

# FOR SALE

4141 - 4147 Greenbriar Dr. Stafford, TX 77477

## Flex/Industrial Investment Opportunity

±24,874 Square Feet

±1.82 Acres

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## Property Overview

Located on Greenbriar in Greenbriar Southwest Business Park with good access to the Southwest Freeway, Beltway 8, and Highway 90A. Key Map 569 K.

Address:	4141 – 4147 Greenbriar Drive, Stafford, TX 77477
Size:	Building: 24,874 SF Lot: ±1.82 AC (79,375 SF)
Location:	Well located within Freeport Southwest Business Park. Easy access to Hwy 90A and US 59 via S. Kirkwood Rd.
Improvements:	Tiltwall Construction, 100% HVAC, Dock-high rear load facility. 16' Clear, 300 amps of power.
Capital Expenditures:	Landlord spent (1) approximately \$35,000 in 2018 on upgrades to facility; replaced and rewired all wall park lighting, painted building, cleaned and re-stripped parking lot. (2) Approximately \$52,000 in 2017 in HVAC replacement & repairs.
Tenancy:	Property benefits from stabilized occupancy – 100%. The tenants have strong financial commitment to building through significant build-out. Two (2) tenants have occupied the premises 10+ years and the third, since 2015.

## Investment Highlights

- > 100% Occupancy.
- > (3) Three Tenants.
- > Industrial Gross Leases – Annual Escalations.
- > 2-4 year Average remaining lease term.
- > Significant Value Add Component.
  - Current Lease rates are well under market.
  - Upside marking rents to market at renewal.
- > Current NOI: \$139,801\*
  - \* Includes maintenance & repair reserves at \$0.50/SF

**Price \$1,687,000 – 8.3% CAP**

Rent-roll and financial information available upon execution of NDA.







Ste 4141  
8,907 SF

Ste 4143  
4,048 SF

Ste 4145-4147  
11,919 SF

Greenbriar Drive

Trinity Drive

Trinity Drive





Sugar Land  
Business Park

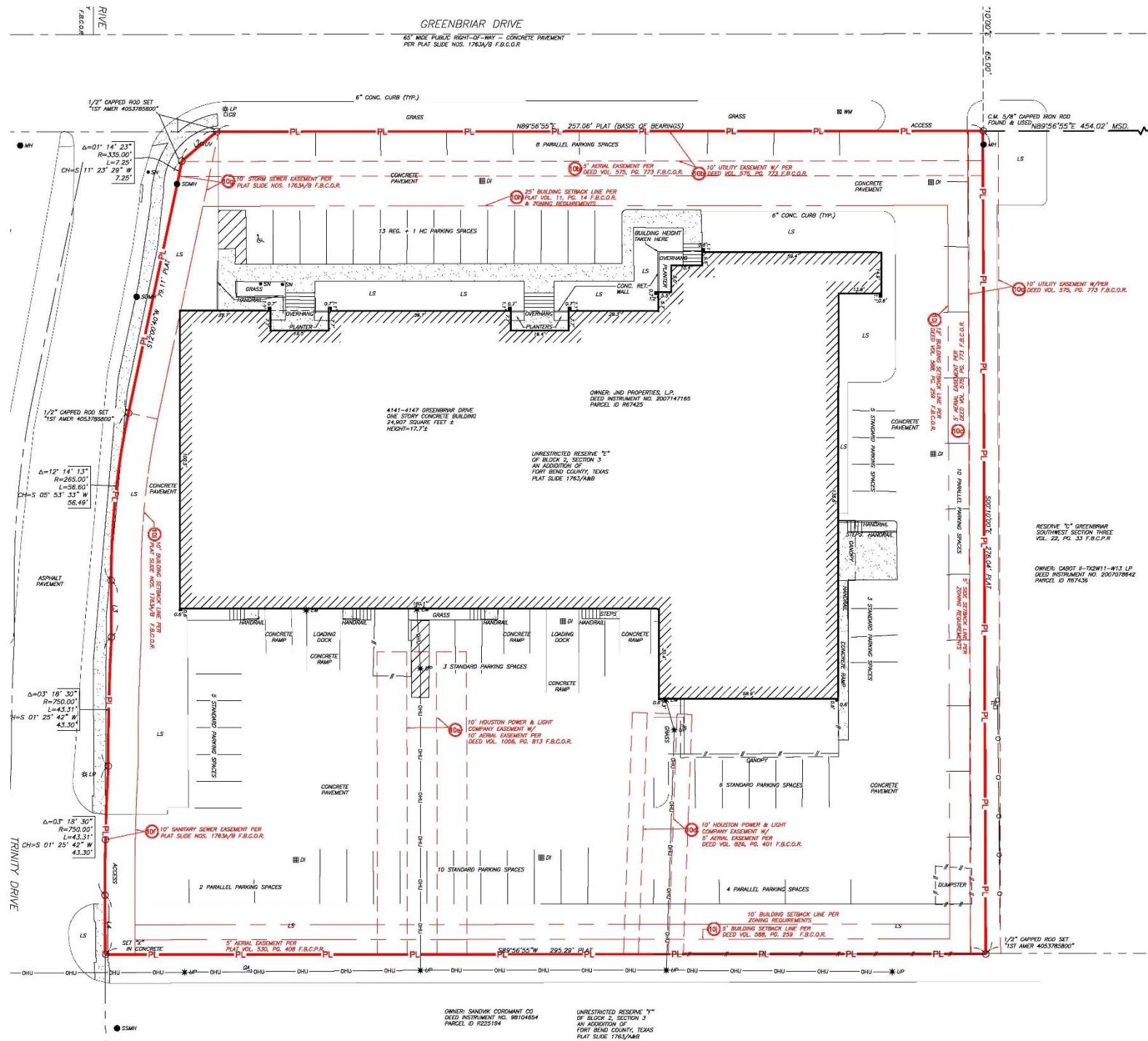
4141-4147  
Greenbriar Dr.

Parc Plaza  
Business Park

Stafford Grove  
Business Park

Freeport Southwest  
Business Park









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## 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.

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Date