



For Sale

STUEBNER PARK I & II

Spring, TX 77379

STUEBNER PARK I & II

Stuebner Park I & II , Spring, TX



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For More Information Please Contact:

Rin Willis
713.332.8216
rinw@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

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Section 1

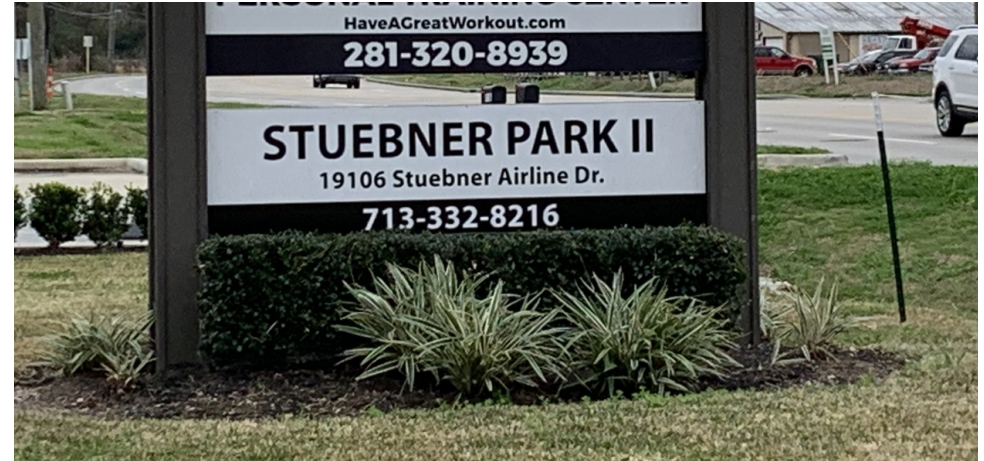
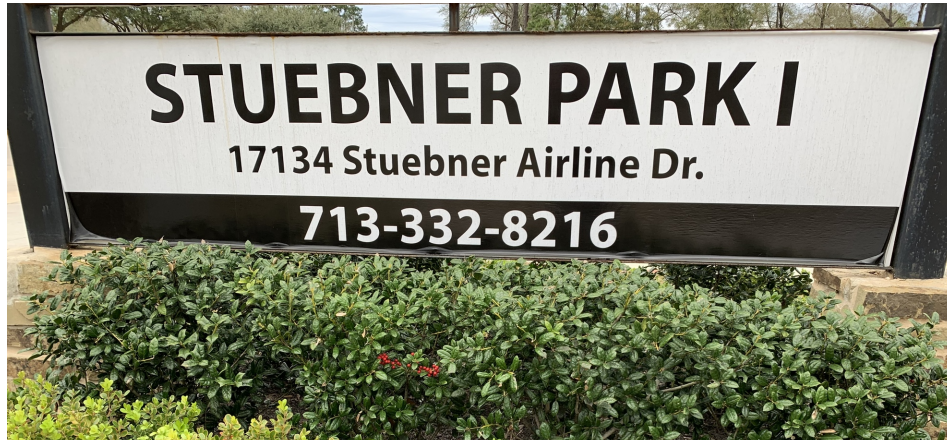
**PROPERTY
INFORMATION**

STUEBNER PARK I & II

Stuebner Park I & II , Spring, TX



EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Portfolio consisting of 4 Buildings at 2 Locations with a total of 16,000sf of rentable area.
- Lots of Retail in the area and drive-by traffic.
- 100% Leased
- Add-value opportunity with small land plot available for development.

PROPERTY OVERVIEW

Investment Sale



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STUEBNER PARK I & II

Stuebner Park I: 17134 Stuebner Airline Rd.



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

The two newly built, office warehouse buildings are behind the Dynamic Automotive. (Building of Dynamic Automotive is not apart of sale). Perfect for multiple different service uses!

LOCATION OVERVIEW

Located near the intersection of Stuebner Airline and Louetta Road. Both Streets have a very high daily vehicle exposure. The average VPD for Stuebner Airline Road is 30,615. And the Average for Louetta Road is 37,882.



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STUEBNER PARK I & II

Stuebner Park II: 19106 Stuebner Airline Rd



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

One metal and one masonry building located at Stuebner Park II. Also available is a 1/4 acre plot available for development of an additional freestanding building.

LOCATION OVERVIEW

Stuebner Park II is located near the intersection of Stuebner Airline Road and Spring Cypress Road. Less than 2 miles from Stuebner I, it also has frontage on Stuebner Airline Road. The VPD for Stuebner Airline Road is around 16,000 and the average VPD for Spring Cypress Road is 36,500.



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STUEBNER PARK I & II

Stuebner Park I: 17134 Stuebner Airline Rd.



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ADDITIONAL PHOTOS



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Section 2

**LOCATION
INFORMATION**

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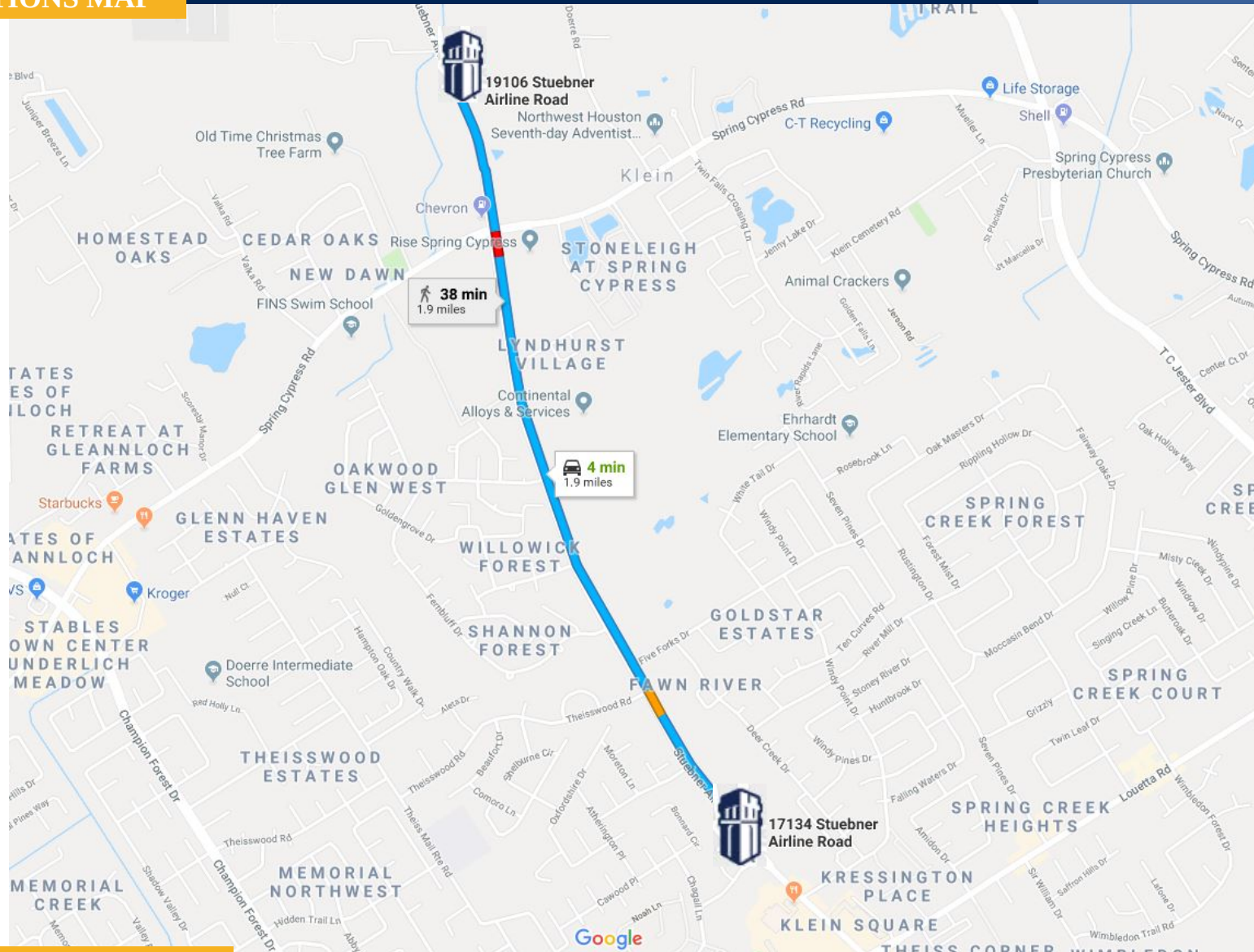
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LOCATIONS MAP



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AERIAL MAPS



Google

Western Piedmont Council, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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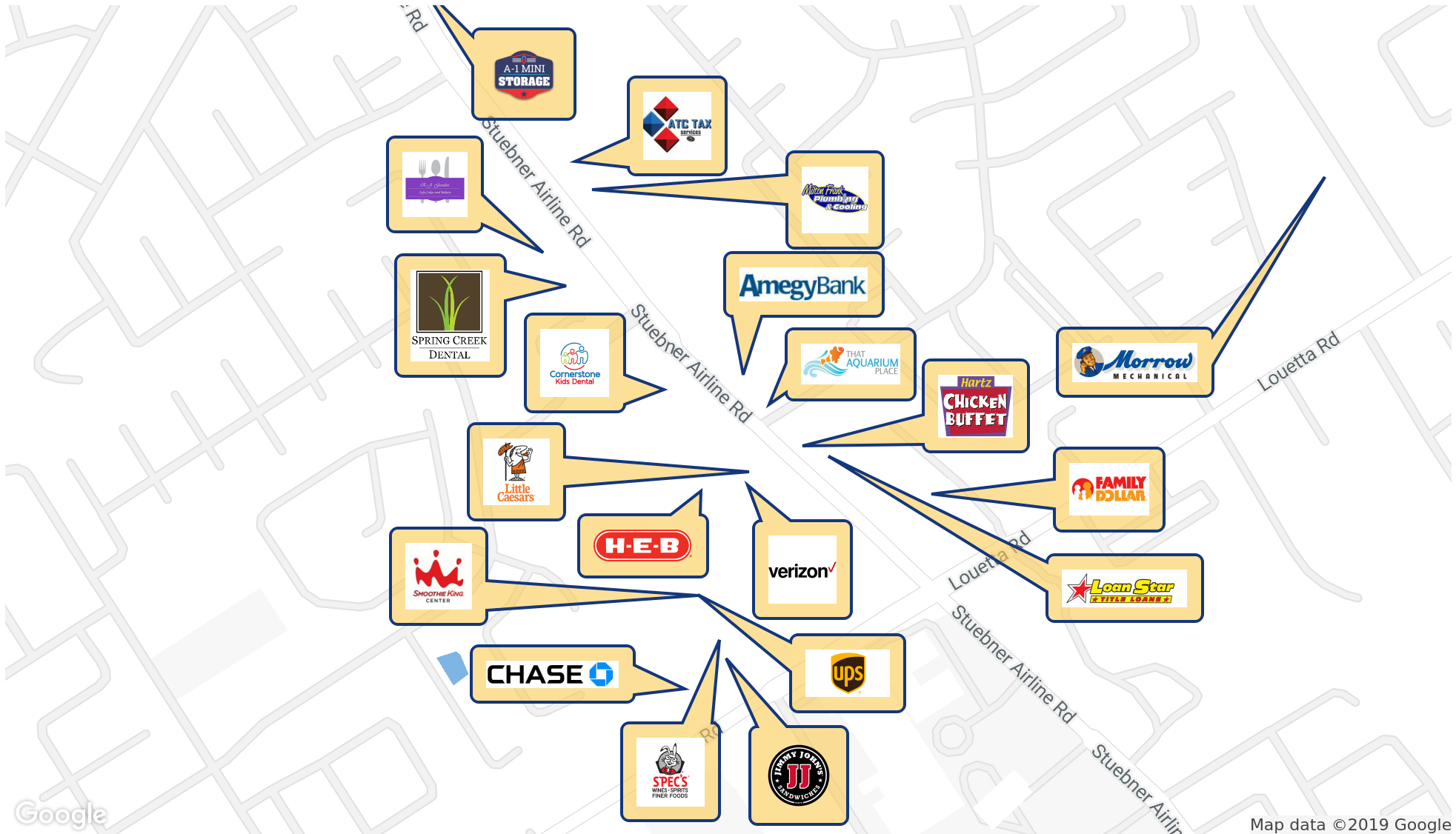
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RETAILER MAP



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Section 3

FINANCIAL ANALYSIS

STUEBNER PARK I & II

Stuebner Park I & II , Spring, TX



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,500,000
Price per SF	\$312.50
CAP Rate	6.9%
Cash-on-Cash Return (yr 1)	6.89 %
Total Return (yr 1)	\$172,188
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	\$33,369
Net Operating Income	\$172,188
Pre-Tax Cash Flow	\$172,188

FINANCING DATA

Down Payment	\$2,500,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Avid Essentials	220	2,000	10/31/19	\$30,000	25.0	\$15.00
All Coffee Texas	210	2,000	08/31/19	\$30,000	25.0	\$15.00
Piretti Golf	320	2,000	06/30/20	\$30,000	25.0	\$15.00
Silver Enterprises, LLC	310	2,000	02/28/21	\$32,000	25.0	\$16.00
Ocean Blue Pools, Inc	19106-B	1,612	08/31/19	\$21,762	20.15	\$13.50
Northwest Training Services	19106-A	6,351	12/31/20	\$61,795	79.39	\$9.73
Totals/Averages		15,963		\$205,557		\$12.88

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INCOME & EXPENSES

INCOME SUMMARY		PER SF
Gross Income	-	-
EXPENSE SUMMARY		PER SF
Gross Expenses	\$33,369	\$4.17
Net Operating Income	\$172,188	\$21.52

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