

# 1210 HAMBLLEN RD.

Kingwood, TX 77339



**OFFERING MEMORANDUM**  
± 19,340 SF OFFICE BUILDING IN KINGWOOD

McALPINE  INTERESTS



**BUILDING SIZE:** 19,340 SF  
**LOT SIZE:** 2.29 ACRES  
**ASKING PRICE:** \$1,595,000



**FOR INFORMATION, CONTACT:**

ADAM MCALPINE, CCIM  
OFFICE: 281.973.4562  
ADAM@MI-CRE.COM

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## INVESTMENT HIGHLIGHTS:

**Primary Use:** Office

**Submarket:** Northeast / Lake Houston Area - Kingwood

**Building Size:** 19,340 SF

**Lot Size:** 2.29 Acres

**Year Built:** 1982

**Renovated:** 2017/2018

**Number of Stories:** 2

**Tenants:** 15

**Occupancy:** ~70%

**Asking Price:** \$1,595,000



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## PROPERTY DESCRIPTION:

- Two-story building located in Kingwood – 1st floor consists of covered parking and elevator access; 2nd floor consists of ~19,340 SF of office space.
- Abundant on-site free parking
  - 6.46 spaces/1,000 SF (~3 spaces/1,000 SF covered plus ~3.46/1,000 SF uncovered)
- Excellent business location:
  - Just east of I-69
  - Easy access to I-69, Beltway 8, FM 1960, and Bush Intercontinental Airport
- Property flooded in 1994 and during Hurricane Harvey in 2017. Landlord spent in excess of \$500,000 for flood repairs and renovations after the 2017 flood.



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# FINANCIALS



## INCOME

GROSS RENT	<u>\$212,495</u>
2021 ACTUAL OPERATING EXPENSES	<u>\$125,432</u>
NET OPERATING INCOME	<u><u>\$87,063</u></u>

## SALES PRICE

ASKING PRICE	\$1,595,000
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## LOCATION OVERVIEW

**Kingwood** is a 14,000 acre master-planned community located in northeast Houston, Texas. Kingwood was founded in 1970 and is home to more than 75 miles of hike and bike trails, known as “greenbelts,” which run through Kingwood’s naturally beautiful woods and lakes.

The majority of the community is located in Harris County with a small portion in Montgomery County. Known as the “Livable Forest,” it is the largest master-planned community in Harris County and second-largest within the 10-county Houston-The Woodlands-Sugar Land metropolitan area.

The Kingwood population in the immediate area is approximately 81,000, and the population within a 10-mile radius of Kingwood has been estimated at 150,000 to 200,000. The Census Median Household Income for this geographic area is \$77,527. The Median Family Income is \$84,387, and the Average Non-family Income is \$51,735. The Per Capita Income revealed in the Census for this area was \$32,491.

**Houston** is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a census-estimated 2017 population of 2.312 million within a land area of 599.59 square miles. It is the largest city in the Southern United States, and the seat of Harris County. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States.

Houston is the home of the Texas Medical Center—the world’s largest concentration of healthcare and research institutions—and NASA’s Johnson Space Center, where the Mission Control Center is located.

Houston’s economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in health care sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits after New York City. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled.

Nicknamed the “Space City”, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

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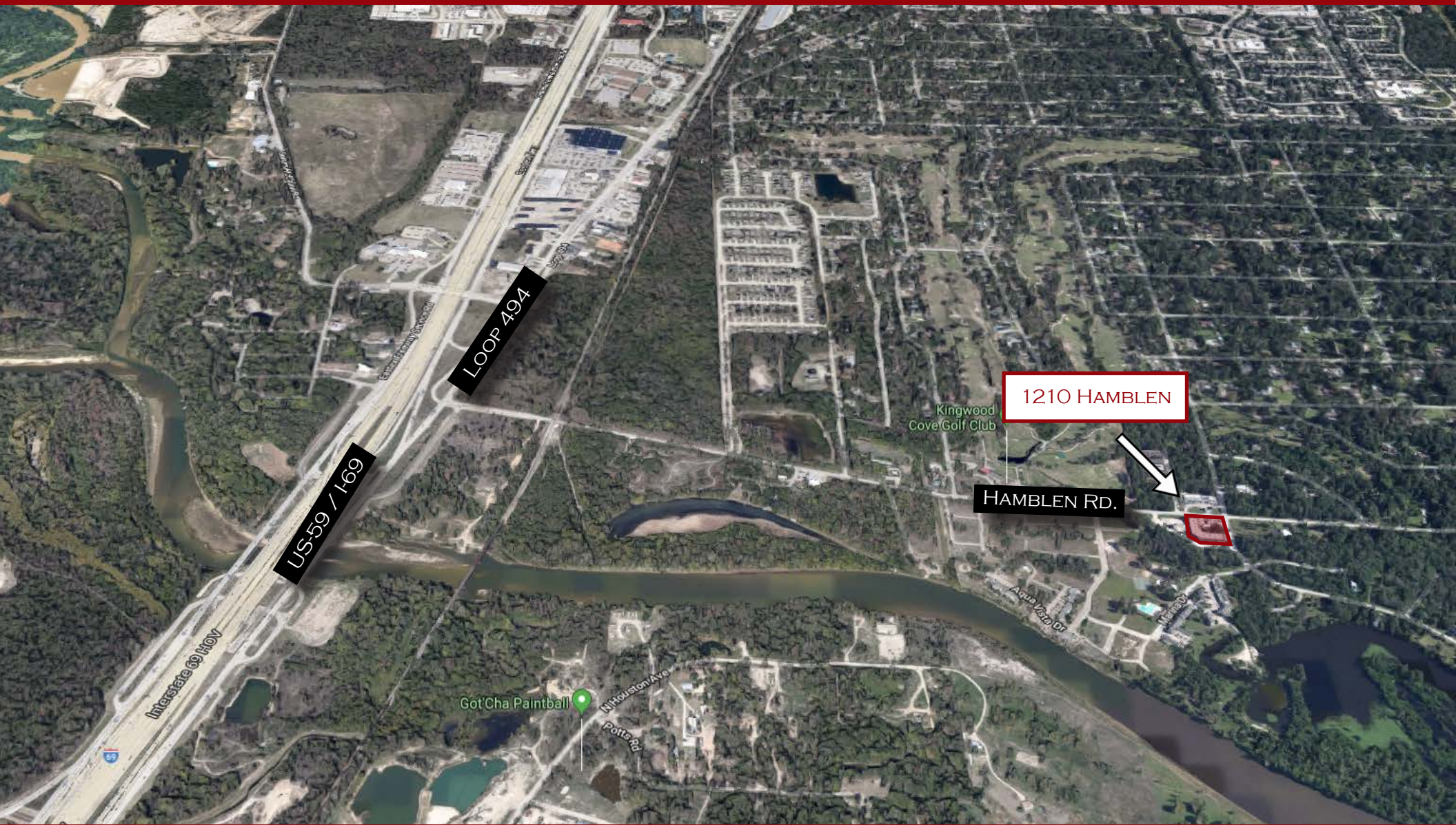
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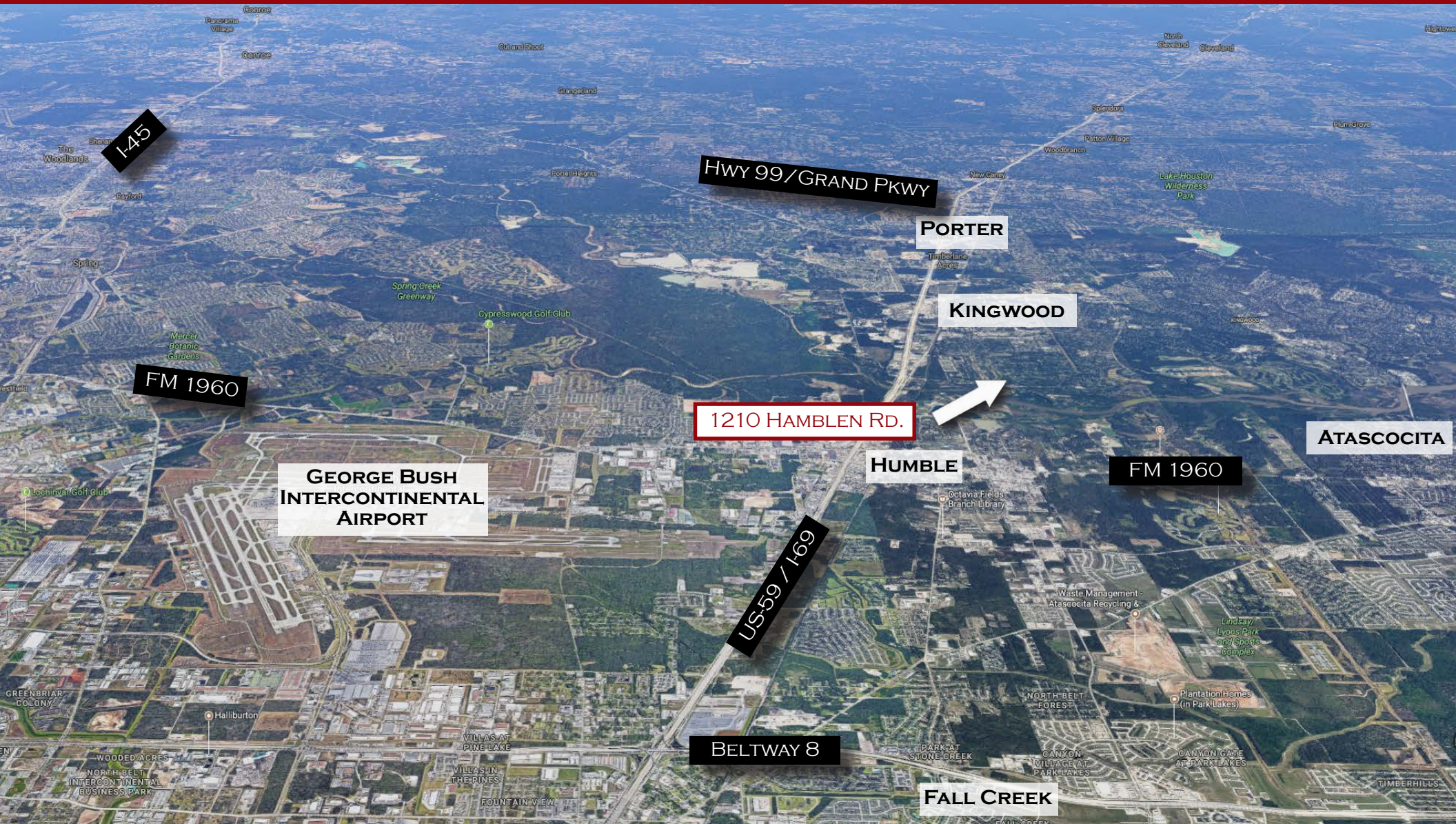
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# Information About Brokerage Services

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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
IABS 1-0

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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**CONFIDENTIALITY AGREEMENT  
PERTAINING TO PROPERTY LOCATED AT:  
1210 Hamblen Rd., Kingwood, TX 77339 ("Property")**

Re: The purpose of this letter agreement (the "Agreement"), is to set forth the terms and conditions upon which Dapar, Inc. dba McAlpine Interests, ("MI") the listing broker representing Hamblen Place, LTD and its related entities (collectively, "HP"), will share certain confidential and proprietary information regarding the above Property with, and its affiliates (collectively, the "Interested Party"), in connection with the discussion, analysis, and evaluation by Interested Party of a possible purchase of the Property (the "Transaction"), although Interested Party has not yet entered into a contract to purchase the Property.

To Whom it may Concern:

We appreciate the opportunity to work with you in connection with that certain property located at 1210 Hamblen Rd., Kingwood, Texas (the "Property"). As you know in the course of our discussion, MI may furnish to the Interested Party certain confidential, non-public, and proprietary information relating to the business operations of HP.

The purpose of this letter agreement is to set forth the agreement and understanding of HP, MI and the Interested Party with respect to the HP Information. Accordingly, each of HP, MI, and the Interested Party agrees as follows:

**1. HP Information.** As used herein, the term "HP Information" shall include any and all information concerning HP and/or the Property (whether prepared by MI, the Interested Party, HP, and irrespective of the form of communication), including, without limitation, any and all rent rolls, analyses, forecasts, financial reports, appraisals, compilations, studies, interpretations, derivations, or other documents prepared by HP, MI, and/or the Interested Party which contain, reflect or are based upon, in whole or in part, the information furnished to the Interested Party by MI and/or HP.

**2. Confidentiality and Non-Disclosure.** Interested Party agree that the Information disclosed pursuant to this Agreement will be maintained in the strict confidence, will not be used in any way detrimental to MI or HP nor for the financial or pecuniary gain of the Interested Party (except in the Interested Party's efforts to purchase the Property), and will be used solely for the purpose of considering and evaluating the Transaction. As long as the Interested Party requires such parties' adherence to this Agreement by such parties, and assumes responsibility for their actions in violation hereof, the Interested Party may share such Information with bona fide lender prospects, partners and investors interested in providing equity investment or loan funds for the purchase of the Property, and to its attorneys, accountants and other professionals engaged in providing advice to the Interested Party with regard to the Property and the prospective Transaction. The provision of Information does not obligate HP in any manner to the Interested Party to enter into a contract to sell the Property, and no agreement between HP and Interested Party will exist in the absence of the execution of a binding written agreement of sale. The Interested Party, nor any of their respective officers, directors, agents, employees, consultants or affiliates, shall, either directly or indirectly, use, reproduce, disclose, disseminate or distribute or permit the reproduction, disclosure, dissemination, or distribution of any Information to any other person, firm, corporation, association or entity in any manner contrary to the terms of this Agreement, without the prior written consent from MI.

**3. Prior Consent.** The Interested Party will not contact any client, lender, tenant, employee or contractor of the Property or HP, or any governmental authority with regard to Information relating to the Property, without first obtaining the prior written consent of MI.

**4. Representation.** The Interested Party represents that you have not contracted with or otherwise engaged any broker, agent or representative in connection with Interested Party's

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possible acquisition of the Property unless acknowledged to herein below before sending back this Agreement to MI, and Interested Party agree to indemnify, defend and hold HP and MI harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with any claim or suit asserted or brought by any broker, agent or representative for commissions, fees or other compensation, to the extent such claim or suit is based in whole or in part on dealing with or through the Interested Party, or its directors, officers, employees, partners, agents, representatives or advisors.

**5. Signing Authority.** Each person signing for the parties to this Agreement warrants that he or she has authority to bind the respective party to the obligations in this Agreement.

**6. Warranties.** Neither HP nor MI nor any of their respective officers, employers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information or any of the contents, and no legal commitment or obligation shall arise by reason of the confidential information or the Contents. Analysis and verification of all the information contained in the confidential information is solely the responsibility of the Interested Party.

**7. Applicable Law.** This letter agreement shall be governed by and construed and enforceable in accordance with the laws of the State of Texas. The parties hereto expressly agree, confirm, and understand that the Interested Party's right to receive any HP information hereunder is not assignable by the Interested Party in any respects.

**8. Amendments.** This letter agreement may be waived, amended, or modified only by an instrument in writing signed by the party against which such waiver, amendment, or modification is sought to be enforced.

Please evidence and confirm the Interested Party's agreement with the foregoing by executing this letter agreement at the space indicated below and returning one copy of the same to MI, via email. The Interested Party and their representatives confirm the understanding that any agreements between the Interested Party and HP concerning the acquisition will exist only when such agreement

is in writing and duly executed by the parties thereto.

**AGREED TO AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022:**

**BUYER PROSPECT**

**BUYER BROKER (If Applicable)**

Company: \_\_\_\_\_ Company: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, St, Zip: \_\_\_\_\_ City, St, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

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