

INDUSTRIAL INVESTMENT OPPORTUNITY

7123 BREEN DRIVE

OFFERING MEMORANDUM



FRITSCHE ANDERSON
REALTY PARTNERS

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7123 BREEN DRIVE

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An aerial photograph of an industrial facility, possibly a manufacturing plant or warehouse, with a large roof covered in solar panels. The image is overlaid with a dark blue tint. A white title "INVESTMENT OVERVIEW" is centered horizontally, flanked by two thin orange horizontal lines.

INVESTMENT OVERVIEW

OFFERING SUMMARY



PROPERTY HIGHLIGHTS:

- Clear Span Warehouse
- Fully Insulated
- 100% HVAC & Climate Controlled
- Fully Fenced & Gated
- 3 Phase Heavy Power 480v - 1600 Amps
- Key Card Access / Security
- 18' - 22' Clear Height
- Well & Septic
- Land to Build Ratio: 3.42 to 1 (based on building footprint)
- Additional Land Available

PROPERTY SUMMARY:

ADDRESS:	7123 Breen Drive, Houston, TX 77086
TOTAL RBA:	28,317 SF
RBA BREAKDOWN:	24,942 SF Warehouse 3,375 SF Office
LAND SIZE:	2.16 Acres (94,090 SF) - 1.01 AC Partially Stabilized
% LEASED:	100%
CURRENT TENANT:	Advanced Glass Solutions (AGS)
LEASE TYPE:	NNN (Triple Net) / Guaranteed Lease

FINANCIAL SUMMARY:

ASKING PRICE:	\$3,950,000
NOI (CURRENT):	\$237,862.80
CAP RATE (CURRENT):	6.02%
INVESTMENT TYPE:	Stabilized & Potential Value Add
OVERALL MARKET CAP RATE:	6.50%
ESTIMATED MARKET RENT/SF:	\$0.60 - \$0.80/SF

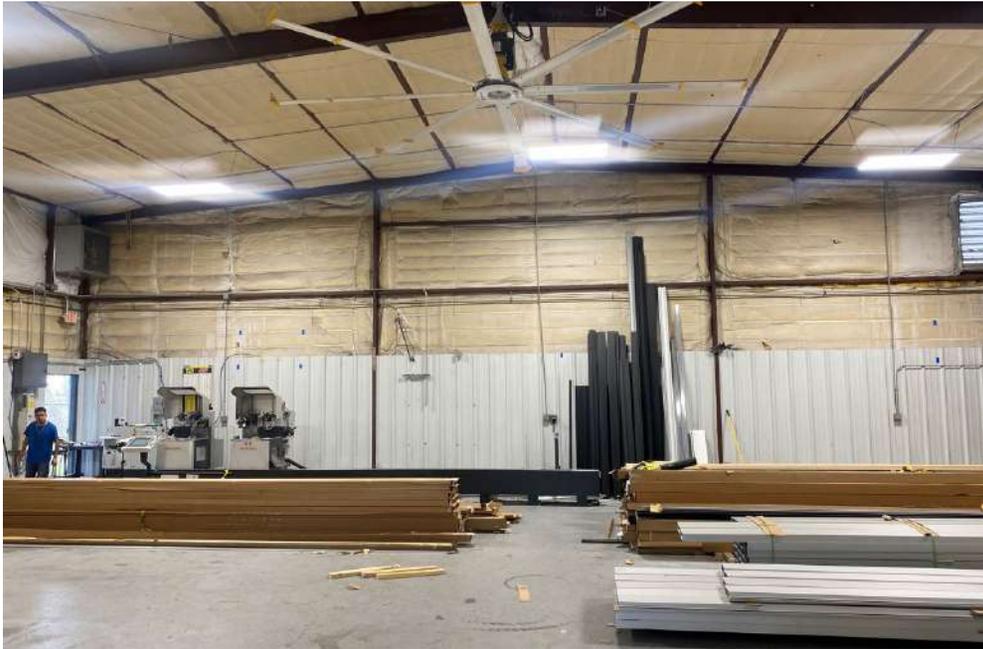
PROPERTY FEATURES:

ACCESS:	Normal Business Hours (8:00AM - 5:00 PM)
ROADS:	N Houston Rosslyn Rd, Hwy 249, Beltway 8 & Hwy 290
PARKING:	Ample Parking Available
YEAR BUILT:	1993
YEAR RENOVATED:	2020 (Total Renovation Cost - \$345,000)

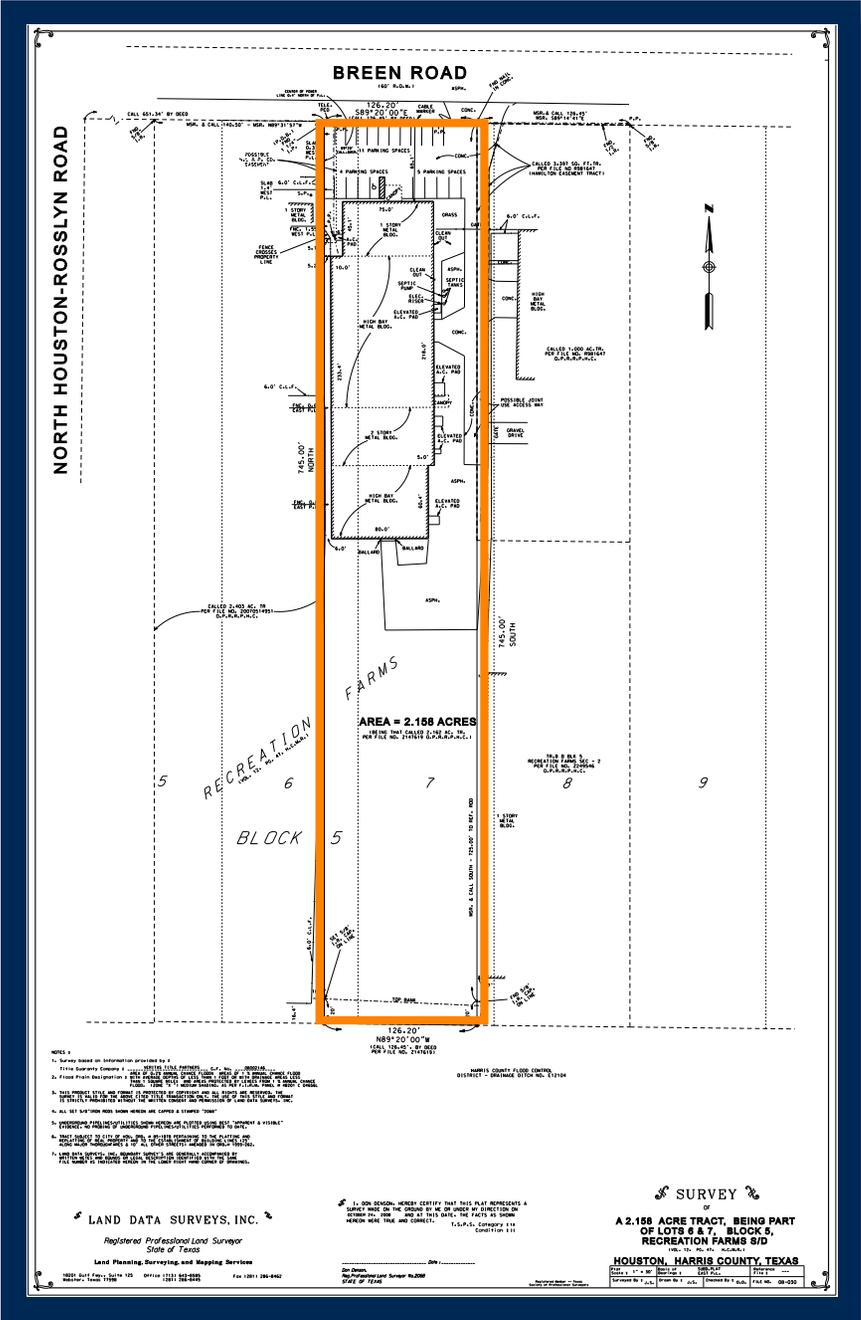




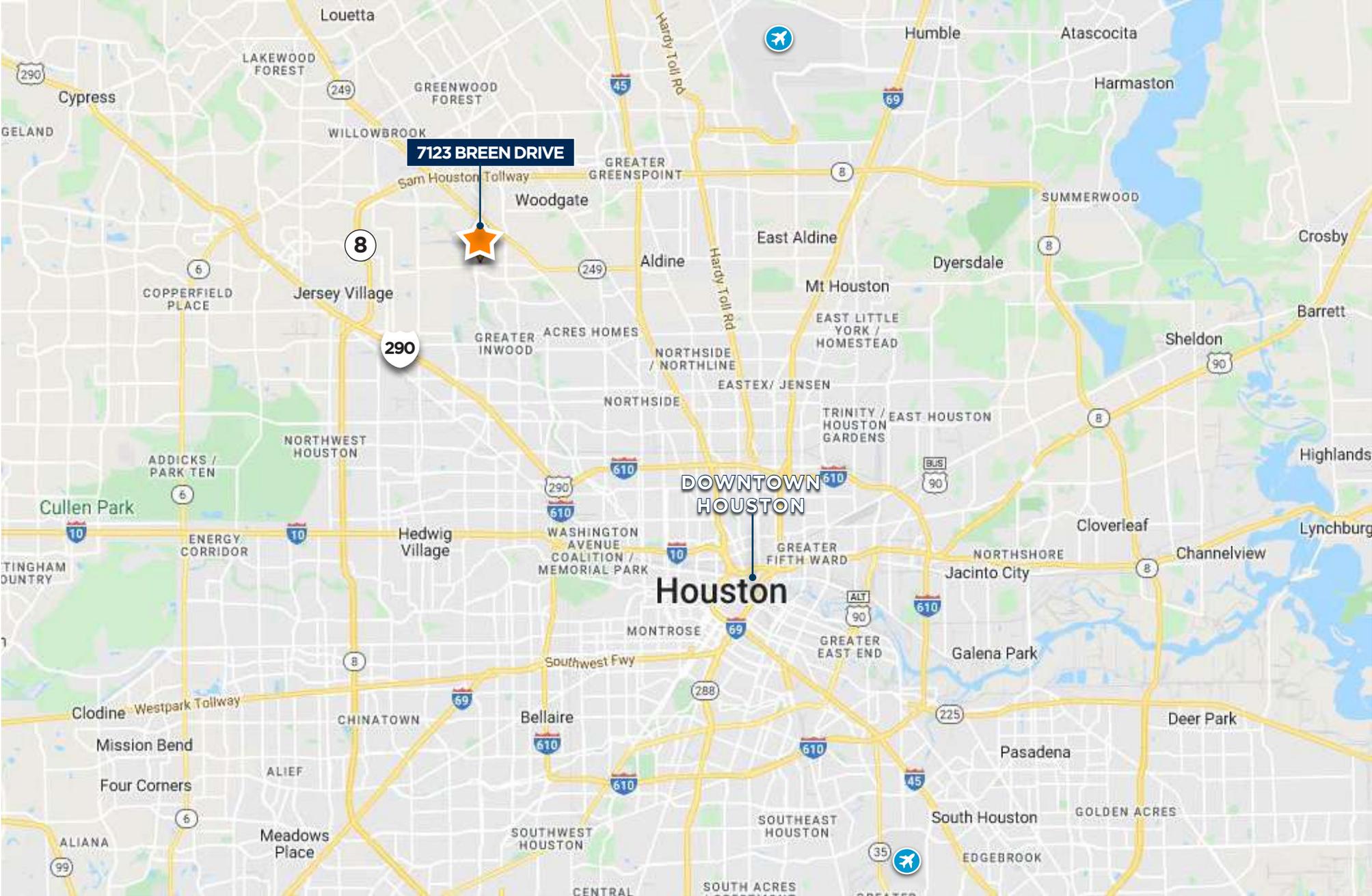








REGIONAL MAP





FINANCIAL ANALYSIS

RENT ROLL 2022

CURRENT*:

PERIOD	RATE	MONTHLY NET	ANNUAL NET	CAP RATE ADJUSTMENTS
YEAR 1 (2022)	\$0.70/SF	\$19,821.90	\$237,862.80	6.02% (CURRENT)
YEAR 2 (2023)	\$0.70/SF	\$19,821.90	\$237,862.80	6.02%
YEAR 3 (2024)	\$0.70/SF	\$19,821.90	\$237,862.80	6.02%
YEAR 4 (2025)	\$0.75/SF	\$21,237.75	\$254,853.00	6.45%
YEAR 5 (2026)	\$0.75/SF	\$21,237.75	\$254,853.00	6.45%
YEAR 6 (2027)	\$0.78/SF	\$22,087.26	\$265,047.12	6.71%
YEAR 7 (2028)	\$0.78/SF	\$22,087.26	\$265,047.12	6.71%

*Lease will commence upon closing.

5-YEAR RENEWAL OPTION:

PERIOD	RATE	MONTHLY NET	ANNUAL NET	CAP RATE ADJUSTMENTS
YEAR 8 (2029)	\$0.80/SF	\$22,653.60	\$271,843.20	6.90%
YEAR 9 (2030)	\$0.80/SF	\$22,653.60	\$271,843.20	6.90%
YEAR 10 (2031)	\$0.80/SF	\$22,653.60	\$271,843.20	6.90%
YEAR 11 (2032)	\$0.85/SF	\$24,069.45	\$288,833.40	7.30%
YEAR 12 (2033)	\$0.90/SF	\$25,485.30	\$305,823.60	7.74%

TENANT HIGHLIGHTS



OVERVIEW

Advanced Glass is the clear choice for all of your glass and mirror needs; particularly for large-scale building projects. We've installed thousands of floors with exterior and interior glass for decades, ranging from basic window wall solutions to the most challenging curtain wall systems.

Our long standing relationships with leading industry suppliers allow us to maintain a proven track of successful outcomes. We're committed to building trusted relationships with architects, designers, general contractors and builders alike while providing the highest quality service, speed and efficiency from start to finish on every project we do.

Advanced Glass currently services the glass and mirror needs of the commercial construction industry throughout the state of Texas, and is located in the heart of Houston. Our mission is to provide advanced industry solutions with the highest quality glass and glazing services available - all while staying on time and budget.

FEATURED PROJECTS





MARKET OVERVIEW

MARKET ANALYSIS — INDUSTRIAL (HWY 290 / TOMBALL PKY)

INVENTORY SF

19 M

PRIOR PERIOD 3.5 M

UNDER CONSTRUCTION SF

1.1 M

PRIOR PERIOD 240 K SF

12 MO NET ABSORP SF

654 K

PRIOR PERIOD (680) K

VACANCY RATE

8.1%

PRIOR PERIOD 10.9%

MARKET RENT/SF

\$8.99

PRIOR PERIOD \$8.19

MARKET SALE PRICE/SF

\$100

PRIOR PERIOD \$95

MARKET CAP RATE

6.6%

PRIOR PERIOD 6.4%

AVAILABILITY

VACANT SF:	1.5 M
SUBLET SF:	102 K
AVAILABILITY RATE:	14.4%
AVAILABLE SF:	2.9 M
AVAILABLE ASKING RENT/SF:	\$8.99
OCCUPANCY RATE:	81.7%

INVENTORY

EXISTING BUILDINGS:	730
UNDER CONSTRUCTION SF:	1.1 M
12 MO DEMOLISHED SF:	44 K
12 MO OCCUPANCY % AT DELIVERY:	-
12 MO CONSTRUCTION STARTS SF	1.2 M
12 MO DELIVERED SF:	302 K
12 MO AVG DELIVERED SF:	-

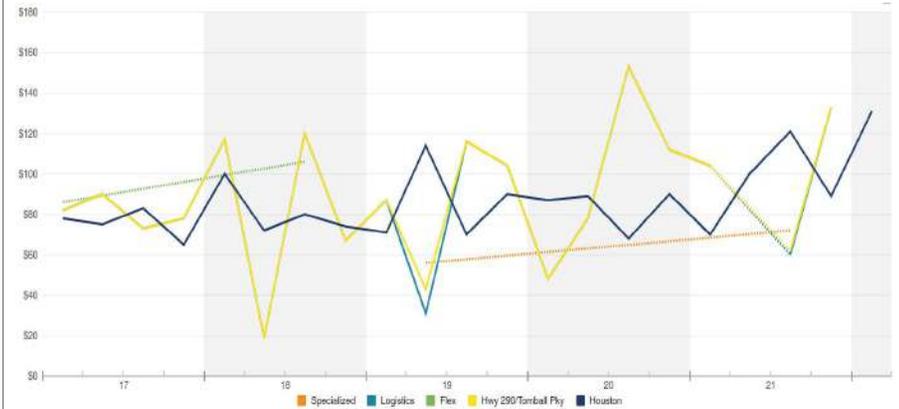
SALES PAST YEAR

ASKING PRICE PER SF:	\$100
SALE TO ASKING PRICE DIFFERENTIAL:	-3.5%
SALES VOLUME:	\$37.6 M
PROPERTIES SOLD:	55
MONTHS TO SALE:	6.6
FOR SALE LISTINGS:	20
TOTAL FOR SALE SF:	477 K

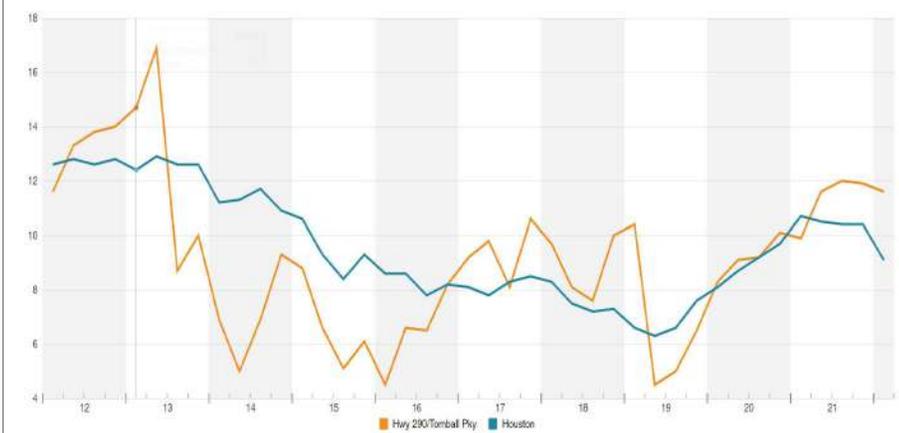
DEMAND

12 MO NET ABSORP:	654 K
12 MO LEASED SF:	240 K
MONTHS ON MARKET:	11.6
MONTHS TO LEASE:	7.4
MONTHS VACANT:	18
24 MO LEASE RENEWAL RATE:	24.5%
POPULATION GROWTH 5 YRS:	0.5%

SALE PRICE PER SF



MONTHS ON MARKET



MARKET ANALYSIS — 7123 BREEN ROAD

INVENTORY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
EXISTING BUILDINGS:	1	730	736
INVENTORY SF:	26.7 K	19 M	31.4 M
AVERAGE BUILDING SF:	—	26 K	39.5 K
UNDER CONSTRUCTION SF:	—	1.1 M	1.6 M
12 MO DELIVERED SF:	—	302 K	1.1 M

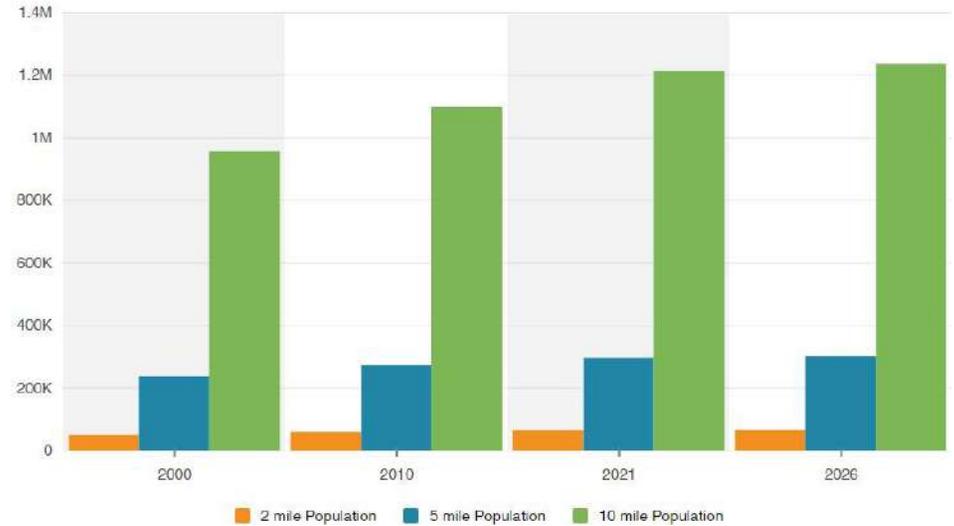
SALES	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
12 MO TRANSACTIONS:	—	55	59
MARKET SALE PRICE/SF:	—	\$100	\$102
AVG MARKET SALE PRICE :	—	\$2.7 M	\$4.2 M
12 MO SALES VOLUME:	—	\$37.6 M	\$77.3 M
MARKET CAP RATE:	—	6.6%	6.5%

TRAFFIC COUNTS

	COLLECTION STREET	CROSS STREET	VOLUME
	N Houston Rosslyn Road	S Klein Circle Drive	30,045
	Breen Road N	N Houston Rosslyn Road	17,486
	N Houston Rosslyn Road	Romona Boulevard W	24,171

DEMOGRAPHICS

POPULATION GROWTH

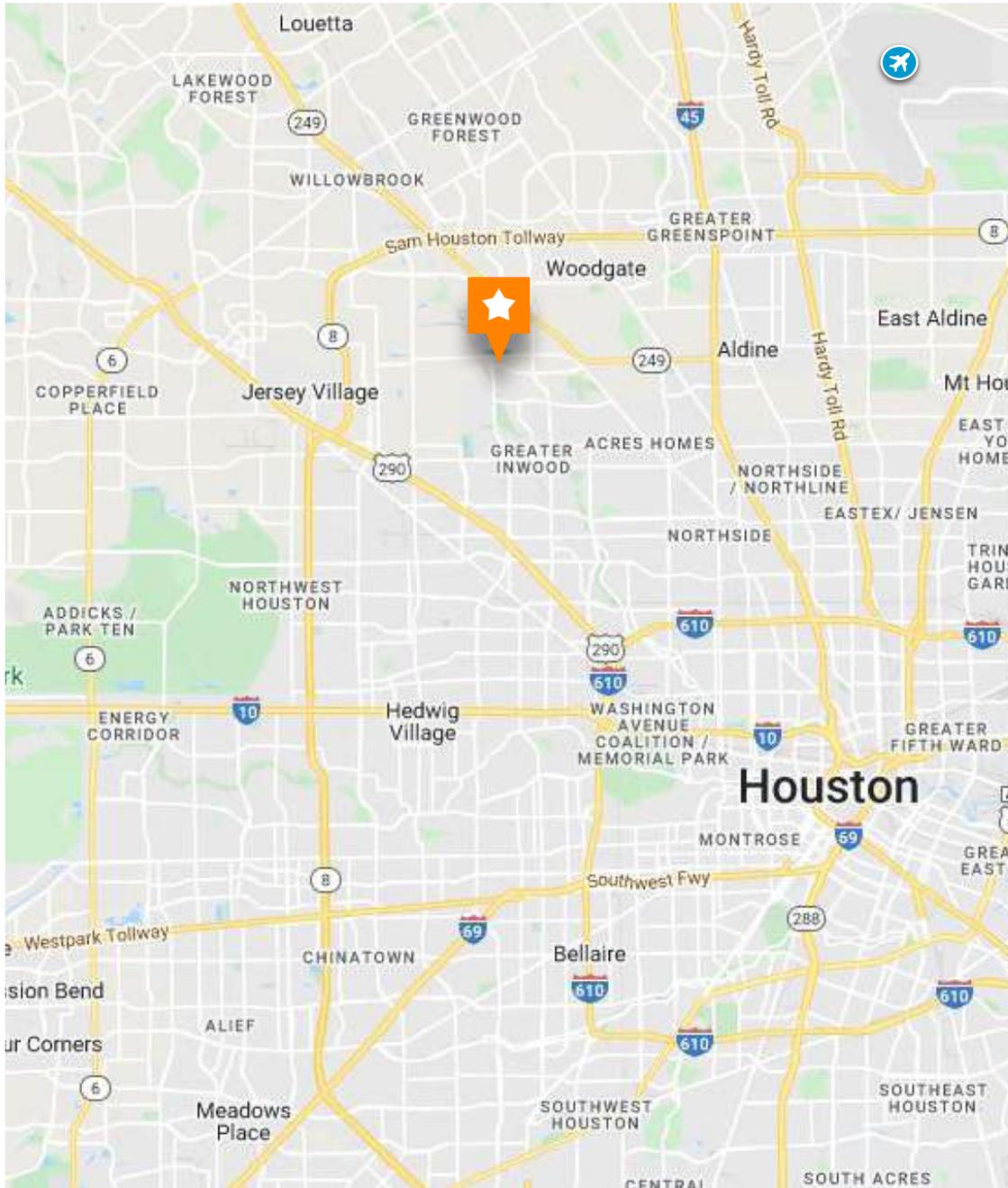


POPULATION	2 MILE	5 MILE	10 MILE
2021 TOTAL POPULATION:	62,426	294,433	1,212,080
2026 POPULATION:	63,374	299,254	1,235,234
POP GROWTH 2021-2026:	0.3%	0.3%	0.4%
MEDIAN AGE:	31.9	32.5	33.9

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2021 TOTAL HOUSEHOLDS:	18,200	93,398	420,437
HH GROWTH 2021-2026:	0.3%	0.3%	0.4%
AVG HOUSEHOLD INCOME:	\$62,877	\$68,563	\$86,400
AVG HOUSEHOLD SIZE:	3.4	3.1	2.9
2021 AVG HH VEHICLES:	2	2	2

HOUSING	2 MILE	5 MILE	10 MILE
MEDIAN HOME VALUE:	\$142,527	\$157,538	\$199,863
MEDIAN YEAR BUILT:	1981	1983	1983

NEIGHBORING AREA



INDUSTRIAL - HWY 290/TOMBALL PKY



MILEAGE FROM SITE

BELTWAY 8	4.9 Miles
HIGHWAY 290	7.1 Miles
610 LOOP	9.1 Miles
HIGHWAY 6	11.9 Miles
GEORGE BUSH INTERCONTINENTAL AIRPORT	15.4 Miles
INTERSTATE-10	15.5 Miles
DOWNTOWN HOUSTON	17.0 Miles

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