OFFERING MEMORANDUM

1007 S. ANN BLVD.

Harker Heights, Texas 76548

Single-Tenant Professional Office Investment

$319,000
ASKING PRICE

8.63%
CURRENT CAP RATE

Patrick Maxam | Broker / Owner
RE/MAX Better Place | Maxam Team, Inc.
254-200-0044 | Patrick@MaxamTeam.com

ASKING PRICE	CAP RATE	OCCUPANCY	LEASE THROUGH
$319,000	**8.63%**	**100%**	**01/31/2031**
$108.28 / leased SF	current*	single tenant	current lease

THE OPPORTUNITY

1007 S. Ann Blvd. is a fully leased professional-office investment in Harker Heights, Texas. The property offers in-place contractual income, scheduled rent growth, a modified-net reimbursement structure, and a functional office configuration with potential future owner-user utility after the current lease term.

Investment Highlights

- 100% occupied single-tenant professional office investment.
- Current lease extends through January 31, 2031.
- 3% annual rent escalations in Lease Years 2-4.
- Modified net structure; tenant reimburses property taxes and insurance.
- Tenant is responsible for utilities under the lease.
- 2,946 SF leased area on approximately 0.159 acre.
- Central Harker Heights location near FM 2410 and I-14 / US-190.

Additional lease and financial information is available to qualified prospects upon execution of a confidentiality agreement and subject to seller approval.
*Current cap rate is based on current contractual income and the most recent operating expense information provided by ownership

Current cap rate is based on supplied income and expense assumptions. Buyer to independently verify all financial information.

PROPERTY FACTS

Address	1007 S. Ann Blvd., Harker Heights, TX 76548
Property Type	Professional office / service commercial
Configuration	Attached commercial building
Leased Area	2,946 SF
Site Size	Approx. 0.159 acre
Year Built	1979
Zoning	B-3
Tenancy	Single tenant; 100% leased
Construction	Brick veneer
Utilities	City water / public sewer
Legal	Barney Sissom Subdivision, PT Lot 5; Property ID 49129

PROPERTY HISTORY

Ownership History	Current ownership acquired the property in 2013 from Richard Inman, who had owned the property since 2009, based on available county records.
Prior Tenancy	The property was previously occupied by Early Childhood Intervention, a multi-year tenant in place at the time of acquisition.
Current Tenancy	The current lease commenced February 1, 2026 and extends through January 31, 2031.
Use History	The property has historically supported professional office and service-commercial uses.

RECORDED EASEMENT

The property is subject to a recorded easement benefiting the adjoining property to the west. The recorded easement, survey and title documents govern its exact location, scope and terms.

CURRENT INVESTMENT METRICS

ASKING PRICE	CURRENT ANNUALIZED NOI	CAP RATE	PRICE / SF
$319,000	**~$27,530**	**8.63%**	**$108.28**
	approx.	current	leased SF

NOI FRAMEWORK

Contract Base Rent	Confidential / NDA
Property Taxes	Reimbursed by tenant
Property Insurance	Reimbursed by tenant
Utilities	Tenant responsibility
Landlord Expenses	Obligations not passed through under lease
Current NOI	**Approximately $27,530**
Current Cap Rate	**8.63%**

FINANCIAL INFORMATION

Exact contract rent, reimbursement amounts, security deposit, and executed lease documents are available to qualified prospects after execution of a confidentiality agreement and subject to seller approval.

Current annualized NOI and cap rate are based on current contractual rent, normalized owner-reported landlord operating expense information, and the stated asking price. Buyer must independently verify all income and expenses.

OCCUPANCY	LEASE THROUGH	RENT STRUCTURE	LEASE TYPE
100%	**01/31/2031**	**Escalating**	**Modified Net**
single tenant	multi-year term	3% in Years 2-4	tax/ins reimb.

LEASE OVERVIEW

Lease Commencement	February 1, 2026
Lease Expiration	January 31, 2031
Lease Type	Modified Net
Rent Escalations	3% annually in Lease Years 2-4
Property Taxes	Tenant reimbursement
Property Insurance	Tenant reimbursement
Utilities	Tenant responsibility
Roof / Structure / Capital	Landlord responsibility as applicable under lease
Options / Detailed Economics	Confidential - see executed lease

CONFIDENTIAL LEASE INFORMATION

Tenant identity, exact contract rent and escalation schedule, security deposit, reimbursement amounts, and executed lease package are available to qualified prospects after execution of a confidentiality agreement and subject to seller approval.

The executed lease and related documents control. Lease characterization should be independently verified by buyer and counsel.

IMMEDIATE AREA

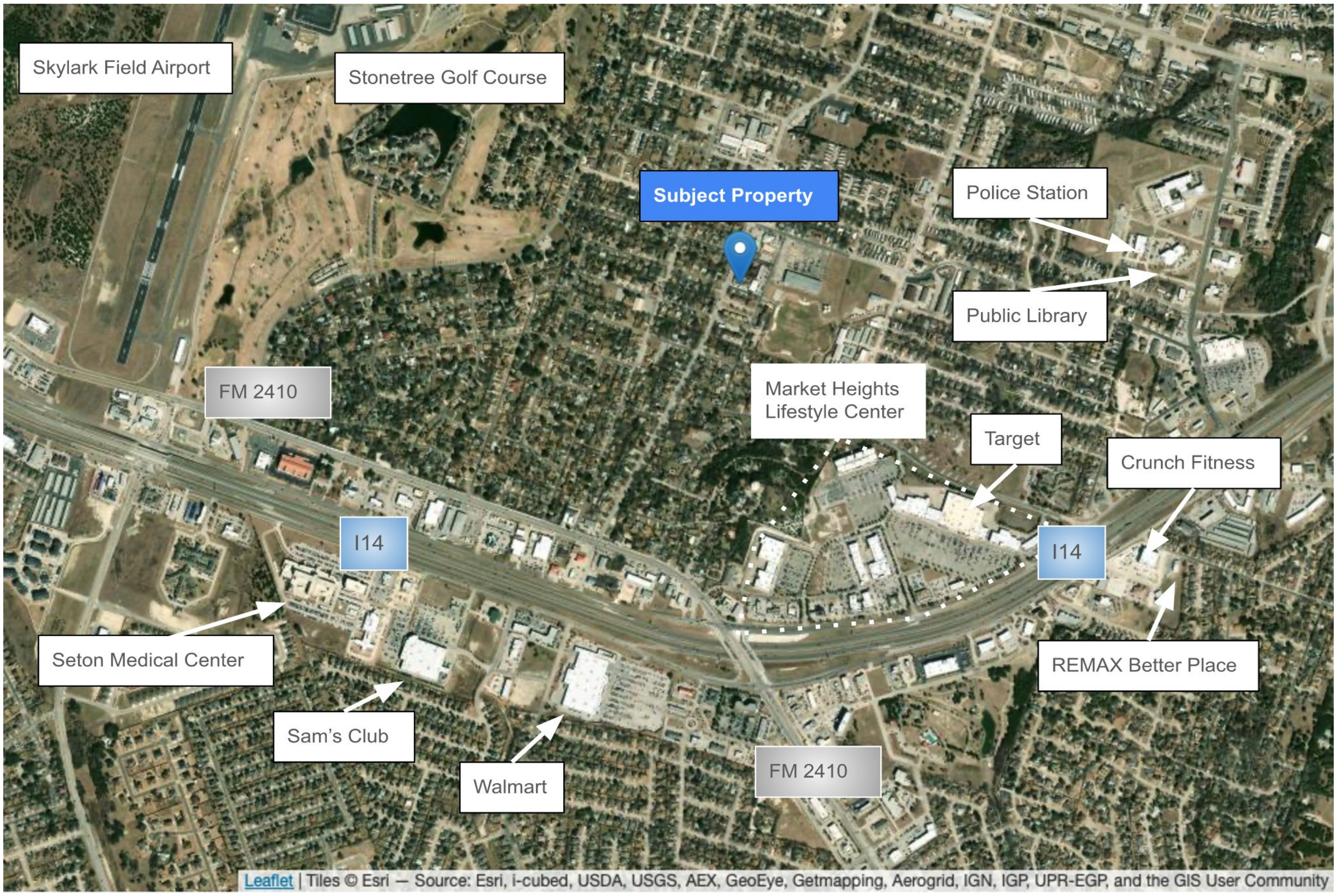
Close aerial view of the subject and adjoining commercial improvements. Dashed parcel/dimension lines shown in the source GIS are approximate and are not a survey.

SUBJECT PROPERTY 1007 S. Ann Blvd. | Attached commercial configuration | Central Harker Heights

Aerial imagery attribution retained from source: Microsoft, Vantor | Powered by Esri. Property lines and dimensions are approximate and should be independently verified.

HARKER HEIGHTS CONTEXT

Regional basemap view illustrating the subject's position relative to major transportation corridors and surrounding development.



CENTRAL HARKER HEIGHTS LOCATION

Near FM 2410 and I-14 / US-190, with established retail, medical, civic and recreational anchors throughout the surrounding trade area.

Basemap attribution retained from source image.

HARKER HEIGHTS MARKET SNAPSHOT

Selected city-level indicators provide context for the subject property's surrounding market and consumer base.

2025 POPULATION	2020-25 GROWTH	MEDIAN HH INCOME	RETAIL SALES
35,195	**6.4%**	**$81,190**	**$623.8M**
U.S. Census estimate	population estimate	2020-2024	2022

LOCATION DRIVERS

- Harker Heights is located near Fort Hood, a major U.S. Army installation with substantial direct and indirect economic influence in the area.
- The subject is positioned near the I-14 / US-190 corridor and FM 2410, supporting regional access across the Killeen-Harker Heights trade area.
- Nearby anchors include Market Heights, Target, Sam's Club, Walmart, Seton Medical Center, civic uses and recreational amenities.
- The City identifies economic development and business attraction as current strategic priorities.

MARKET POSITIONING

A central Harker Heights location combines established retail and medical services with access to the broader Killeen-Fort Hood employment base.

**Sources: U.S. Census Bureau QuickFacts; City of Harker Heights Economic Development; City of Harker Heights GIS.*

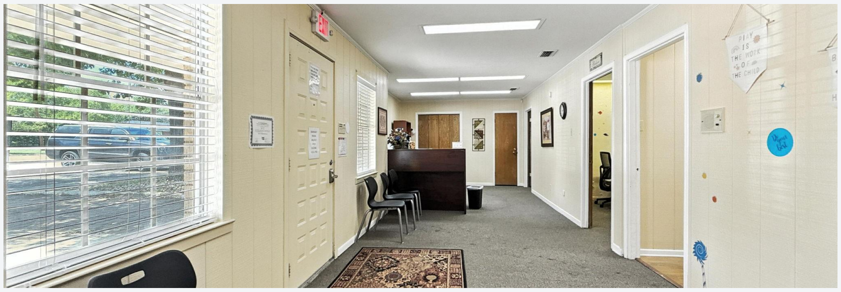
Market data is city-level and provided for context; buyer should independently verify any demographic or market assumptions used in underwriting.

RECENT CAPITAL IMPROVEMENTS

Per Owner

NEW FLOORING

2022

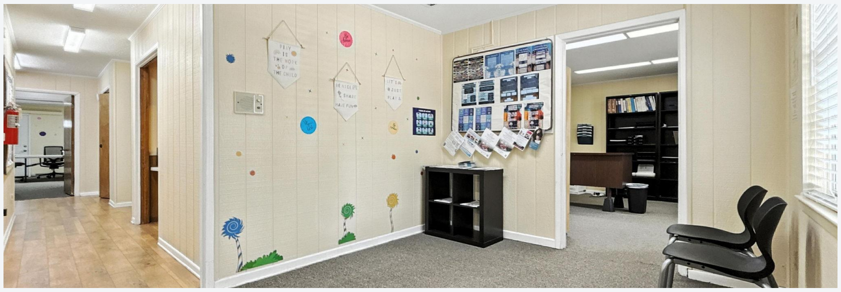


NEW ROOF

2022

NEW HVAC

2021

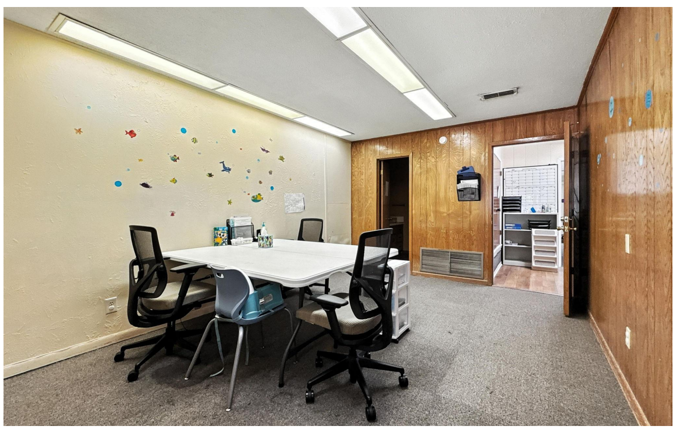


Recent capital work may reduce certain near-term ownership concerns; condition, scope, warranties and remaining useful life should be independently verified by buyer.

Improvements and dates are reported by owner. Buyer to independently verify all information.

PROFESSIONAL OFFICE INTERIORS

Representative interior views of the existing professional-office buildout.



Existing buildout includes private offices, reception / administrative areas, meeting rooms, interior circulation, kitchen / break facilities and restrooms.

WHY THIS ASSET MAY FIT

- 100% occupied single-tenant professional office investment with a multi-year lease extending through January 2031.
- Current cap rate of 8.63% based on supplied income and expense assumptions.
- Contractual 3% annual base-rent increases in Lease Years 2-4.
- Modified net reimbursement structure for property taxes and insurance.
- New flooring and roof reported in 2022; new HVAC reported in 2021.
- Professional-office configuration may provide future owner-user optionality after the lease term, subject to tenant rights and market conditions.

ADDITIONAL INFORMATION

- The executed lease and related documents will govern all lease terms and obligations.
- The attached-building configuration and any shared-wall responsibilities should be independently reviewed.
- Parking, access, easement rights, survey matters and title documentation should be independently verified.
- Roof, HVAC, building systems and reported capital improvements should be independently inspected and verified.
- Buyers should independently confirm zoning, permitted use, building area, site area and other physical or legal characteristics.

BROKER CONTACT

Patrick Maxam

Broker / Owner
RE/MAX Better Place | Maxam Team, Inc.
366 Morgan Street, Harker Heights, TX 76548
254-200-0044
Patrick@MaxamTeam.com

CONFIDENTIAL MATERIALS

Detailed lease, tenant and financial materials are available to qualified prospects following execution of a confidentiality agreement and subject to seller approval.

DISCLAIMER

This Offering Memorandum is for informational and marketing purposes only and is not an appraisal, legal opinion, tax opinion, engineering report or representation of any kind. Information is believed reliable but is not guaranteed. Prospective purchasers must independently verify all property, zoning, physical, financial, lease, title, survey, easement and transaction information and consult their own advisors.

No representation or warranty is made as to the accuracy or completeness of any information contained herein. The executed lease, recorded instruments, title documents, survey, governmental records and other source documents will control in the event of any inconsistency.

OFFERING SUMMARY

$319,000 asking price | 8.63% current cap rate | 2,946 SF | 100% occupied | Lease through 01/31/2031