

EXECUTIVE SUMMARY

# Action Behavior Centers

3401 County Road 58 | Manvel, Texas 77578



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# Marcus & Millichap

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Real Estate Investment Sales • Financing • Research • Advisory Services

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

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. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

## PROPERTY OVERVIEW

 **PRICE**  
**\$4,945,000**

Cap Rate:	6.00%
NOI:	\$296,728
Price/SF:	\$656.27
Building GLA / Lot Size:	7,535 SF / 1.21 AC
Year Built:	2023
Lease Term Remaining:	Approx. 5.42 Years
Parcel ID:	0563-0004-003

Marcus & Millichap is pleased to exclusively list for sale Action Behavior Centers - Manvel, a single-tenant building occupied by Action Behavior Centers, located at 3401 County Road 58 in Manvel, Texas.

Action Behavior Centers is a provider specializing in ABA therapy services for children with autism—an essential, recession-resistant healthcare niche supported by growing demand nationwide. Action Behavior Centers has demonstrated substantial recent expansion, adding multiple new facilities across several states and growing to a national footprint of over 400 locations. This scale-up underscores the strength of its operating model and reinforces tenant stability through sustained corporate growth.

Built in 2023 and situated on approximately 1.21 acres, the asset benefits from modern construction and strong underlying real estate fundamentals in a rapidly expanding trade area near Highway 288.

Manvel has experienced a boom in residential development, given its connectivity to Houston and major employment drivers, like the Texas Medical Center. Manvel boasts many premier master-planned communities, such as Pomona, Rodeo Palms, and more. Given the substantial number of existing rooftops nearby and in-development, Action Behavior Centers of Manvel directly benefits from these residents as drivers of new clients.

Action Behavior Centers - Manvel, TX is offered at a price of \$4,945,000, which represents a six percent day one cap rate with annual rent increases. The tenant has more than five years remaining on its primary term, and two five-year renewal options.

## INVESTMENT HIGHLIGHTS



**Behavioral Clinic Demand Has Shown Significant Increases and Strong Cash Flow Profitability**



**Lease Benefits from Annual Rent Increases**



**Recent, Class A Construction in 2023 With Repurposable Building Design**



**Strong Demographics:** \$105,000 Average Household Income Within One Mile and \$147,000 Within Three Miles



**Manvel is Experiencing Significant Residential Growth, Directly Benefiting Tenant**

**AERIAL**



Rodeo Palms  
Junior High School

DOLLAR  
GENERAL

Don Jeter  
Elementary School

Public  
Storage

County Road 58



12,784  
VPD

Croix Road

Subject Property

POMONA  
MASTER-PLANNED  
COMMUNITY

THE LEARNING  
EXPERIENCE



AERIAL

70,156  
VPD

South Freeway

288  
TEXAS



New Hope Church

RODEO PALMS  
MASTER-PLANNED  
COMMUNITY

County Road 58

12,784  
VPD

Subject Property



Croix Road

THE LEARNING  
EXPERIENCE



AERIAL

Pearland  
Town  
Center  
4 miles  
N

POMONA  
MASTER-PLANNED  
COMMUNITY

THE LEARNING  
EXPERIENCE



Subject Property

12,784  
VPD

Croix Road

County Road 58



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Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM  
OPERATING WITHIN THE  
FIRM'S **81** BROKERAGE  
OFFICES



**414** UNIQUE CAPITAL  
SOURCES FUNDED MMCC  
DEALS



**1,557** CLOSED  
DEBT & EQUITY  
FINANCINGS



**\$11.6B** TOTAL  
FINANCING  
NATIONAL VOLUME

Year Ending December 31, 2025

## FINANCING INTERMEDIARIES CONTACTS

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# Marcus & Millichap Capital Corporation



## 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:
  - 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.

### 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 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.

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Date

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