

**NET LEASED INVESTMENT - HOUSTON, TEXAS**

12470 Northwest Freeway, Houston, TX 77092

# FOR SALE



## PROPERTY FEATURES

**Absolute Net Lease**

**Growing Regional Tenant**

**Freeway Location (200,000+ CPD)**

**Land Area:** 21,951 Sq. Ft.

**Bldg Area:** Approximately 5,600 Sq. Ft.

**Primary Term:** 5 Years

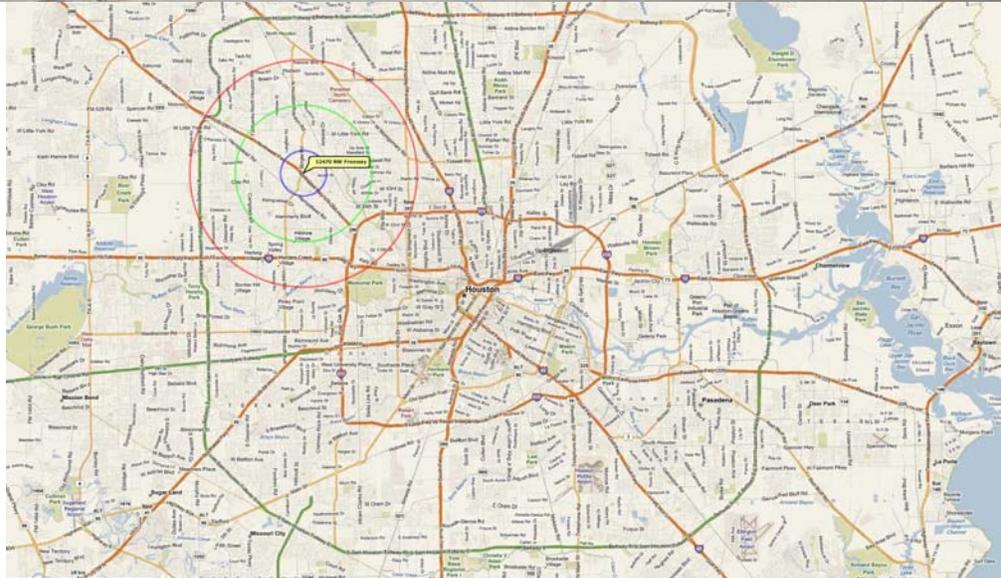
**Commencement Date:** 10/01/10

**Options:** Two (2) 5-Year

**Cap Rate:** 9.25%

**NOI:** \$78,000

**Offering Price: \$843,250.00**



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TREC Broker License: 0528005

The information contained herein has, we believe, been obtained from reliable sources, and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

**PATRICK GRAHAM**  
COMMERCIAL REAL ESTATE

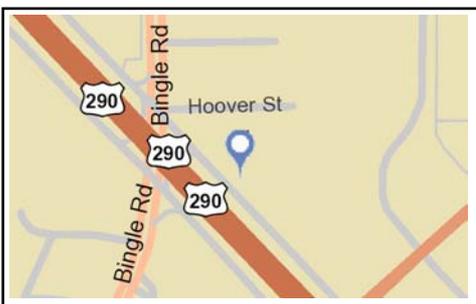
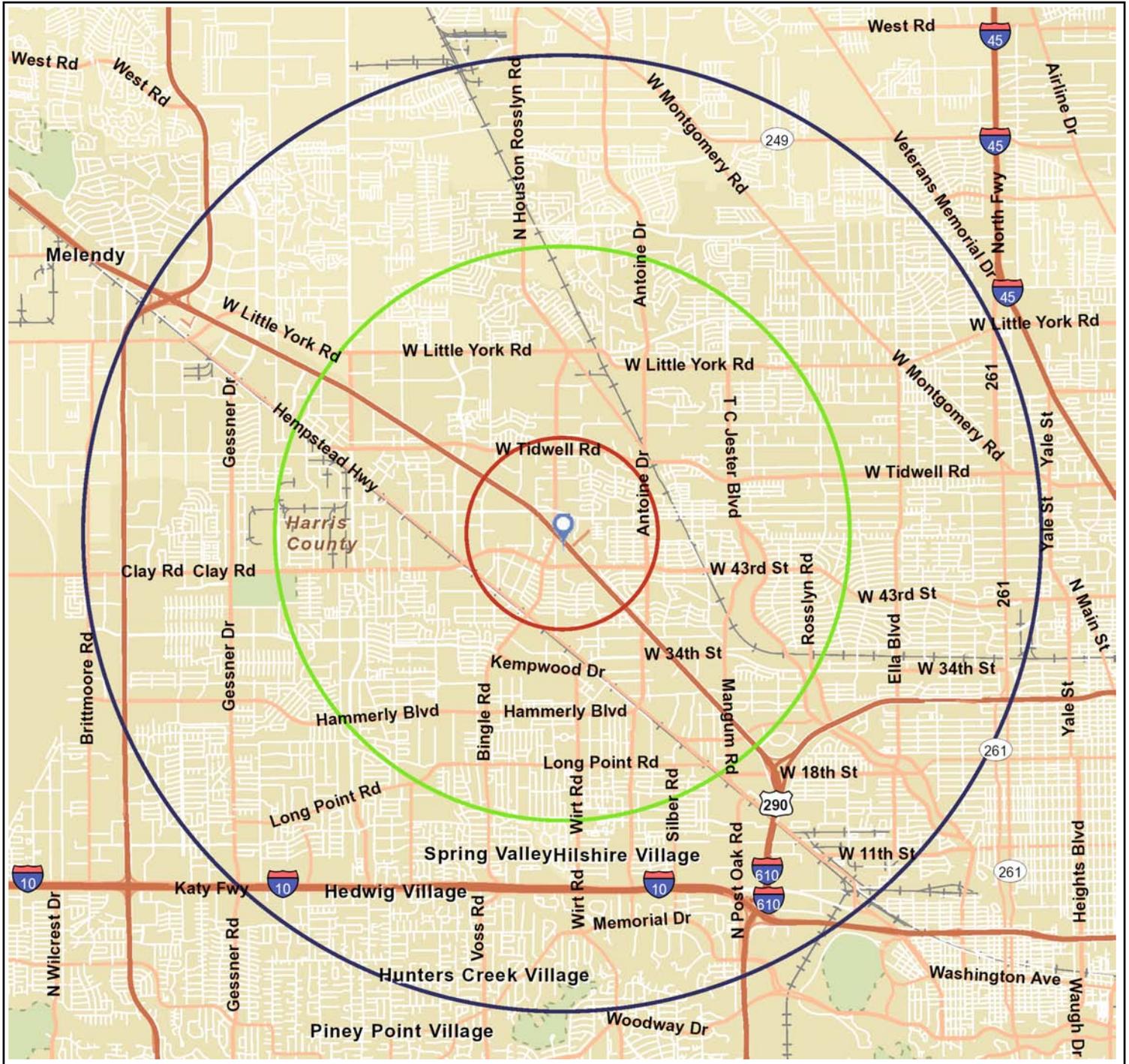


# Site Map

Prepared by Patrick Graham

12470 NW Freeway  
12470 Northwest Frwy, Houston, TX 77092-3114, TIREMAX Net Lease  
Ring: 1, 3, 5 Miles

Latitude: 29.838043  
Longitude: -95.48764





**12470 NW Freeway**  
**12470 Northwest Frwy, Houston, TX 77092-3114, TIREMAX Net Lease**  
**Ring: 1, 3, 5 Miles**

**Latitude: 29.838043**  
**Longitude: -95.48764**

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	18,378	141,673	327,821
Male Population	50.1%	50.9%	49.8%
Female Population	49.9%	49.1%	50.2%
Median Age	29.1	30.1	32.8
<b>2010 Income</b>			
Median HH Income	\$41,332	\$43,646	\$51,082
Per Capita Income	\$17,726	\$18,586	\$22,582
Average HH Income	\$49,942	\$53,448	\$64,068
<b>2010 Households</b>			
Total Households	6,530	49,006	114,842
Average Household Size	2.81	2.87	2.83
<b>2010 Housing</b>			
Owner Occupied Housing Units	35.0%	37.2%	46.9%
Renter Occupied Housing Units	55.4%	50.7%	42.6%
Vacant Housing Units	9.6%	12.1%	10.5%
<b>Population</b>			
1990 Population	14,704	111,260	261,242
2000 Population	17,055	134,751	300,968
2010 Population	18,378	141,673	327,821
2015 Population	19,100	145,976	342,395
1990-2000 Annual Rate	1.49%	1.93%	1.43%
2000-2010 Annual Rate	0.73%	0.49%	0.84%
2010-2015 Annual Rate	0.77%	0.6%	0.87%

In the identified market area, the current year population is 327,821. In 2000, the Census count in the market area was 300,968. The rate of change since 2000 was 0.84 percent annually. The five-year projection for the population in the market area is 342,395, representing a change of 0.87 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

<b>Households</b>			
1990 Households	5,906	42,591	97,007
2000 Households	6,222	47,801	107,125
2010 Households	6,530	49,006	114,842
2015 Households	6,747	50,235	119,509
1990-2000 Annual Rate	0.52%	1.16%	1%
2000-2010 Annual Rate	0.47%	0.24%	0.68%
2010-2015 Annual Rate	0.66%	0.5%	0.8%

The household count in this market area has changed from 107,125 in 2000 to 114,842 in the current year, a change of 0.68 percent annually. The five-year projection of households is 119,509, a change of 0.8 percent annually from the current year total. Average household size is currently 2.83, compared to 2.79 in the year 2000. The number of families in the current year is 76,594 in the market area.

**Housing**

Currently, 46.9 percent of the 128,375 housing units in the market area are owner occupied; 42.6 percent, renter occupied; and 10.5 percent are vacant. In 2000, there were 114,327 housing units - 49.1 percent owner occupied, 44.6 percent renter occupied and 6.3 percent vacant. The rate of change in housing units since 2000 is 1.14 percent. Median home value in the market area is \$113,699, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.24 percent annually to \$133,372. From 2000 to the current year, median home value changed by 3.07 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$27,243	\$27,880	\$30,070
2000 Median HH Income	\$30,705	\$33,842	\$38,916
2010 Median HH Income	\$41,332	\$43,646	\$51,082
2015 Median HH Income	\$51,543	\$52,964	\$57,172
1990-2000 Annual Rate	1.2%	1.96%	2.61%
2000-2010 Annual Rate	2.94%	2.51%	2.69%
2010-2015 Annual Rate	4.51%	3.95%	2.28%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,716	\$13,571	\$15,554
2000 Per Capita Income	\$14,609	\$15,830	\$20,021
2010 Per Capita Income	\$17,726	\$18,586	\$22,582
2015 Per Capita Income	\$20,270	\$21,143	\$25,557
1990-2000 Annual Rate	1.4%	1.55%	2.56%
2000-2010 Annual Rate	1.9%	1.58%	1.18%
2010-2015 Annual Rate	2.72%	2.61%	2.51%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,429	\$35,328	\$41,512
2000 Average Household Income	\$39,760	\$44,168	\$55,652
2010 Average HH Income	\$49,942	\$53,448	\$64,068
2015 Average HH Income	\$57,499	\$61,117	\$72,787
1990-2000 Annual Rate	2.38%	2.26%	2.97%
2000-2010 Annual Rate	2.25%	1.88%	1.38%
2010-2015 Annual Rate	2.86%	2.72%	2.58%

### Households by Income

Current median household income is \$51,082 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,172 in five years. In 2000, median household income was \$38,916, compared to \$30,070 in 1990.

Current average household income is \$64,068 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,787 in five years. In 2000, average household income was \$55,652, compared to \$41,512 in 1990.

Current per capita income is \$22,582 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,557 in five years. In 2000, the per capita income was \$20,021, compared to \$15,554 in 1990.

### Population by Employment

Total Businesses	958	6,713	16,394
Total Employees	14,378	76,708	204,860

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.0 percent of the civilian labor force, and unemployment will be 9.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 72.8 percent of the market area population drove alone to work, and 2.4 percent worked at home. The average travel time to work in 2000 was 26.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 26.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 27.2 percent were high school graduates only (29.6 percent in the U.S.)
- 4.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K