



FinialGroup

Single-Tenant Office/Warehouse– For Sale

Northwest Houston Industrial Submarket

6606 Gessner Rd., Houston, TX 77040



TRIPLE-NET SALE-LEASEBACK OPPORTUNITY

Property Features:

- ±19,259 SF
- ±3,315 SF Office
- ±2,250 Exterior Open-Air Overhang
- Situated on 1.55 Acres with Outdoor Storage
- 18' Clear Height
- 3 High-Bay Roll-Up Doors
- Pitched, Metal Roof System
- 3-Phase Power
- Great Truck Access
- Excellent Location Proximity to Beltway 8 and Highway 290
- **Contact Broker for Pricing**

Location:



Contact

Jason Gibbons
713.422.2087

Jason.Gibbons@FinialGroup.com

Christian Villarreal
713.814.3873

Christian.Villarreal@FinialGroup.com



Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713)-422-2100 | www.finialgroup.com

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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TRIPLE-NET LEASEBACK

Executive Summary

Finial Group is pleased to offer qualified investors and owner users the opportunity to acquire 6606 Gessner Road (“the Property”), a single-tenant building totaling 19,259 square-foot industrial service facility that is located within Northwest Houston’s dominant Industrial Market on 1.5 acres. Buyers have the opportunity to execute a 1-year sale-leaseback with a highly reputable tenant, Cy-Fair Tire of Houston. A location within the heart of Houston's major industrial market, the Property offers unparalleled access to surrounding demand drivers and national thoroughfares; Beltway 8 and Highway 290. The Property presents investors a unique opportunity to acquire at a discount to replacement cost while featuring a strong submarket with excellent access to labor, along with stable tenancy and predictable cash flow showing 4.1% rent growth over past years.

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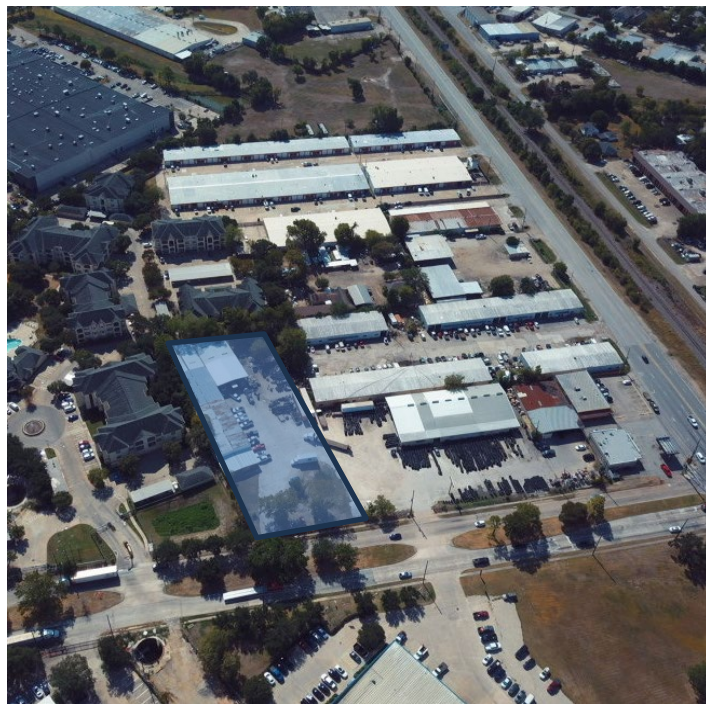


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Tenant Overview

Cy-Fair Tire opened its doors in 1979, established by Kenny Divin and Ronnie Keilers, who leased a small Arco filling station and run with the idea. Over the next few years, they offered clients full auto repair services, mufflers, tires, and fuel. Tires became the most stable aspect of the business as the partnership shifted focus. They added roadside and commercial fleet tire services. In 1992, they relocated to Hempstead Highway and North Gessner for further expansion.

In 2000, Brandon Keilers started work with his father at the tire shop, and by 2004 they purchased the building and adjacent property, initiating significant growth. In 2006, a retread facility was added, increasing production from 20 to over 200 per day in less than a year. In 2007, Cy-Fair Tire acquired Pro Tire Service, gaining two strategic locations, becoming largest commercial tire service provider in Houston offering 24-hour tire repair and maintenance services with live dispatching. At Cy-Fair Tire, also specialize in commercial tires, foam filling, solid press-on forklift tires, tire retreading and performing fleet services. Cy-Fair Tire offers some of the best tire services and tire prices in the greater Houston area and services to customers from locations in Houston, TX, Brenham, TX, Beaumont, TX, Nederland, TX, Rosharon, TX, Bryan, TX and Elm Mott, TX. Also serving the surrounding areas of Pasadena and Pearland.

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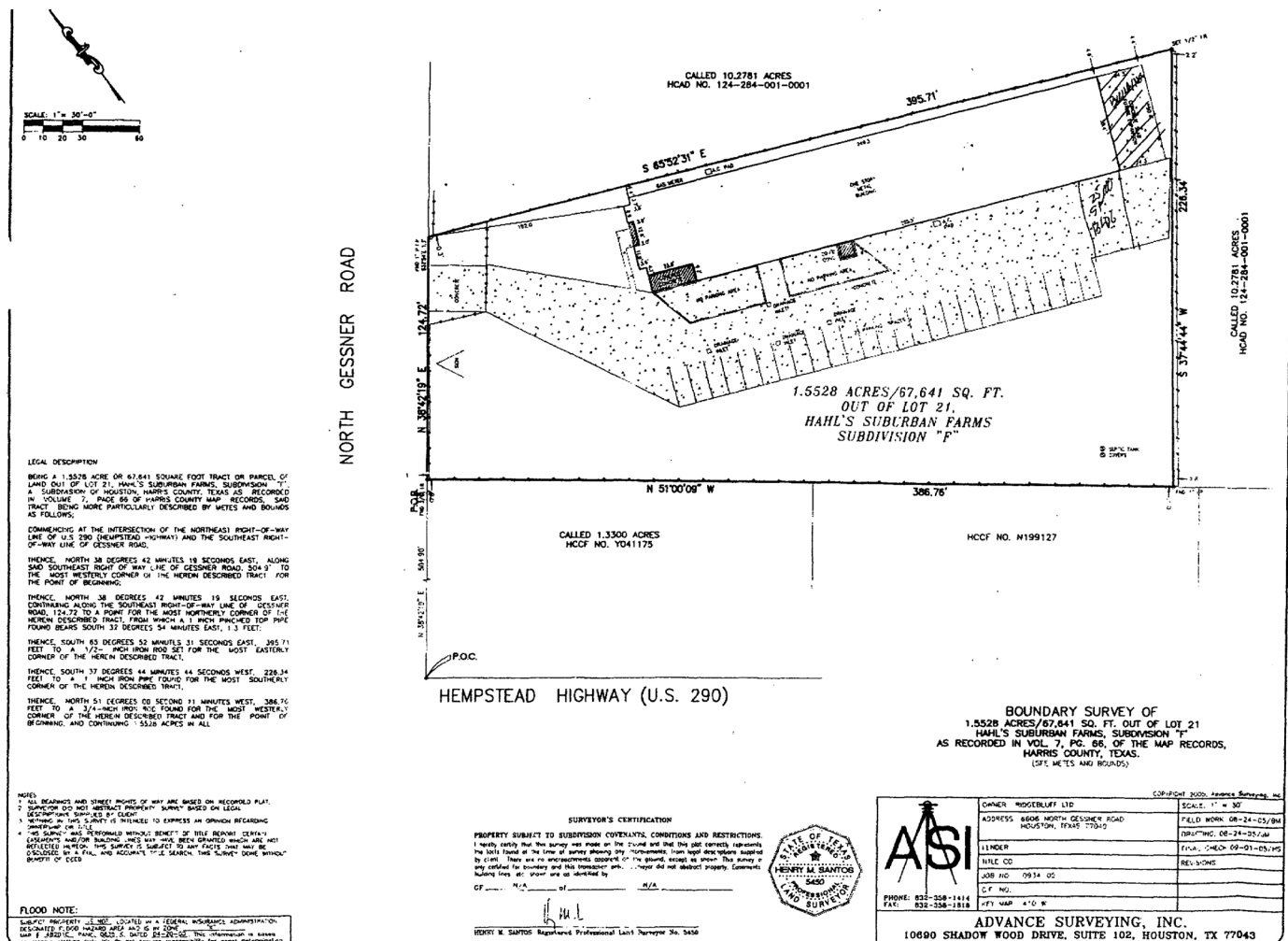
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INVESTMENT SUMMARY



SALE PRICE

\$2,300,000



CURRENT NOI

\$182,575.32



CAP RATE

7.94%



LEASE TYPE

Triple Net Lease (NNN)



RENTAL INCOME

\$15,214.61/ Month

LIST PRICE	\$2,300,00.00
CURRENT NOI	\$182,575.32
INITIAL CAP RATE	7.94%
SITE AREA	1.55 AC (67,641 SF) Total
ORIGINAL YEAR BUILT	1974
BUILDING SIZE	19,259 SF
PROPERTY TYPE	Single-Tenant Office/Warehouse
LEASE TERM	12 months (1-year expiration)



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The Northwest Inner Loop Submarket

The Northwest Inner Loop Submarket boasts the metro's second-largest industrial inventory, with only the East Southeast Far Submarket surpassing it in size. Despite its advantageous infill location, this submarket faces certain challenges, resulting in a consistent trend of negative absorption over the past decade. However, it's important to note that this is often a consequence of demolitions rather than businesses relocating elsewhere. In 2023, an increase in overall availability can be attributed to over 210,000 square feet of demolitions.

Land in this area is both relatively expensive and hard to come by. The outlook for overall demand remains subdued, largely because the older industrial properties in the submarket must compete with a wave of recent developments, especially to the northwest and areas beyond the Beltway 8 and Grand Parkway loops.

Despite these challenges, the submarket's strategic location in close proximity to the 610 Loop urban core, as well as its easy accessibility via major highways like I-10, U.S. 290, and Beltway 8, are notable advantages. Additionally, sections of Spring Branch within the Northwest Inner Loop area, particularly the southern and eastern portions, are experiencing rapid gentrification. This positions industrial tenants in this area near a diverse residential base with improving demographics.

The Northwest Inner Loop Submarket is also home to a significant cluster of manufacturing tenants serving various industries, including oil and gas, aerospace, consumer goods, grocery, food supply, heavy machinery and equipment manufacturing, and distribution, as well as construction. Its strategic location further supports a substantial logistics presence, especially for last-mile distribution.

Despite a challenging economic environment and higher interest rates, investment activity in the submarket has remained robust over the past year. This submarket continues to be one of Houston's more liquid investment markets, thanks to its extensive inventory of industrial properties.

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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 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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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