


FOR SALE

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# NNN Lease Investment Opportunity

FedEx Build-to-Suit  
Office/Warehouse  
Distribution Building  
HOUSTON | TX

## FedEx Ground Building

6410 W. Sam Houston Pkwy. N.  
Houston, Texas 77041



Colliers International  
1233 West Loop S | Suite 900  
Houston, TX 77027  
P: +1 713 222 2111

**David L. Carter, CCIM, SIOR**  
Principal / Director  
+1 713 830 2135  
david.carter@colliers.com

**Jeff Peltier**  
Senior Vice President  
+1 713 830 2182  
jeff.peltier@colliers.com

**Ivonne Gonzalez**  
Senior Client Services Specialist  
+1 713 830 2161  
ivonne.gonzalez@colliers.com



## THE OFFERING

6410 W Sam Houston Parkway N is a one-story class B office/warehouse distribution building comprised of 132,000 square feet. The building is a build-to-suit and occupied by FedEx Ground.

## THE AREA

The property is situated on 18.155 acres with frontage and direct access to West Sam Houston Parkway, providing convenient access to all major thoroughfares.

## ASSET PROFILE

Building:	FedEx Ground Build-to-Suit
Address:	6410 W Sam Houston Pkwy N
Property Size:	132,000 SF
Year Built:	2000
# of Stories:	1
Property Type:	Single Tenant Office/Warehouse Distribution Building
Property Class:	B
Parking Ratio:	3.77/1,000
Land Area	18.1552 Acres



VIEW VIRTUAL TOUR:



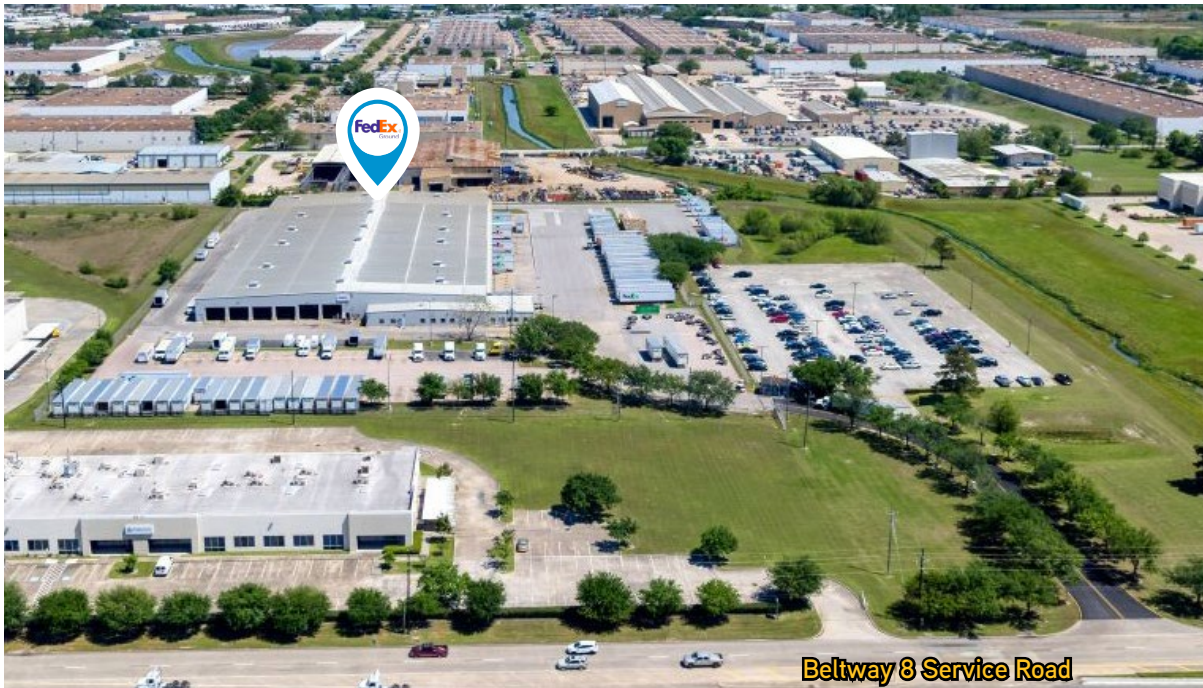
SALES PRICE:

\$12,958,537



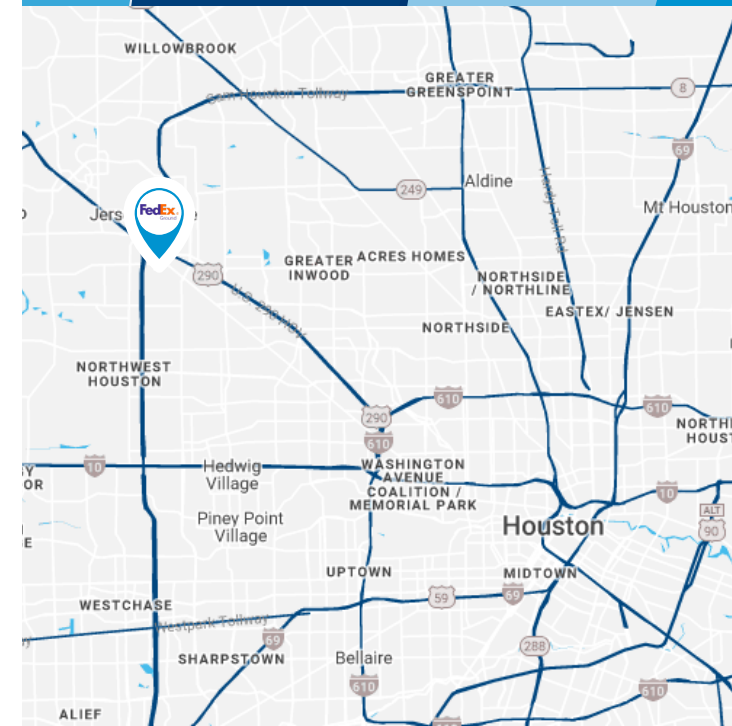
CAP RATE:

6.15%

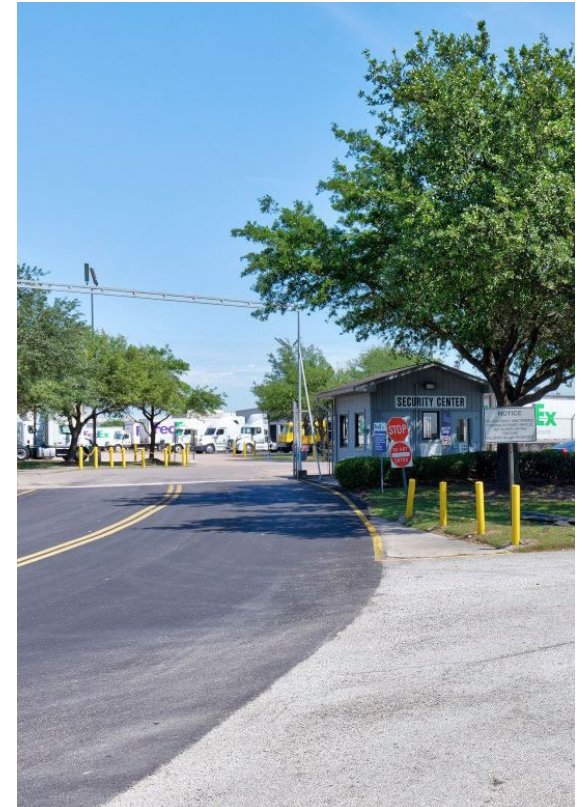


## INVESTMENT HIGHLIGHTS

- One-story, class B, single-tenant office/warehouse distribution building
- Situated on 18.1552 acres
- Prominent location along the Sam Houston Parkway service road
- Exceptional accessibility to all major thoroughfares via Beltway 8
- Surface parking totaling 162 spaces
- National tenant with 5 year renewal option

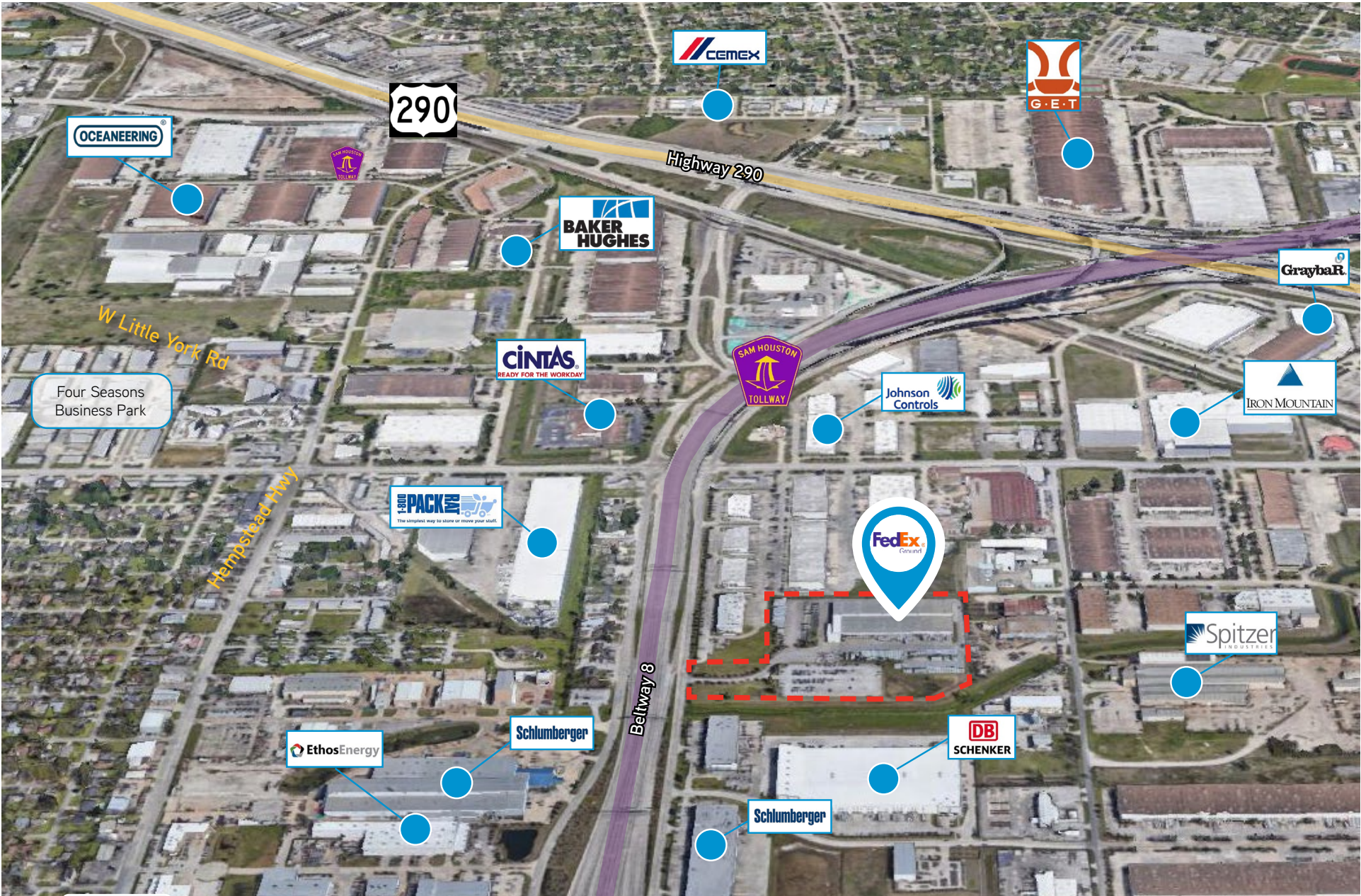








AERIAL







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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International  
Houston, Inc.

29114

[houston.info@colliers.com](mailto:houston.info@colliers.com)

(713) 222-2111

Licensed Broker/Broker Firm Name  
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

[gary.mabray@colliers.com](mailto:gary.mabray@colliers.com)

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

[patrick.duffy@colliers.com](mailto:patrick.duffy@colliers.com)

(713) 830-2112

Licensed Supervisor of Sales  
Agent/Associate

License No.

Email

Phone

David L. Carter

364568

[david.carter@colliers.com](mailto:david.carter@colliers.com)

(713) 830-2135

Sales Agent/Associate's Name

License No.

Email

Phone

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

\_\_\_\_\_  
Date





Beltway 8 Service Road