

NNN Income Covered Land Investment



Northwest Corners Apartments



HEMPSTEAD RD 24,000 VPD

Langwood



BINGLE RD



12230 HEMPSTEAD ROAD

NEQ OF HEMPSTEAD RD AND SOUTHERLAND RD | HOUSTON, TEXAS

ENTERPRISE RENTAL INVESTMENT OPPORTUNITY

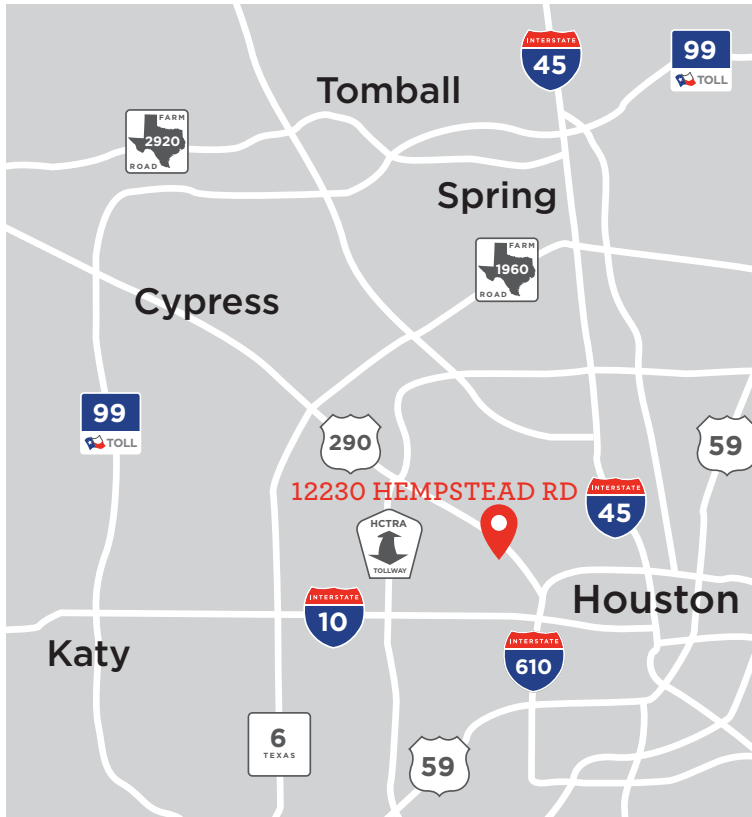
BRAD LYBRAND | NEAL THOMSON | 281.477.4300

ENTERPRISE RENTAL NNN INVESTMENT OPPORTUNITY ON HEMPSTEAD ROAD

- ENTERPRISE RENTAL (COMMERCIAL TRUCKS) HAS BEEN ON A GROUND LEASE AT 12230 HEMPSTEAD RD SINCE 2005
- TWO YEARS REMAINING ON THEIR OPTION PERIOD EXPIRING IN 2020
- RENTS WELL BELOW MARKET
- EFFECTIVE DATE ON LEASE: MARCH 2005
- 10 YR PRIMARY LEASE
- CURRENTLY IN THEIR FIRST OPTION PERIOD AT \$37,596 PER YEAR
- 3 MORE 5 YEAR OPTIONS IN YEARS:
 - 2020 @ \$40,932 PER YEAR
 - 2025 @ \$44,604 PER YEAR
 - 2030 @ \$48,648 PER YEAR
- 2 PLUS ACRES OF PARKING WITH FRONTAGE ON THORNWALL ST
- PRICED ON THE LAND AT \$8.93 PSF OR \$1,250,000
- WELL BELOW REPLACEMENT COSTS

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PROPERTY HIGHLIGHTS

- ▶ LAND ACREAGE:
3.2 ACRES
- ▶ BUILDING AREA:
3,350 SF
- ▶ SCHOOL DISTRICT:
CY-FAIR ISD
- ▶ FRONTAGE:
APPROX. 154 FT. ON HEMPSTEAD RD.
- ▶ TRAFFIC COUNTS:
APPROX. 24,000 CPD ON HEMPSTEAD RD.



355,617
Current Population
Within 5-Mile Radius



19.50%
Population Growth
Within a 3-mile Radius
from 2010 to 2018



\$101,787
Average HHI Within
5-Mile Radius



AERIALS + ACREAGE

ABOUT ENTERPRISE RENT-A-CAR

Enterprise Rent-A-Car is an American car rental company headquartered in Clayton, Missouri, United States in Greater St. Louis. In addition to car rental, Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations.

Enterprise Rent-A-Car has more than 9,000 “home city” locations, and 419 airport locations.

Today, with annual revenues of \$22.3 billion, Enterprise Holdings and its affiliates own nearly 1.9 million cars and trucks, making it the largest car rental service provider in the world measured by revenue and fleet.

In addition, Enterprise Holdings currently is ranked on the Forbes list of America’s Largest Private Companies.



Stock photo

ENTERPRISE HOLDINGS INC. FINANCIAL RATINGS

	LONG-TERM RATING	SHORT-TERM RATING	OUTLOOK
STANDARD & POOR'S	A-	A-2	Stable
MOODY'S	Baa 1	P-2	Stable
DBRS	A (low)	R-1 (low)	Stable

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	5,641	56,386	130,321
Current Population	18,725	159,151	355,617
2010 Census Average Persons per Household	3.32	2.82	2.73
2010 Census Population	17,532	133,899	300,156
Population Growth 2010 to 2018	6.84%	19.50%	19.23%

CENSUS HOUSEHOLDS

1 Person Household	19.55%	27.20%	27.58%
2 Person Households	21.32%	26.53%	28.72%
3+ Person Households	59.13%	46.27%	43.69%
Owner-Occupied Housing Units	36.30%	41.36%	53.47%
Renter-Occupied Housing Units	63.70%	58.64%	46.53%

RACE AND ETHNICITY

2018 Estimated White	56.49%	54.78%	54.62%
2018 Estimated Black or African American	4.42%	13.92%	17.05%
2018 Estimated Asian or Pacific Islander	1.29%	3.45%	5.77%
2018 Estimated Other Races	36.41%	26.93%	21.76%
2018 Estimated Hispanic	82.36%	60.21%	49.06%

INCOME

2018 Estimated Average Household Income	\$50,151	\$74,858	\$101,787
2018 Estimated Median Household Income	\$40,460	\$52,908	\$70,950
2018 Estimated Per Capita Income	\$15,471	\$27,405	\$38,453

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	36.83%	29.37%	24.75%
2018 Estimated Bachelors Degree	5.85%	14.39%	19.76%
2018 Estimated Graduate Degree	1.67%	7.30%	11.41%

AGE

2018 Median Age	29.9	32.7	34.7
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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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