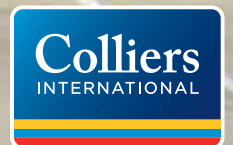


4949 FAIRMONT PARKWAY, PASADENA, TX 77505

# TEXAS CITIZENS BANK EXECUTIVE SUMMARY

UPDATED MAY 2019



# INVESTMENT SUMMARY

## 4949 FAIRMONT PARKWAY, PASADENA, TEXAS 77504

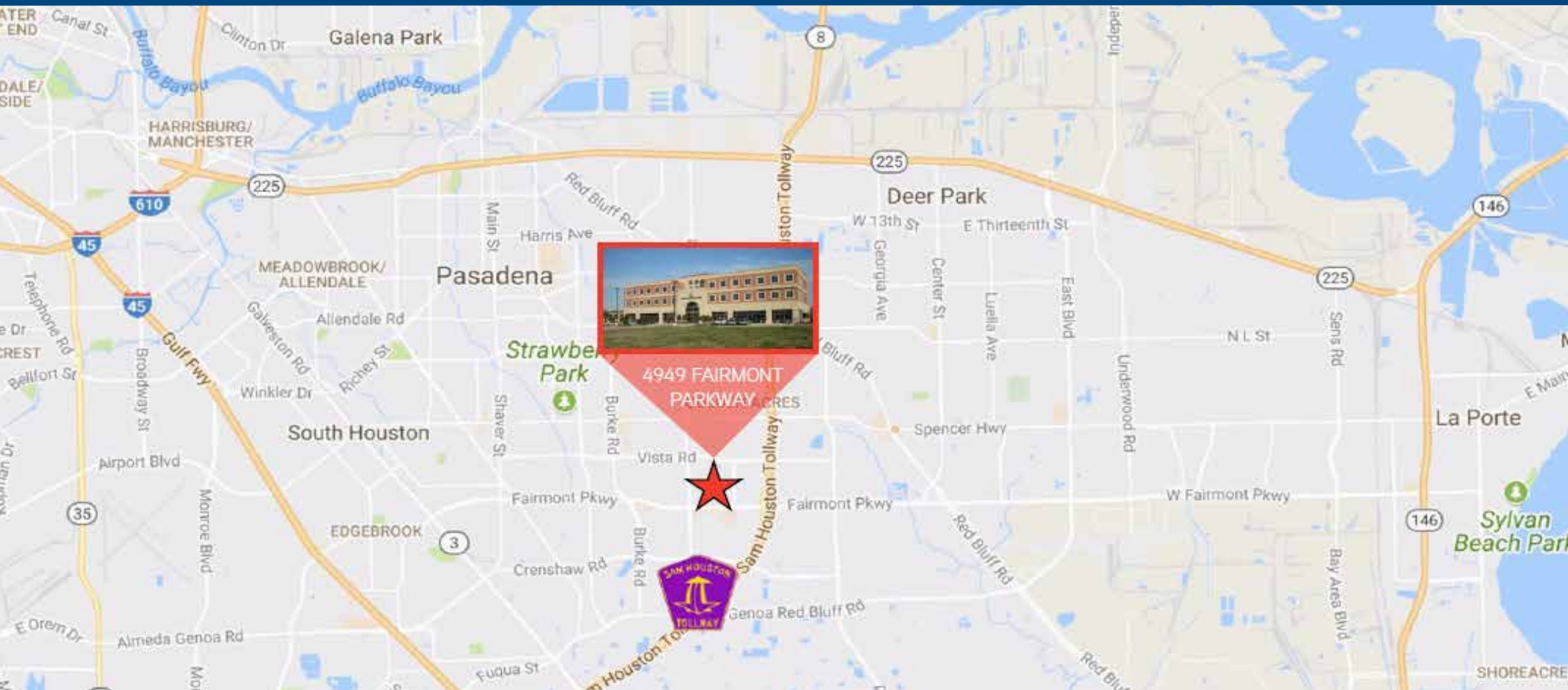
Property Size (NRA)	51,836 SF
Land Size	3.078 Acres (134,098 SF)
Year Built	2008
Occupancy	100%
Projected Net Operating Income	June 1, 2019: \$1,141,450

Colliers International is pleased to offer for sale 4949 Fairmont Parkway, a three story, Class-A, office building containing 51,836 rentable square feet located on 3.078 acres of land on the north side of Fairmont Parkway between Yuma Trail and Lily St in Pasadena, Harris County, Texas. Pasadena is the second largest city in Harris County behind Houston. A project of John O. Harris Interest the building was first occupied in the year 2008 as the corporate headquarters for Texas Citizens Bank, and provides first class office space for an impressive rent roll of corporate tenants and medical providers. The building is a part of the dynamic new development complex occurring along Fairmont Parkway and E. Beltway 8 (the Sam Houston Tollway) featuring retail, medical, hotel and restaurant users. The property provides a parking ratio of 5 spaces per 1,000 sf of usable area with handsomely landscaped and well maintained grounds.



# INVESTMENT HIGHLIGHTS

- › Close proximity to E. Beltway 8 also known as the Sam Houston Tollway.
- › Quick access to Hobby Airport, Downtown Houston, NASA and Clear Lake City.
  - › Close proximity to the booming Houston Ship Channel and the cities of Deer Park, LaPorte and Baytown.
  - › A growing and skilled workforce.
    - › A competitive and pro-growth business environment in Pasadena, Texas.
    - › Easy access to a large array of restaurants and retail business for the enjoyment of its tenants.
  - › Steadily increasing NOI



PRESENTED BY:

**MARSHALL CLINKSCALES**

**EXECUTIVE VICE PRESIDENT**

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Suite 900

Houston, Texas 77027

**FOR OFFERING MEMORANDUM  
CALL MARSHALL AT 713-830-2157**



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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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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<u>Marshall Clinscales</u>	<u>168363</u>	<u>marshall.clinscales@colliers.com</u>	<u>(713) 830-2157</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date