

Marcus & Millichap
TAG INDUSTRIAL GROUP

BORDERLINE FITNESS SUPPLY
27703 CALVERT ROAD
TOMBALL, TX 77377

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID: ZAH0040290

TEXAS NOTICE

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at: 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
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

BORDERLINE FITNESS SUPPLY
27703 CALVERT ROAD,
TOMBALL, TX 77377

PRESENTED BY

GRANT ROOSMA

Associate Investments
Office & Industrial Division
Houston Office
Office (713) 452-4384
Grant.Roosma@MarcusMillichap.com
License: TX 841845

TYLER RANFT

Director Investments
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

BROKER OF RECORD

Tim Speck

Texas Broker of Record
5001 Spring Valley Road, Suite 1100W
Dallas TX
Tel: (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

Marcus & Millichap
TAG INDUSTRIAL GROUP

PUBLIC EASEMENT



The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of steel beams. The right side shows the exterior of the building, featuring corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant 17,472-Square-Foot Industrial Asset Situated On 1.76 Acres
 - Featuring Metal Construction, 18'-20' Clear Height, Four Grade-Level Doors, and 26 Parking Spaces
 - Leased to Borderline Fitness Supply LLC, Wholesale Provider of Quality Used Gym Equipment
- Short-Term NNN Lease Through April 2027 with Below-Market Rent of \$7.50/SF, Creating Value-Add Investment Opportunity
 - Located Less than One Mile from Tomball Tollway (TX 249) Service Road, 38-Minute Drive NW of Downtown Houston

The subject property is a single-tenant industrial asset that spans 17,472 square feet and is situated on a 1.76-acre site. This industrial property features metal construction and has a clear height of 18-20 feet, which provides ample space for various industrial operations. The property also boasts four grade-level doors, allowing for easy access and maneuverability. Additionally, there are 26 parking spaces available, providing sufficient room for employees and visitors. The property's design and layout make it an ideal location for industrial and manufacturing activities. The metal construction of the property also ensures durability and low maintenance costs. The overall design of the property is functional and efficient.

The property is currently leased to Borderline Fitness Supply LLC, a wholesale provider of quality used gym equipment. The lease is a short-term NNN lease that expires in April 2027, with a below-market rent of \$7.50 per square foot. This presents a value-add investment opportunity for potential buyers, as the rent is lower than the current market rate. The lease structure allows the tenant to handle all property expenses, including maintenance and repairs, providing a relatively low-risk investment for the property owner.

The property is strategically located less than one mile from the Tomball Tollway (Texas State Highway 249) service road, providing easy access to major transportation routes. This location allows for convenient travel to and from the property, with a 38-minute drive to downtown Houston. The property's proximity to major highways and transportation routes makes it an ideal location for businesses that require easy access to transportation infrastructure. The location also provides opportunities for future growth and development, with the potential for increased property values and rental income.

PROPERTY DETAILS

27703 CALVERT ROAD, TOMBALL, TX 77377

Number of Suites	1
Number of Buildings	2
Total Square Feet	17,472 SF
Office Square Feet	1,624 SF
Office Ratio	9.29%
Year Built	1993
Lot Size	1.76 acres
Type of Ownership	Fee Simple
Clear Height	18'-20'
Parking Spaces	26
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	4
Construction	Metal
Type of Lighting	LED
Roof Type	Metal
Age/Condition of Roofs	Good Condition
HVAC Units	1.0
Age/Condition of HVAC	2026
Market	TX-Houston MSA
Submarket	Northwest Hwy 6
Market Vacancy	11.00%



27703 CALVERT ROAD

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,550,000	8.45%	11.27%

Offering Price	\$1,550,000
Cap Rate	8.45%
Pro Forma Cap Rate	11.27%
Price/SF	\$88.71
Total Square Feet	17,472
Rental Rate	\$7.50
Lease Type	NNN
Lease Term	1 Year
Tenancy	Single-Tenant
Occupancy	100.00%

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 of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0040290)

RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
			Comm.	Exp.							
Borderline Fitness Supply LLC	17,472	100.0%	12/1/25	4/30/27	\$7.50	\$10,920	\$131,040	\$174,720	Jan-2027	33.33%	NNN
Total	17,472				\$7.50	\$10,920	\$131,040	\$174,720			
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$10,920					Occupied Current Rents: \$10,920		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	131,040	7.50	174,720	10.00
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	6,086	0.35	6,086	0.35
Insurance	10,905	0.62	10,905	0.62
Real estate Taxes	18,698	1.07	18,698	1.07
Total Reimbursement Income	\$35,689 100.0%	\$2.04	\$35,689 100.0%	\$2.04
Effective Gross Revenue	\$166,729	\$9.54	\$210,409	\$12.04

Operating Expenses	Current	Per SF	Pro Forma	Per SF
CAM	6,086	0.35	6,086	0.35
Insurance	10,905	0.62	10,905	0.62
Real Estate Taxes	18,698	1.07	18,698	1.07
Total Expenses	\$35,689	\$2.04	\$35,689	\$2.04
Expenses as % of EGR	21.4%		17.0%	
Net Operating Income	\$131,040	\$7.50	\$174,720	\$10.00



27703
CALVERT
ROAD

Brix Auto Group

Borderline Fitness Supply

La Espuela Bar

Johnston Water Utility

Graceful Meadows
Assisted Living

Red Fox Rd

Calvert Rd

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 our 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 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



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

WHY MMCC?

.....
Optimum financing solutions to enhanced 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/du diligence and underwriting to ensure timely, predictable closings.
.....



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

HOUSTON TEXAS

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists 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

DEMOGRAPHICS

The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing. The homeownership rate of 60 percent trails the national rate of 65 percent. The median home price of roughly \$345,000 is \$73,000 below the U.S. average. The metro's median household income exceeds \$89,000, surpassing the national rate by \$13,000.



POPULATION
7.6M
2025-2029* Growth
6.0%



HOUSEHOLDS
2.7M
2025-2029* Growth
6.3%



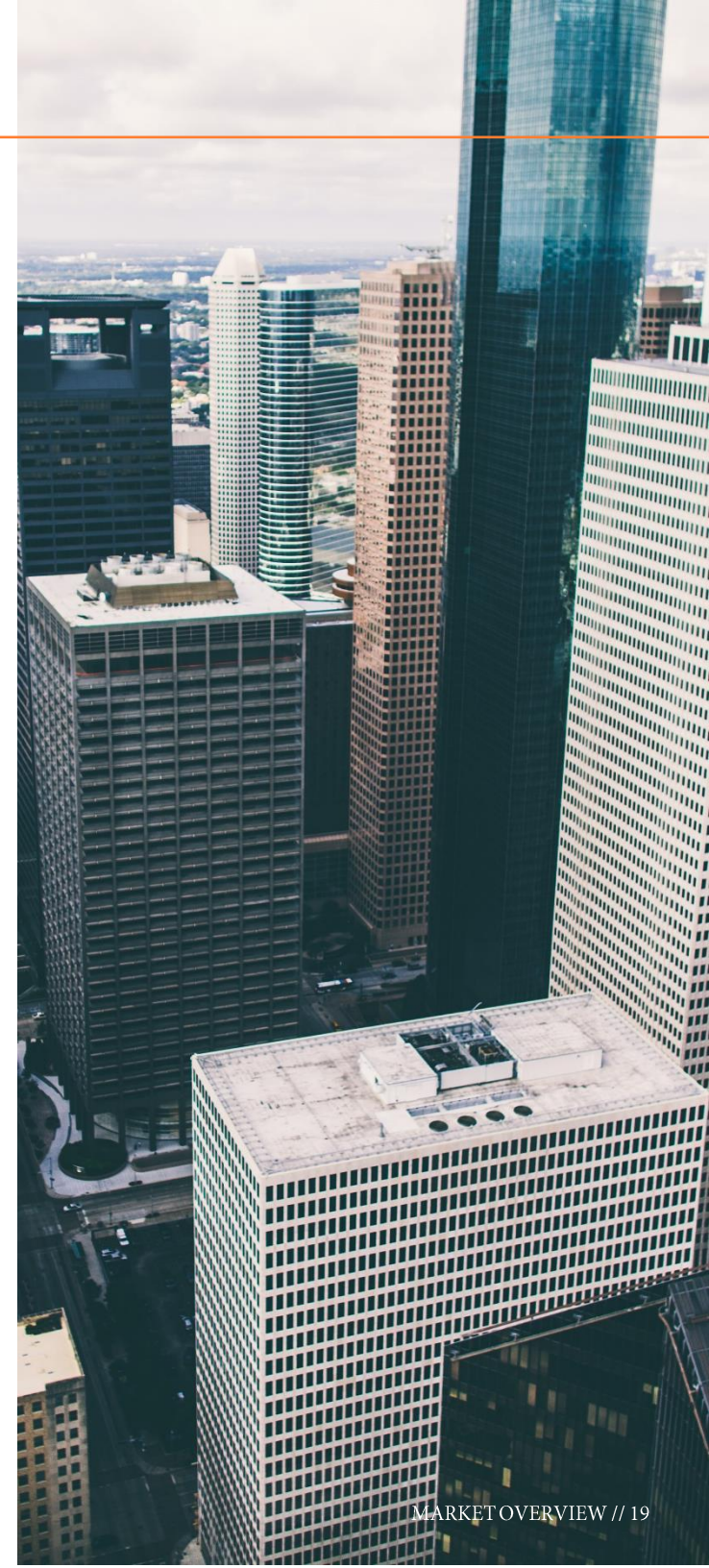
MEDIAN AGE
36
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$89,100
U.S. Median
\$76,100

QUALITY OF LIFE

Houston's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas are within a short drive of Houston's city limits, as are 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.





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Grant Roosma	841845	grant.roosma@marcusmillichap.com	713-452-4384
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

BORDERLINE FITNESS SUPPLY

27703 CALVERT ROAD,
TOMBALL, TX 77377

PRESENTED BY

GRANT ROOSMA

Associate Investments
Office & Industrial Division
Houston Office
Office (713) 452-4384
Grant.Roosma@MarcusMillichap.com
License: TX 841845

TYLER RANFT

Director Investments
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

BROKER OF RECORD

Tim Speck

Texas Broker of Record
5001 Spring Valley Road, Suite 1100W
Dallas TX
Tel: (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

Marcus & Millichap
TAG INDUSTRIAL GROUP