

South Houston Industrial Portfolio

1307 Illinois St · 1309 Illinois St · 1313 Illinois St

South Houston, TX 77587 · Near William P. Hobby Airport

**INCOME-PRODUCING SMALL-BAY INDUSTRIAL · 3
TENANTED BUILDINGS**

3
PROPERTIES

±10,860
TOTAL SF

100%
OCCUPANCY

\$5,700
MO. INCOME

\$1.25M
CASH PRICE



PROPERTY DESCRIPTIONS



1307 Illinois Street

\$2,000/mo

Tenant: **STANCO** — Machine Shop / Precision Manufacturing

3-PHASE POWER

16' CLEAR HT

STEEL CONSTRUCTION

FENCED LOT

SAME LOT AS 1309 — MUST SELL TOGETHER



1309 Illinois Street

\$2,000/mo

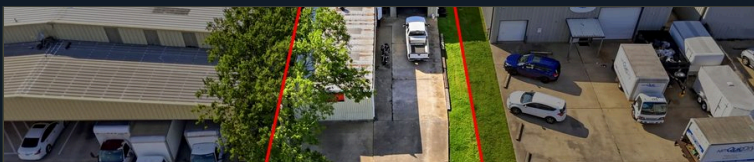
Tenant: **877QuicDry** — Water Damage Restoration & Mold Remediation

~20 YR TENANCY

RENEWAL INTEREST

INSURANCE-DRIVEN

SAME LOT AS 1307 — MUST SELL TOGETHER



1313 Illinois Street

\$1,700/mo

Tenant: **Harley-Davidson Motorcycle Service** — Repair, Parts & Customization

DRIVE-IN ACCESS

WORK BAYS

VEHICLE STORAGE

SEPARATE LOT



PORTFOLIO HIGHLIGHTS

- ▶ **±10,860 SF** across 3 steel/metal warehouse buildings
- ▶ **100% occupied** — three established, long-term tenants
- ▶ **20-year tenancy** at 1309 Illinois St, South Houston, TX 77587; renewal interest expressed
- ▶ STANCO machine shop — sticky, equipment-heavy industrial tenant
- ▶ Harley-Davidson service — specialty operator, consistent demand
- ▶ **Near Hobby Airport** — prime South Houston industrial corridor
- ▶ Steel/metal construction with 3-phase power & 16' clear height (1307)
- ▶ **Value-add upside** through rent increases & lease renewals



PRICING OPTIONS

OPTION A — CASH / CONV.

\$1,250,000

Cash or conventional financing
Standard due diligence applies

OPTION B — SELLER FINANCE

\$1,300,000

Flexible seller-carried terms
available — see below



SELLER FINANCING TERMS

DOWN PAYMENT	30% (\$390,000)
LOAN AMOUNT	\$910,000
AMORTIZATION	25 Years
TERM OPTION 1	36 Months @ 6% Interest
TERM OPTION 2	60 Months @ 8% Interest
1307 ILLINOIS ST	STANCO · \$2,000/mo
1309 ILLINOIS ST	877QuicDry · \$2,000/mo
1313 ILLINOIS ST	HD Motorcycle · \$1,700/mo
GROSS INCOME	\$5,700/mo · \$68,400/yr



VALUE-ADD OPPORTUNITY

- ▶ Current rents reflect below-market rates — immediate upside on renewal
- ▶ 877QuicDry expressing renewal interest = negotiating leverage for escalations
- ▶ Small-bay industrial near Hobby faces minimal new supply competition
- ▶ 1313 Illinois St on separate lot — flexible exit or hold strategy



LOCATION ADVANTAGES

- ▶ Near **William P. Hobby Airport** — major logistics & industrial hub
- ▶ Dense concentration of trade, service & light industrial users
- ▶ Houston MSA — top industrial market in the US

"Strong small-bay industrial opportunity in one of South Houston's most active industrial corridors — three tenanted buildings, immediate cash flow, and seller financing available."

HIGH DEMAND
SECTOR

LONG-TERM
TENANTS

SELLER FINANCING
AVAILABLE

NEAR HOBBY
AIRPORT

Kate Myhan, CCIM



713-855-0588



*The Commercial
Real Estate Experts*