



Single Tenant NNN Investment Opportunity

6928 Harborside Drive, Galveston, Texas 77554

PROPERTY INFORMATION

Total Building SF: +/- 5,500 SF

Total Land Area: +/- 0.50 Acres

Lease Type: NNN

Expiration of Lease: October, 31, 2026

NOI (In-Place): \$72,000

Pricing: Contact Broker

PROPERTY HIGHLIGHTS

- NNN Lease
- Long-Term Invested Tenant In-Place
- Average 4.50% Annual Rental Bumps
- 5-Year Renewal Option at Market Rate
- Minutes from Cruise Terminal

OFFERING

Moody Rabin is pleased to present for sale 6928 Harborside Dr, a single-tenant NNN investment opportunity immediately fronting Harborside Dr, only minutes away from I-45 and the front door to Galveston. The subject property consists of roughly 5,500 square feet of improvements located on roughly half of an acre. Long term tenant, BoneVoyage Pet Resort, currently leases 100% of the subject property on a NNN lease. The lease in place contains annual rental bumps averaging 4.50% with a 5 year renewal option at market rental rates after the expiration in October of 2026. 6928 Harborside is a fantastic investment opportunity for an investor searching for a stabilized, cash flowing, single tenant investment with low management requirements in the heart of Galveston.

FOR MORE INFORMATION

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BoneVoyage

BoneVoyage is a full-service pet resort providing travelers and locals of Galveston alike services ranging from boarding, training, grooming and even rehabilitation to their pets. Owned and run by a licensed veterinarian, BoneVoyage provides top tier services to its clients even offering premium pet food and veterinarian service for pets requiring additional care. For close to 10 years, BoneVoyage has operated from 6928 Harborside Dr. due to its fantastic location. The property is minutes away from the front door of Galveston, making pet drop off and pickup a breeze for visitors. In addition, the property is conveniently located on the way to Galveston's cruise terminals from I-45, allowing quick access for cruise attendees. Galveston's cruise industry makes up a large portion of BoneVoyage's business, providing cruise ship attendees a convenient and comprehensive solution for pet care while on vacation. The Galveston cruise industry continues to see significant growth, boasting approximately 245,000 total passengers in the first four months of 2022 alone. With Royal Caribbean's \$125 million third terminal scheduled to open in Fall of 2022, BoneVoyage will have more business than ever, allowing the company to continue to thrive for years to come.



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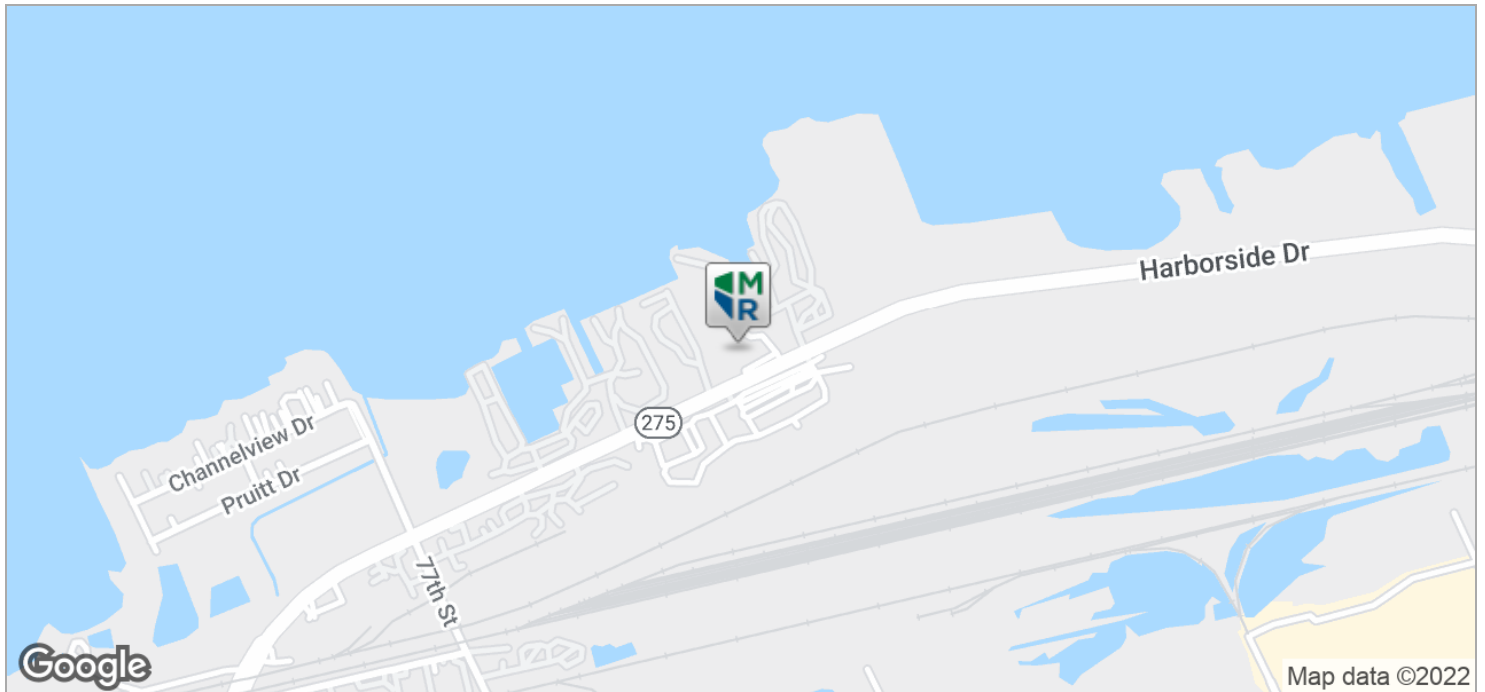
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Information About Brokerage Services

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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