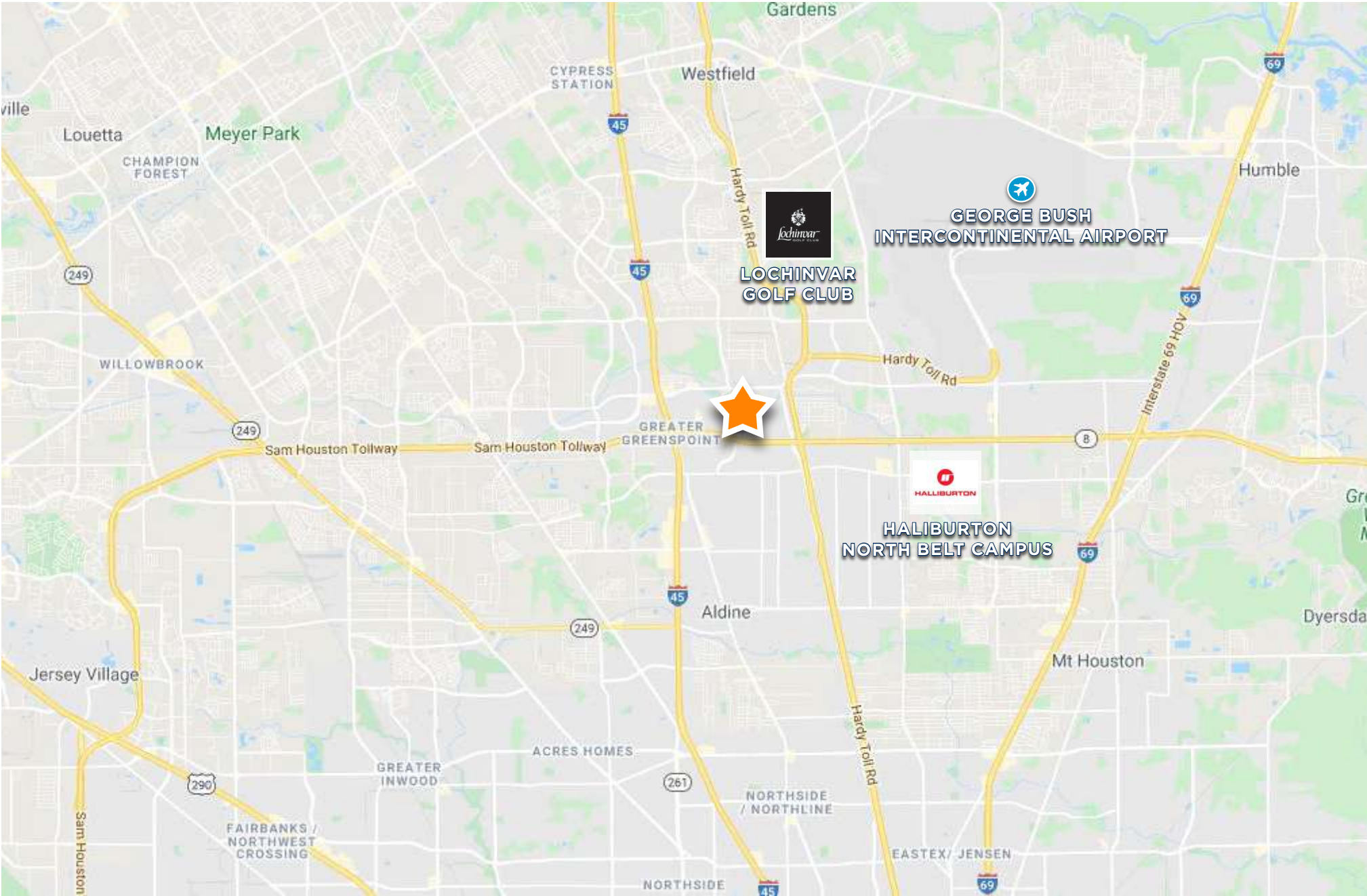
ASKING PRICE:	\$5,700,000 (\$72.35/SF)
NOI (CURRENT):	\$549,325.20
CAP RATE (CURRENT):	9.64%
CAP RATE (PRO FORMA)*:	11.73%

*Pro Forma is based on 100% occupancy set at \$14.00 SF (\$1.16/SF Monthly)

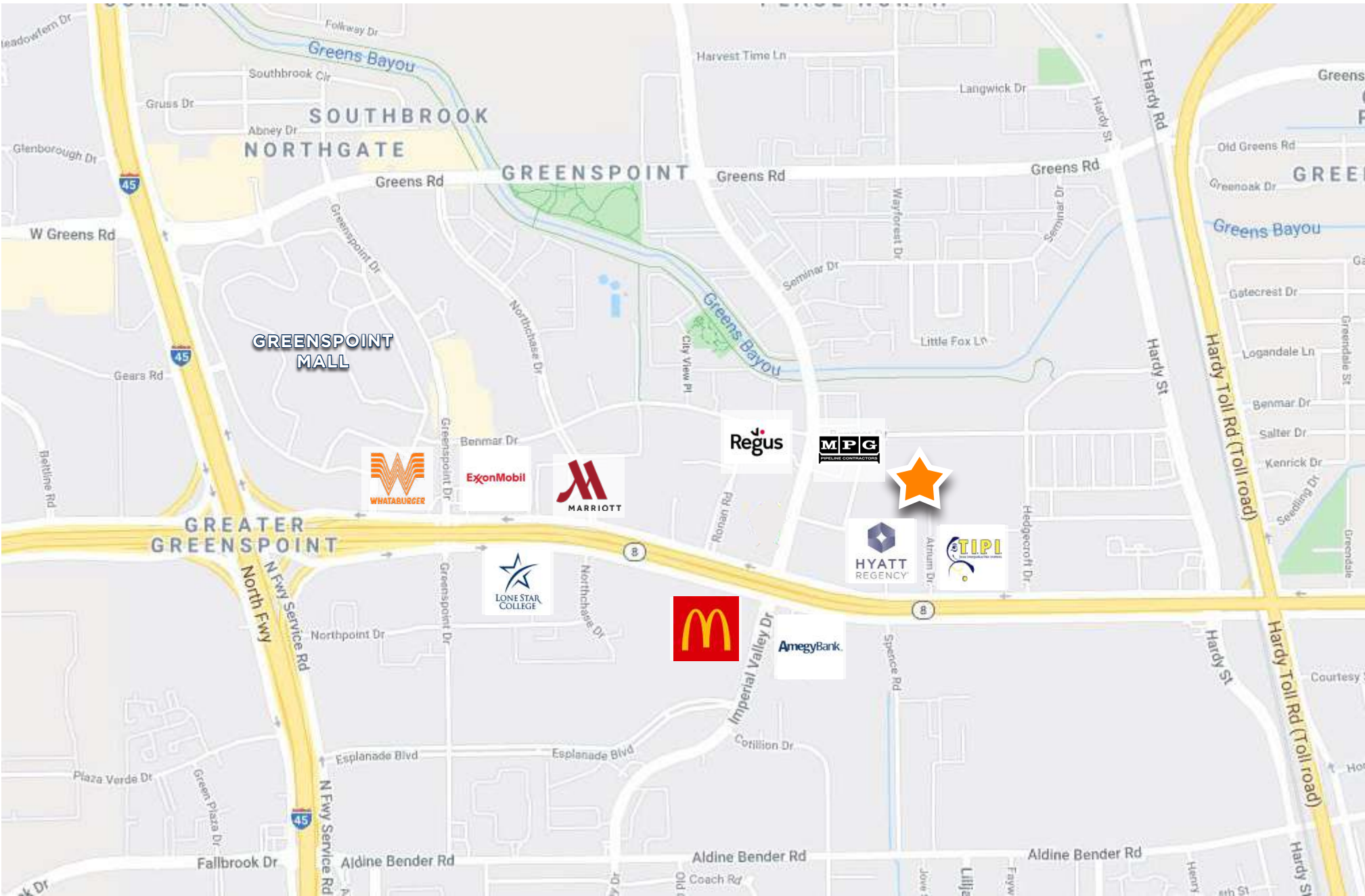
PROPERTY FEATURES:

ACCESS:	Key Card Access / Regular Business Hours
ROADS:	Beltway 8 Frontage Road & Atrium Drive
SIGNAGE:	Monument Signage Available
HVAC:	Tenant Controlled
PARKING:	6.0/1,000 SF
YEAR BUILT:	1984

REGIONAL MAP



LOCAL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS







FINANCIAL ANALYSIS

RENT ROLL 2021

SUITE	LEASE FROM	LEASE TO	RBA	NOTES	TOTAL MONTHLY RENT
100 - VACANT	-	-	1,500	N/A	\$0.00
110 - VACANT	-	-	400	N/A	\$0.00
120 - VACANT	-	-	2,500	N/A	\$0.00
130 - VACANT	-	-	1,000	N/A	\$0.00
200 - 210 (FRESH SOLUTIONS OF TEXAS)	2/9/2019	CURRENT	2,463	Rental Increases	\$2,873.50
220 - VACANT	-	-	10,986	N/A	\$0.00
300 / 400 / 550 (SUNCOAST POST-TENSION LTD.)	10/7/2007	11/22/2022	31,227	Rental Increases	\$39,597.71
500B / 600 (TOWNSEND SOLUTIONS)	12/20/2013	MONTH TO MONTH	20,827	N/A	\$30,305.00
TOTAL:			70,903 SF		\$72,776.21

EXPENSE SUMMARY / TENANT HIGHLIGHTS

EXPENSE TYPE	MONTHLY COST
WATER	\$494.77
ELECTRIC	\$7,065.51
PHONE (AT&T)	\$384.93
TRASH	\$236.37
JANITORIAL	\$2,400.00
SECURITY (PATRIOT)	\$4,647.71
ELEVATOR	\$240.03
ENTRANCE CONTROLS	\$226.93
LANDSCAPING	\$500.00
MAINTENANCE	\$2,055.65
MISCELLANEOUS	\$2,820.00
PROPERTY TAX & INSURANCE	\$5,927.20
TOTAL:	\$26,999.11

MONTHLY GROSS	\$72,776.21
MONTHLY EXPENSES	(\$26,999.11)
MONTHLY NET:	\$45,777.10

GROSS OPERATING INCOME (2021)	\$873,314.52
EXPENSES	(\$323,989.32)
NET OPERATING INCOME:	\$549,325.20

OCCUPIED SF	54,517 SF
VACANT SF	16,386 SF
TOTAL RBA	70,903 SF

TENANT HIGHLIGHTS:



An aerial photograph of a modern, multi-story office building with a grid-like facade of windows. The image is overlaid with a dark blue tint and two horizontal orange lines. The text 'MARKET OVERVIEW' is centered in white, bold, uppercase letters.

MARKET OVERVIEW

MARKET ANALYSIS — GREENSPPOINT (CLASS B)

INVENTORY SF

7.1 M

PRIOR PERIOD 7.1 M

UNDER CONSTRUCTION SF

0 SF

PRIOR PERIOD 0 SF

12 MO NET ABSORP SF

252 K

PRIOR PERIOD (275) K

VACANCY RATE

30.6 %

PRIOR PERIOD 29.6%

MARKET RENT/SF

\$15.62

PRIOR PERIOD \$15.77

MARKET SALE PRICE/SF

\$36.00

PRIOR PERIOD N/A

MARKET CAP RATE

10.4 %

PRIOR PERIOD N/A

AVAILABILITY

VACANT SF:	2.23 M
SUBLET SF:	45.9 K
AVAILABILITY RATE:	31.7%
AVAILABLE SF:	2.24 M
AVAILABLE ASKING RENT/SF:	\$15.19
OCCUPANCY RATE:	68.4%

INVENTORY

EXISTING BUILDINGS:	81
UNDER CONSTRUCTION AVG SF:	0
12 MO DEMOLISHED SF:	0
12 MO OCCUPANCY % AT DELIVERY:	N/A
12 MO CONSTRUCTION STARTS SF	0
12 MO DELIVERED SF:	0
12 MO AVG DELIVERED SF:	0

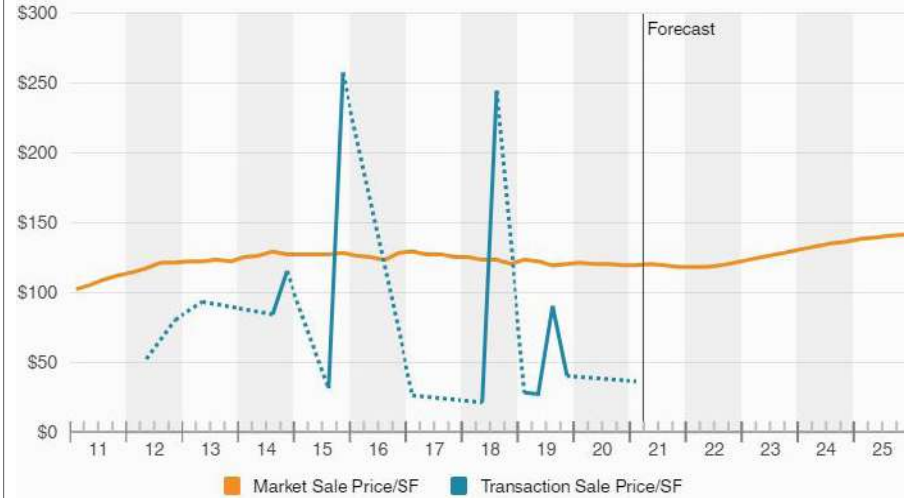
SALES PAST YEAR

ASKING PRICE PER SF:	N/A
SALE TO ASKING PRICE DIFFERENTIAL:	N/A
SALES VOLUME:	\$6 M
PROPERTIES SOLD:	5
MONTHS TO SALE::	3.8
FOR SALE LISTINGS:	8
TOTAL FOR SALE SF:	469 K

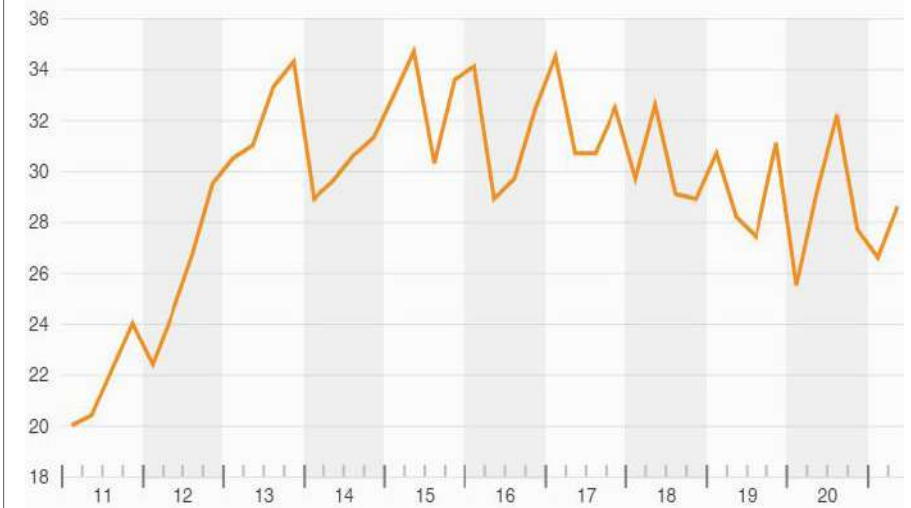
DEMAND

12 MO NET ABSORP:	252,441 SF
12 MO LEASED SF:	414,867 SF
MONTHS ON MARKET:	26.6
MONTHS TO LEASE:	11.3
MONTHS VACANT:	24.2
24 MO LEASE RENEWAL RATE:	26.9%
POPULATION GROWTH 5 YRS:	4.2%

SALE PRICE COMPARISON



MONTHS ON MARKET






MARKET ANALYSIS — 509 N SAM HOUSTON PARKWAY E

INVENTORY	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
EXISTING BUILDINGS:	1	119	120
INVENTORY SF:	78.8K	11.1M	11.1M
AVERAGE BUILDING SF:	—	93.3K	92.6K
UNDER CONSTRUCTION SF:	—	0	0
12 MO DELIVERED SF:	—	0	0

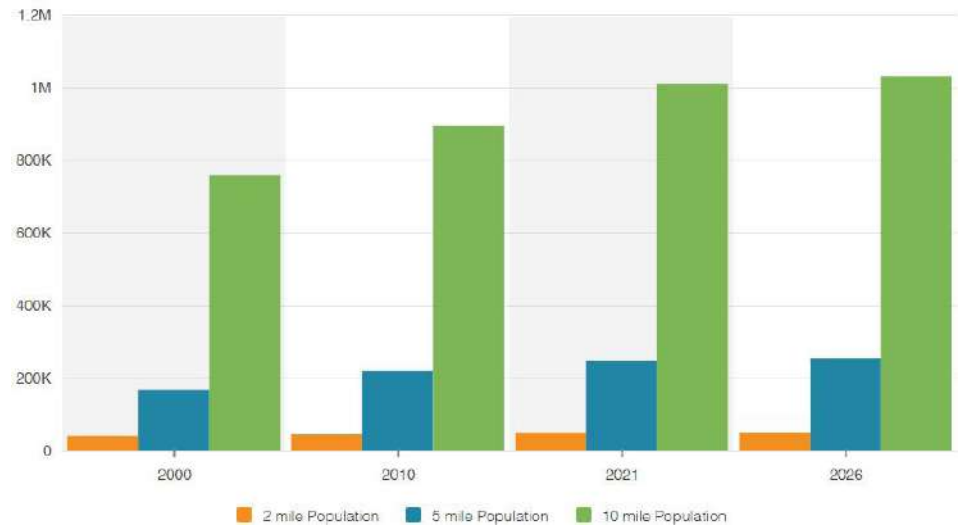
SALES	PROPERTY	SUBMARKET 2-4 STAR	SUBMARKET
12 MO TRANSACTIONS:	1	9	9
MARKET SALE PRICE/SF:	—	\$124	\$124
AVG MARKET SALE PRICE :	—	\$11.6M	\$11.5M
12 MO SALES VOLUME:	\$2.3M	\$9.4M	\$9.4M
MARKET CAP RATE:	—	8.6%	8.6%

TRAFFIC COUNTS

	COLLECTION STREET	CROSS STREET	VOLUME
	Ronan Road	Sam Houston Parkway S	15,794
	Imperial Valley Dr	Sam Houston Parkway N	13,854
	Imperial Valley Dr	Benmar Dr S	18,355

DEMOGRAPHICS

POPULATION GROWTH

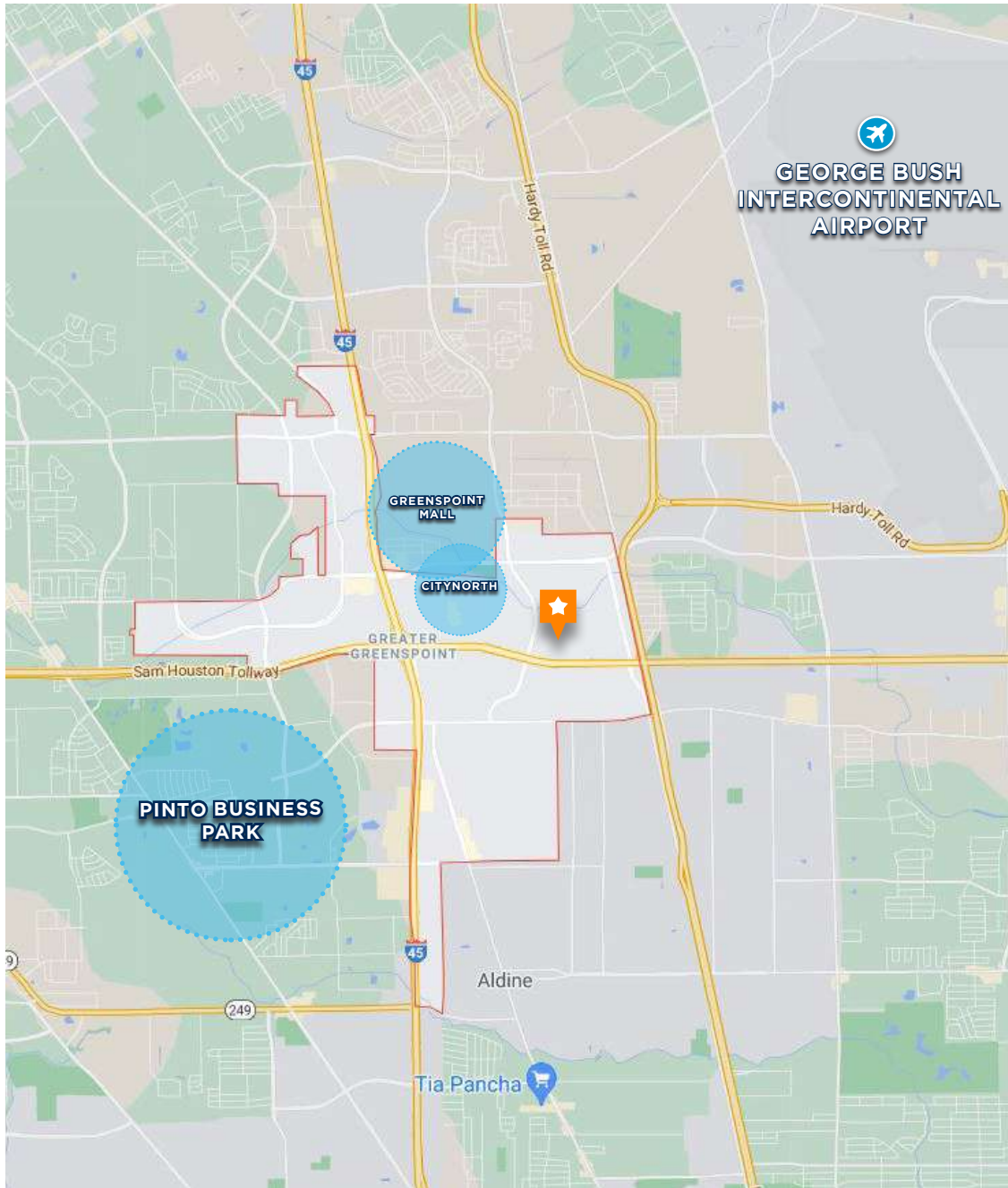


POPULATION	2 MILE	5 MILE	10 MILE
2021 TOTAL POPULATION:	49,318	247,692	1,008,587
2026 POPULATION:	50,297	253,338	1,031,262
POP GROWTH 2021-2026:	0.4%	0.5%	0.5%
MEDIAN AGE:	29	29.8	32.7

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2021 TOTAL HOUSEHOLDS:	15,648	73,924	333,819
HH GROWTH 2021-2026:	0.4%	0.5%	0.5%
AVG HOUSEHOLD INCOME:	\$40,609	\$53,413	\$71,664
AVG HOUSEHOLD SIZE:	3.1	3.3	3
2021 AVG HH VEHICLES:	1	2	2

HOUSING	2 MILE	5 MILE	10 MILE
MEDIAN HOME VALUE:	\$122,113	\$136,557	\$164,398
MEDIAN YEAR BUILT:	1978	1985	1982

NEIGHBORING AREA



GREENSPPOINT



MALL REDEVELOPMENT / GREENSPPOINT AREA IMPROVEMENTS:

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MILEAGE FROM SITE

BELTWAY 8	0.16 MILES
IMPERIAL VALLEY DR	0.29 MILES
BENMAR DR	0.20 MILES
NORTHCHASE DR	0.84 MILES
I-45	1.38 MILES
HARDY TOLL ROAD	1.42 MILES
US-59	6.44 MILES

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