

# For Sale

## North Houston Medical NNN

837 FM 1960 Road, Houston, TX 77090



### INVESTMENT SUMMARY

- Price: \$10,600,000
- NOI: \$902,482
- Cap Rate: 8.5%
- 2% Annual Increases
- Absolute Net Lease
- Long Term Tenant
- Land Size: 4.45 Acres
- Extensive Medical Buildout

North Houston Medical NNN ("NHM") is a 38,513 square foot single tenant medical office building located at 837 FM 1960 Houston, TX 77090. The tenant, 1960 Family Practice has been in this location for almost 20 years. They are a very successful, well known and diverse practice in north Houston, specializing in Family Practice, Internal Medicine, Gynecology, and Pediatrics. This location has a high volume Urgent Care and serves as the tenant's flagship facility with extensive buildout.

### Established Medical District

- On campus location in an established medical community
- Surrounded by numerous medical practices
- Frontage on FM 1960, a major retail corridor, with 75,000 vehicles passing by each day
- Easy access to Interstate 45, FM 1960, and Beltway 8



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