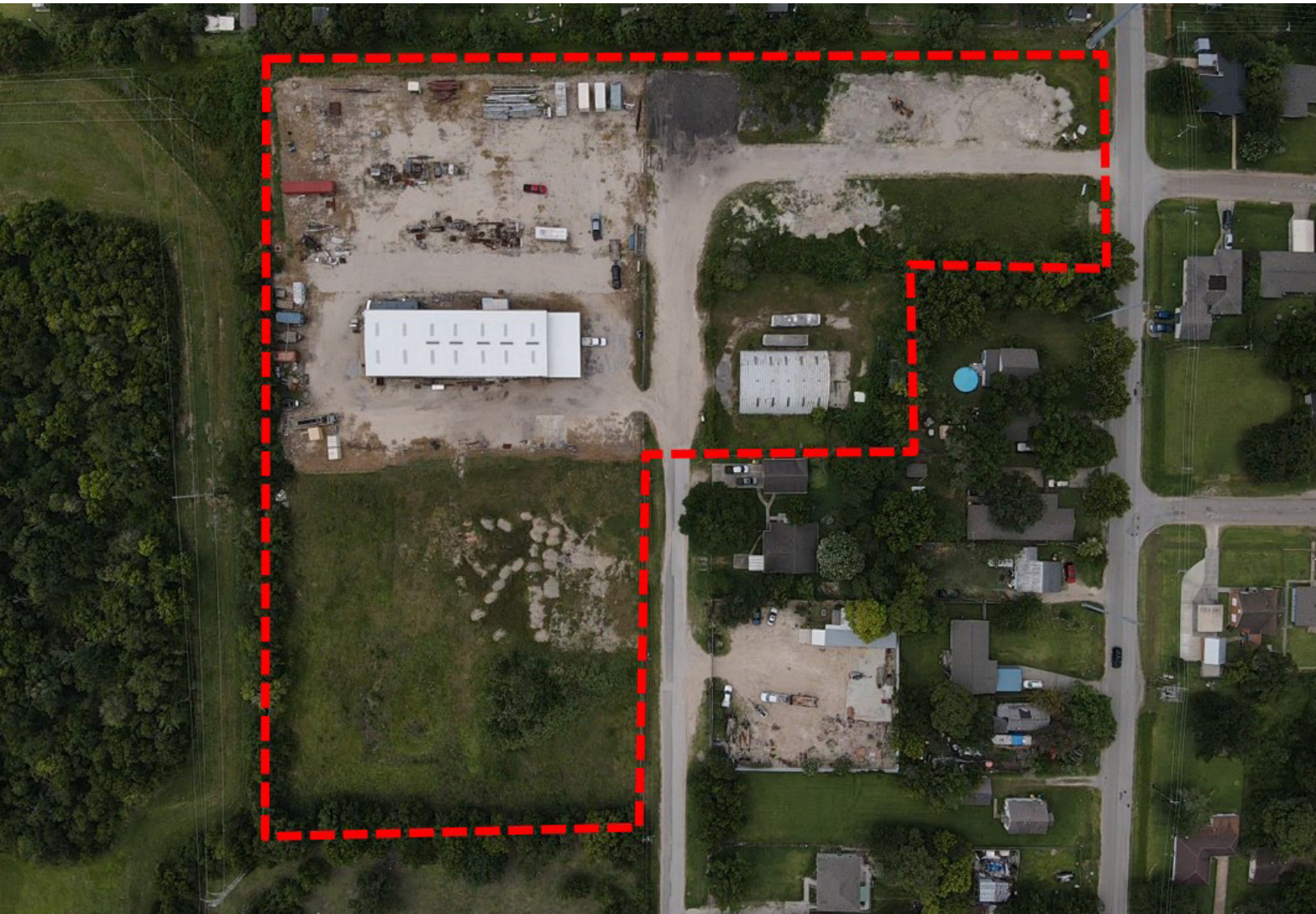


FOR SALE INDUSTRIAL VALUE-ADD INVESTMENT

620-621 HOLMAN STREET, LA MARQUE, TX 77568



PROPERTY FEATURES

- 11,500 SF total RBA
- 6.94 Acres / 302,307 SF
- 3 Phase Heavy Power (480v/400a)
- 60% Stabilized (Total Site)
- 100% Occupied
- Seller/Owner Financing Available
- Opportunity Zone
- Outside 100-500 Year Flood Plain
- Value-Add (Income Producing Site)
- Financials Provide Upon Request



BRANDON WUNTCH

D / 713.275.3784
M / 713.882.1739
bwuntch@fritscheanderson.com

DREW ALTMANN

D / 713.275.3815
M / 713.828.9491
daltmann@fritscheanderson.com

FOR SALE INDUSTRIAL VALUE-ADD INVESTMENT

620-621 HOLMAN STREET, LA MARQUE, TX 77568



BUILDING 1: 620 Holman Street

- 8,000 SF Total RBA
- 1,000 SF Office
- 2.40 Acres
- Fully Fenced & Gated
- 100% Stabilized
- 5-Ton Overhead Crane
- 16' Hook Height
- 18' Clear Height
- 5 Grade Level Doors (12' x 16')
- Build: Metal / Clear Span Build
- Fully Insulated
- Occupied by: Mosaic Services, LLC

BUILDING 2: 621 Holman Street

- 3,500 SF total RBA
- 0.90 Acres
- 2 Grade Level Doors (12' x 14')
- Full Fenced & Gated
- Partially Stabilized
- Old Clear Span Build
- Occupied by:
JTLS Property Preservation
(Equipment Storage)



BRANDON WUNTCH

D / 713.275.3784
M / 713.882.1739
bwuntch@fritscheanderson.com

DREW ALTMANN

D / 713.275.3815
M / 713.828.9491
daltmann@fritscheanderson.com

FOR SALE INDUSTRIAL VALUE-ADD INVESTMENT

620-621 HOLMAN STREET, LA MARQUE, TX 77568



Investment Overview

LESSEE	BUSINESS TYPE	INSURANCE REQUIRED A.I.= addtnl ins'd	LEASE AMT. LEASE PERIOD	CERT. ON FILE	TOTAL INCREASE
					2022 C.A.M.
Mosaic Services, LLC 620 Holman La Marque, Texas	Fab shop & promotional products	\$1M G/L Landlord A.I.	\$7,282.00 Monthly + \$400.00 2022 C.A.M. (\$7,682.00) From 04/01/2020 3/31/2023	Yes Expires 07/02/2023	\$400.00 C.A.M.
Terry Nifung dba JTLS Preservation 620 Holman La Marque, Texas	Stores personal items	\$1M G/L Landlord A.I.	\$1,300.00 Monthly + \$200.00 2022 C.A.M. (\$1,500.00) No Lease on File	Yes Expires 07/02/2023	\$200.00 C.A.M.

Property Tax Amount

Parcel 1: \$484.88 (annual)

Parcel 2: \$9,037.62 (annual)

Parcel 3: \$497.95 (annual)

Total: \$9,960.45 (annual) / \$830.04 (p/mo)

Notes on Tenants

- Mosaic Services LLC has occupied the space over the last 5 years and have confirmed they will sign a new NNN or NN lease for another 5 year term at a slightly higher rate.
- JTLS Properties Preservation has occupied the space since January 2020 and currently going MTM on their lease.
- **All tenants are responsible for CAM**

Proposed Development



BRANDON WUNTCH

D / 713.275.3784

M / 713.882.1739

bwuntch@fritscheanderson.com

DREW ALTMANN

D / 713.275.3815

M / 713.828.9491

daltmann@fritscheanderson.com

The information provided herein was obtained from sources believed reliable; however, Fritsche Anderson Realty Partners makes no guarantees, warranties or representations, express or implied, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Fritsche Anderson does not accept any liability for loss or damage suffered by any party reliant on this information.

FRITSCH ANDERSON REALTY PARTNERS / 3411 RICHMOND AVE / SUITE 700 / HOUSTON, TX 77046 / FRITSCHANDERSON.COM

FOR SALE INDUSTRIAL VALUE-ADD INVESTMENT

620-621 HOLMAN STREET, LA MARQUE, TX 77568



Land Breakdown

- 6.94 Acres Total
- 3 Total Parcels
- 2.32 Acres
- 1.29 Acres
- 3.33 Acres



BRANDON WUNTCH

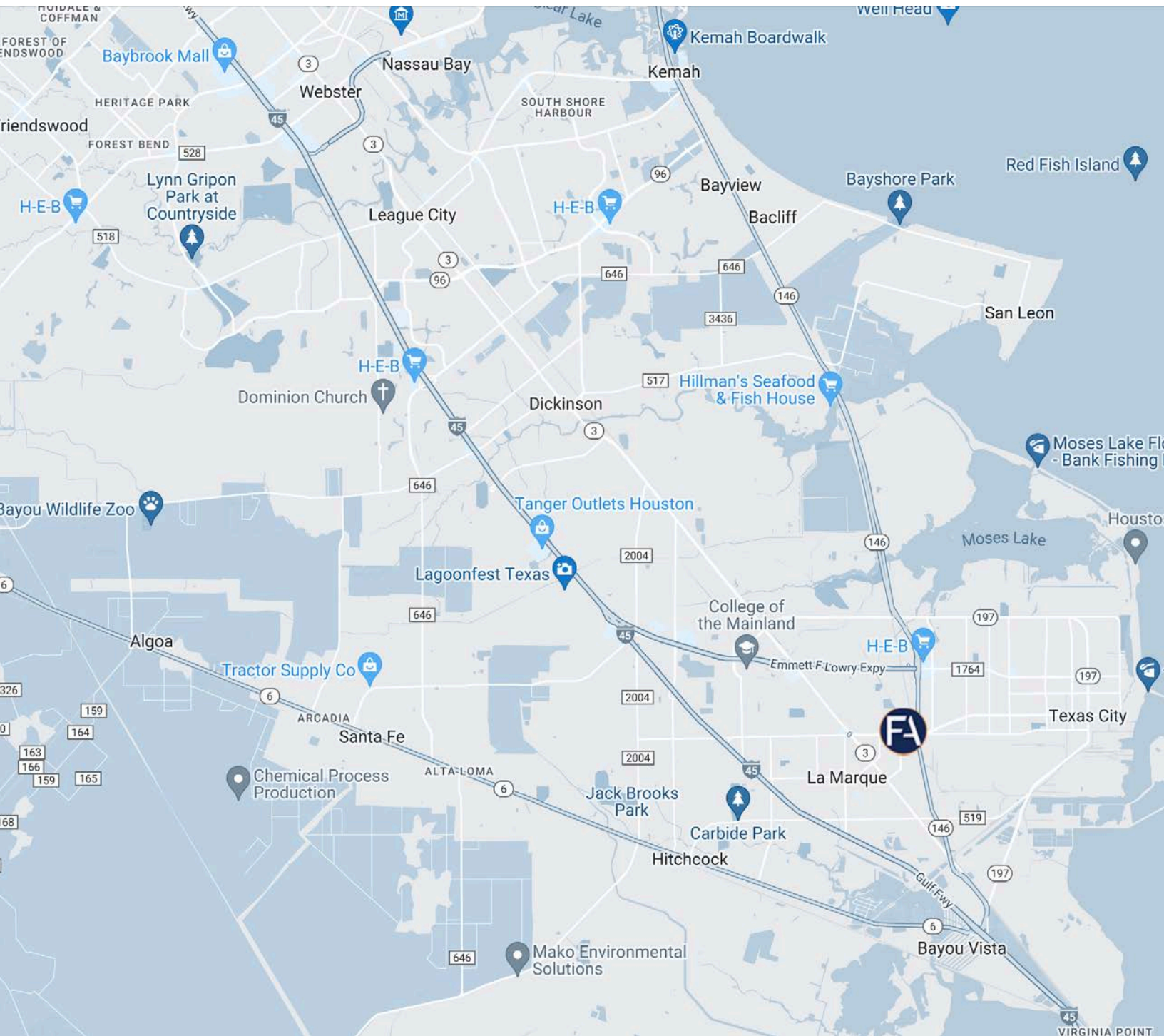
D / 713.275.3784
M / 713.882.1739
bwuntch@fritscheanderson.com

DREW ALTMANN

D / 713.275.3815
M / 713.828.9491
daltmann@fritscheanderson.com

FOR SALE INDUSTRIAL VALUE-ADD INVESTMENT

620-621 HOLMAN STREET, LA MARQUE, TX 77568



BRANDON WUNTCH

D / 713.275.3784

M / 713.882.1739

bwuntch@fritscheanderson.com

DREW ALTMANN

D / 713.275.3815

M / 713.828.9491

daltmann@fritscheanderson.com