

INVESTMENT SALE

10126 JENSEN DR, HOUSTON, TX 77093



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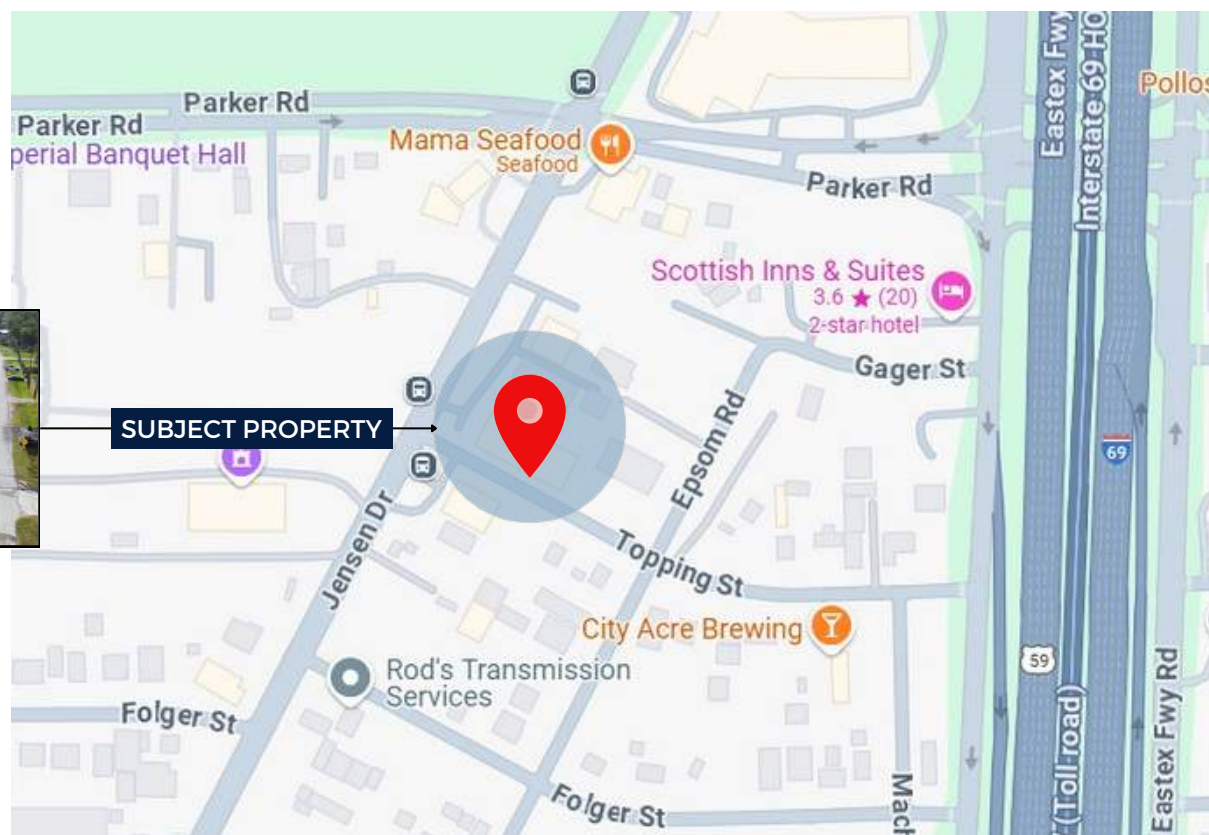
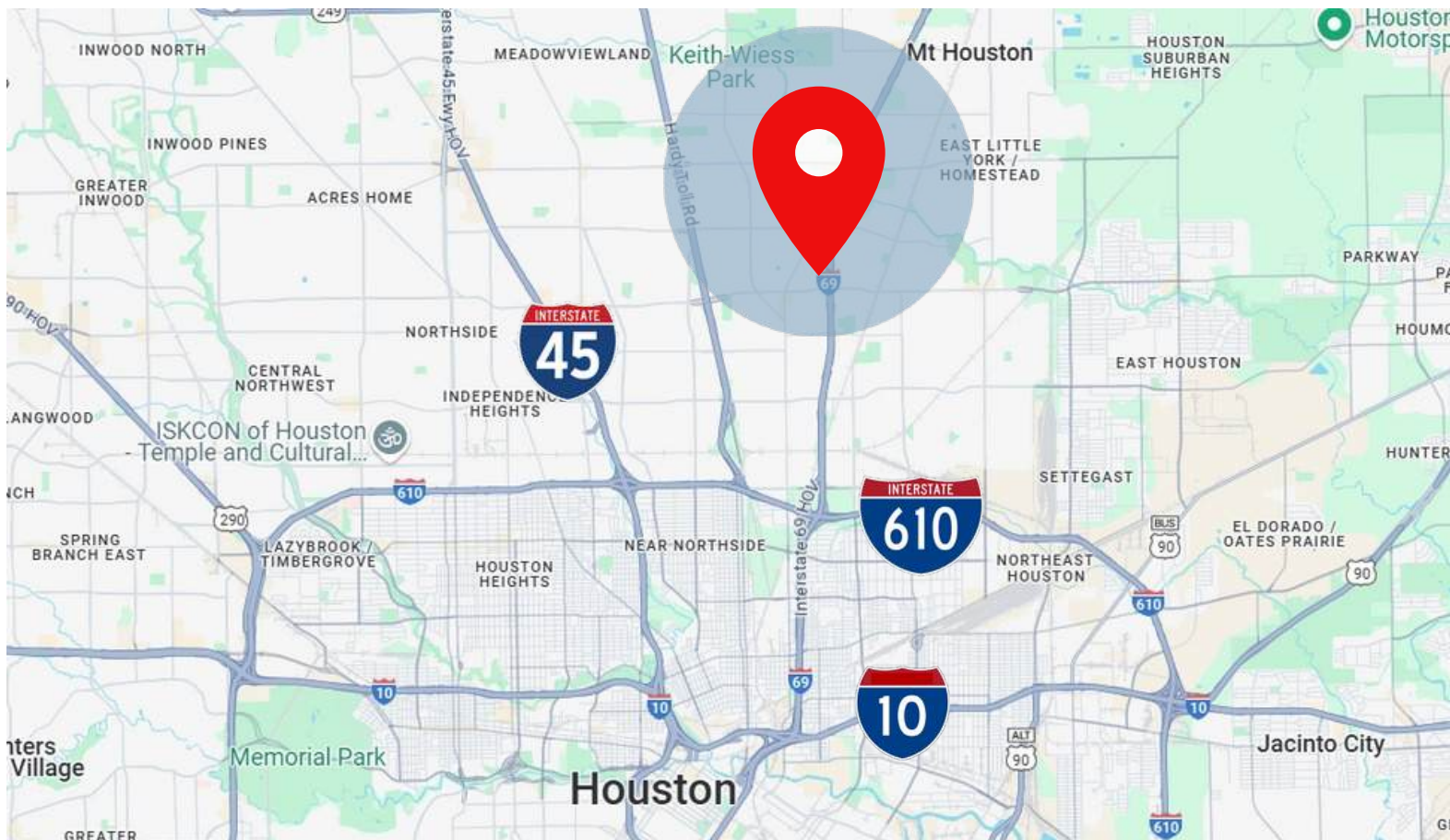


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- Investment Sale \$940k with \$72k NOI.
- Two tenants in there long term. One Tenant pays \$6k/month gross for 9000 SF, and the other \$1514/month for 1880 SF.
- Total Building is 10,880 SF between two (2) suites on great parking with shared retail/shopping center parking lot.
- Tremendous visibility on Jensen/Parker @ Hwy 59/I-H69
- Heavy Parking at approx. 5/1000 After-Business Hours, and 3/1000 during business hours.
- Approximately 18-21' Clear Height
- Currently occupied at below market rates, creating a strategic, value-add upside opportunity over time via lease renewals
- Located within the safer, heavily commercialized part of hwy 59
- 15 minute proximity to George Bush Intercontinental Airport, and rail transfer station
- Bus stop adjacent to the site
- No new competing buildouts or expansions in the vicinity
- Trade-area is saturated with attractive and lucrative mix of recession proof businesses with long term demands.



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Rent Roll

10126 Jensen Drive

As of 4.20.2026

Rent Roll	Tenant	SF	Lease Exp.	Effective Rate	Effective Monthly	End-of Term	Notes
Suite 100 -200	Houston Premier Arena, LLC	9000	5/31/2029	\$7.34	\$6,000.00	\$6,500.00	\$500/year bumps. \$6500 by year 3
Suite 300	Rafael Rubio Auto	1880	7/31/2027	\$9.29	\$1,456.00	\$1,514.24	Hot warehouse. Bumps to \$1514 in July 2026

\$17,521.15/year Expenses	\$65,951.00	NOI TODAY	7.02% CAP
	\$72,647.00	EFFECTIVE NOI	7.65% CAP

Asking \$940k, 7.02% cap as of May 1, 2026
7.65% effective cap rate



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TIG | 30 YEARS
Established 1984







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.

2-10-2025



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. **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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sammy Abuhamra	642497	sammy@tigusa.com	832-758-9384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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