

EXECUTIVE SUMMARY

Action Behavior Centers

3401 County Road 58 | Manvel, Texas 77578



OFFERED EXCLUSIVELY BY



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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**
\$4,565,000

Cap Rate:	6.50%
NOI:	\$296,728
Price/SF:	\$605.84
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 \$4,565,000, which represents a 6.50 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

Public
Storage

Don Jeter
Elementary School

POMONA
MASTER-PLANNED
COMMUNITY

THE LEARNING
EXPERIENCE

12,784
VPD

County Road 58

Croix Road



Subject Property



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

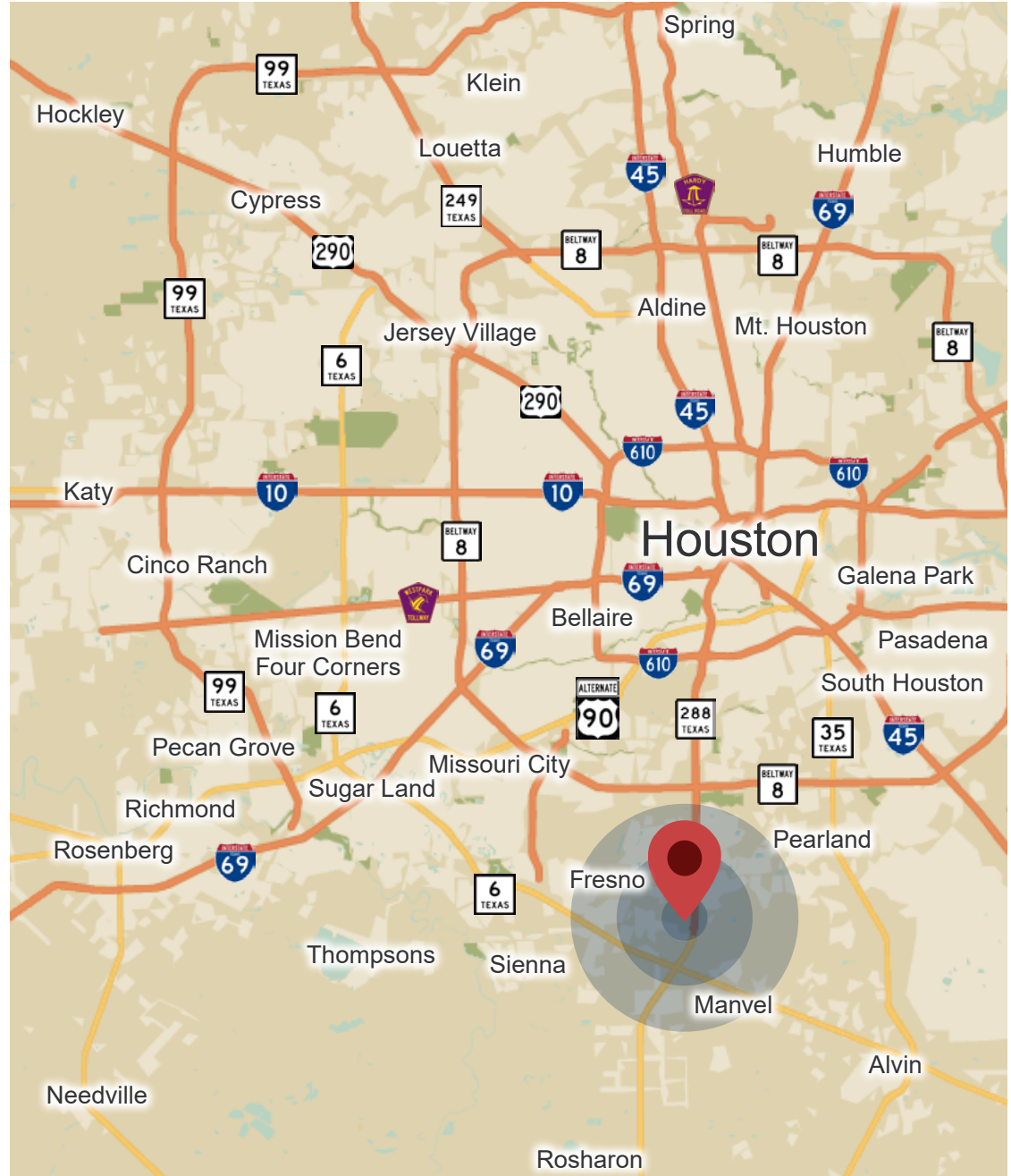
Croix Road

County Road 58



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	7,562	61,533	158,254
2025 EST. POPULATION	6,588	55,805	145,621
CHANGE 2025-2030	14.79%	10.26%	8.68%
2025 MEDIAN AGE	31.0	34.0	35.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	19.47%	28.04%	26.00%
BLACK	41.92%	30.18%	31.41%
ASIAN	11.34%	15.64%	16.44%
AMERICAN INDIAN, ESKIMO, ALEUT	0.62%	0.69%	0.72%
HAWAIIAN, PACIFIC ISLANDER	0.13%	0.10%	0.08%
MULTI-RACE	14.88%	14.39%	13.94%
OTHER	11.64%	10.96%	11.41%
HISPANIC ORIGIN	29.85%	28.73%	28.22%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	6.37%	20.96%	19.38%
\$150,000 - \$199,999	9.55%	18.40%	15.34%
\$100,000 - \$149,999	30.86%	23.29%	21.73%
\$75,000 - \$99,999	14.79%	8.69%	13.01%
\$50,000 - \$74,999	15.89%	12.15%	13.31%
\$35,000 - \$49,999	3.85%	5.90%	6.45%
\$25,000 - \$34,999	2.58%	4.46%	4.37%
\$15,000 - \$24,999	11.11%	2.82%	3.42%
\$10,000 - \$14,999	0.17%	0.90%	1.12%
UNDER \$9,999	4.83%	2.43%	1.89%
AVERAGE HOUSEHOLD INCOME	\$105,092	\$147,085	\$141,459
MEDIAN HOUSEHOLD INCOME	\$94,660	\$130,819	\$121,027
PER CAPITA INCOME	\$33,256	\$49,188	\$48,053
MEDIAN PROPERTY VALUE	\$216,653	\$213,923	\$189,220



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



MARKET OVERVIEW

Sources: houstontx.gov/about/houston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.



Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.



Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.



Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology, nanotechnology, and logistics.**

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Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

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

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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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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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