

Marcus & Millichap  
TAG INDUSTRIAL GROUP

27703 CALVERT ROAD

TOMBALL, TX 77377



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# 27703 CALVERT ROAD TOMBALL, TX 77377

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP









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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

## SECTION 1

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### INVESTMENT OVERVIEW

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## OFFERING SUMMARY

- 17,472-Square-Foot Industrial Property Situated on 1.76 Acres
- Features 20' Clear-Height, Four Drive-In Doors, and On-Site Retention Pond
- Excess Acreage Offers Outdoor Storage or Additional Development Opportunities
  - Secondary Access via Easement Provides Dual Ingress and Egress
- Vacant Status Offers Attractive Opportunity for Owner Users and Investors
  - Proximity to Highway 99 and 249 in High-Growth Submarket
    - On-Site Septic System With Leach Field

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 27703 Calvert Road in Tomball, Texas. The subject property consists of approximately 17,472 square feet of industrial space and is situated on 1.76 acres of land. The single-tenant asset features metal construction, a clear height of 20', four drive-in doors, and a covered outdoor storage area. Equipped with an on-site retention pond, the property is capable of storing excess water from rainfall and runoff. With a building coverage ratio of 20 percent, the property can easily accommodate outdoor storage or additional development. Located 33 miles northwest of Downtown Houston, the property has proximity to major thoroughfares including Texas State Highways 249 and 99. For sale as vacant, the property is ideal for owner use or as a lease-up investment opportunity.

The subject property is situated within the Northwest Highway 6 submarket with a sizeable 23.6 million square feet of industrial space. During the third quarter of 2024, the vacancy rate ticked up to 9.7 percent. While vacancies are above the market average, availability has significantly contracted from the 10-year high of 15.4 percent posted a year earlier. Despite the fall in vacancies, annual rent growth continued to decelerate to 1.0 percent in Q3 due to the overall economic environment. After experiencing an 18.4 percent increase in inventory in 2023, the Northwest Highway 6 submarket only has 146,000 square feet in the pipeline, representing less than 1.0 percent of inventory (CoStar).

As the fifth most populous metro area in the U.S., Houston houses over seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for import/export. Houston's economy has diversified in recent years, with the healthcare and technology sectors showing strong growth. As Houston's population continues to grow, primarily to the northwest, many companies are expanding to the region to provide goods and services to the increasing population.



## PROPERTY DETAILS

### 27703 CALVERT ROAD, TOMBALL, TX 77377

Number of Suites	1
Number of Buildings	2
Total Square Feet	17,472 SF
Year Built	1993
Lot Size	1.76 Acres
Type of Ownership	Fee Simple
Clear Height	20'
Parking Spaces	26
Parking Surface	Concrete
Building Class	C
Tenancy	Vacant
Drive-In Doors	4
Construction	Metal
Type of Lighting	LED
Roof Type	Metal
Age/Condition of Roofs	Good
HVAC Units	1
Age/Condition of HVAC	Good
Market	TX-Houston MSA
Submarket	Northwest Hwy 6
Market Vacancy	8.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040451)







OFFERING HIGHLIGHTS

27703 CALVERT ROAD

TOMBALL, TX 77377

OFFERING PRICE  
**\$1,750,000**

Offering Price	\$1,750,000
Price/SF	\$100.16
Total Square Feet	17,472
Tenancy	Single
Occupancy	0.00%

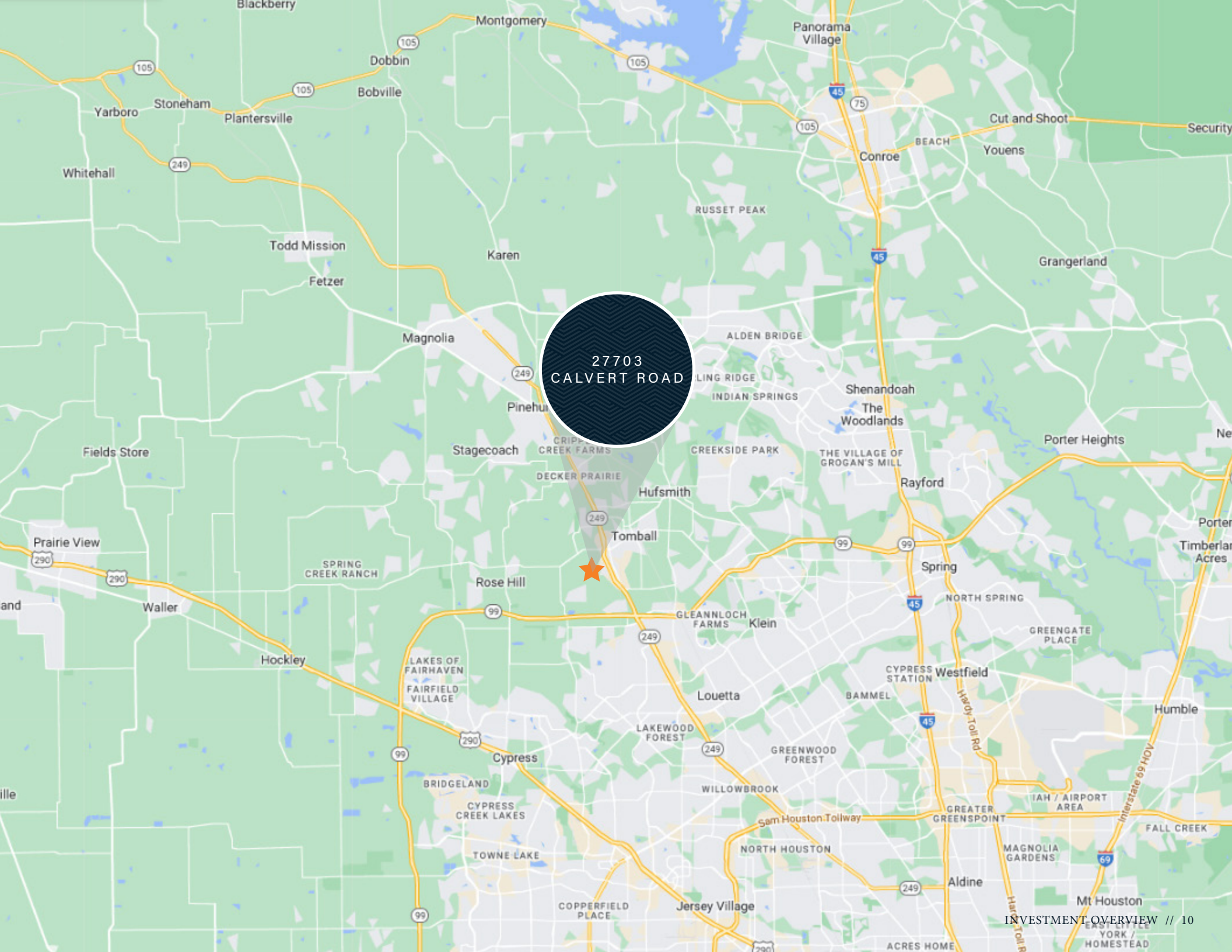
FINANCING

Loan Amount	\$1,225,000
Loan Type	New
Interest Rate	6.70%
Amortization	25 Years
Year Due	2034

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040451)





27703  
CALVERT ROAD





27703  
CALVERT ROAD







## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt  
and equity  
financings in 2023



National platform operating  
within the firm's  
brokerage offices



\$86.3 billion total  
national volume  
in 2023



Access to more capital sources  
than any other firm in the  
industry

## WHY MMCC?

Optimum financing solutions to  
enhance value

Enhanced control through MMCC's  
ability to qualify investor finance  
contingencies

Enhanced control through quickly  
identifying potential debt/equity sources,  
processing, and closing buyer's  
finance alternatives

Enhanced control through MMCC's  
ability to monitor investor/due diligence  
and underwriting to ensure timely,  
predictable closings



The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

## SECTION 2

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### MARKET OVERVIEW

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# HOUSTON TEXAS

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As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



CORPORATE  
GROWTH



LOW COST OF LIVING,  
DOING BUSINESS



HIGHER  
EDUCATION



## METROPLEX GROWTH

### ECONOMY

The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



**7%**  
MANUFACTURING



**16%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**14%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**5%**  
FINANCIAL  
ACTIVITIES



**21%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**7%**  
CONSTRUCTION



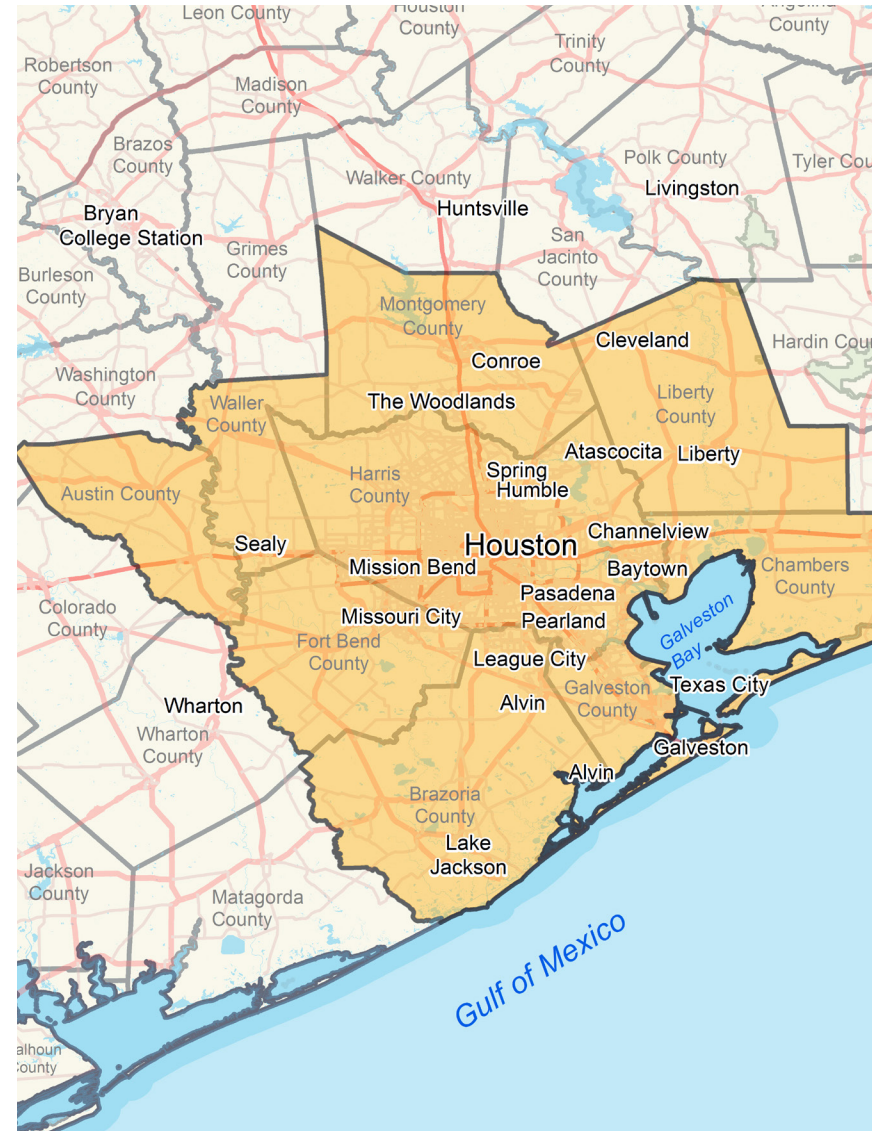
**13%**  
EDUCATION AND  
HEALTH SERVICES



**1%**  
INFORMATION



**4%**  
OTHER SERVICES

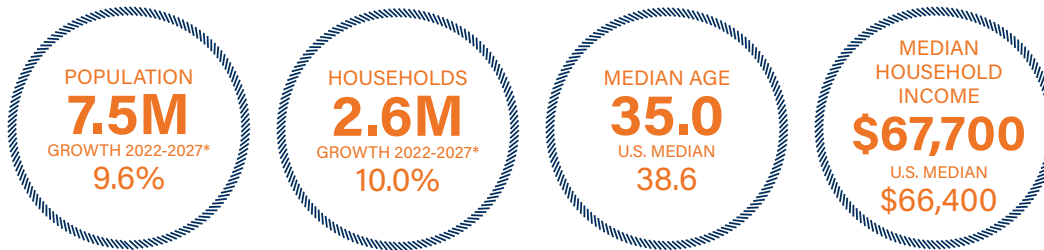




## METROPLEX GROWTH

### DEMOGRAPHICS

The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing. The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average. The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



### QUALITY OF LIFE

The metropolitan area's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.



## DEMOGRAPHICS



100,599

Total Population  
Within 5 Miles



49.3%



50.7%



\$140,290

Average Household Income  
Within 5 Miles



52,968

Employees  
Within 1 Mile



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	940	24,516	112,296
<b>2023 Estimate</b>			
Total Population	895	22,607	100,599
<b>2020 Census</b>			
Total Population	905	22,436	97,083
<b>2010 Census</b>			
Total Population	723	16,756	62,693
<b>Daytime Population</b>			
2023 Estimate	2,087	39,020	86,194
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	340	9,509	39,017
<b>2023 Estimate</b>			
Total Households	320	8,725	34,859
Average (Mean) Household Size	2.6	2.6	2.9
<b>2020 Census</b>			
Total Households	309	8,249	32,292
<b>2010 Census</b>			
Total Households	246	6,441	21,561

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	12.0%	14.1%	16.8%
\$150,000-\$199,999	5.7%	6.5%	9.3%
\$100,000-\$149,999	15.9%	16.3%	20.7%
\$75,000-\$99,999	9.0%	9.6%	11.5%
\$50,000-\$74,999	15.1%	14.2%	14.8%
\$35,000-\$49,999	10.7%	9.6%	8.8%
\$25,000-\$34,999	9.5%	8.5%	6.0%
\$15,000-\$24,999	9.9%	10.0%	5.9%
Under \$15,000	12.1%	11.3%	6.4%
Average Household Income	\$107,504	\$118,107	\$140,290
Median Household Income	\$59,196	\$66,486	\$92,796
Per Capita Income	\$38,876	\$45,822	\$48,688
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	895	22,607	100,599
Under 20	27.5%	26.8%	31.3%
20 to 34 Years	18.5%	18.7%	17.4%
35 to 39 Years	6.3%	6.2%	6.9%
40 to 49 Years	13.6%	13.5%	14.5%
50 to 64 Years	18.6%	18.6%	17.7%
Age 65+	15.4%	16.3%	12.2%
Median Age	38.2	38.7	36.0
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	594	15,164	63,310
Elementary (0-8)	8.7%	5.1%	3.8%
Some High School (9-11)	7.6%	6.6%	4.7%
High School Graduate (12)	30.1%	26.9%	22.8%
Some College (13-15)	19.1%	19.9%	20.3%
Associate Degree Only	5.6%	7.2%	8.0%
Bachelor's Degree Only	20.1%	23.6%	28.5%
Graduate Degree	8.8%	10.6%	11.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	33.0	33.0	35.0





## 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.*

11-2-2015

### 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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