

OFFERING MEMORANDUM

Border Street Business Park

Spring, Texas | Multi-Tenant Industrial/Flex Park

ASKING PRICE

\$13,098,969.23

CAP RATE

6.5%

ProForma NOI

\$851,433

TOTAL SF

55,800 SF

INVESTMENT OVERVIEW

Border Street Business Park | Spring, TX



Asking Price

\$13,098,969.23

@ 6.5% Cap Rate

Pro Forma Net Operating Income

\$851,433

Annual (8.1.26–7.31.27)

Total Rentable SF

55,800 SF

4 Buildings

Occupancy

92.8%

1 Vacant Unit Remaining

TENANT SUMMARY

Tenant	Building	Size (SF)	Lease Type	Lease End	Annual Rent
MasVida Health Care	Building A	4,000 SF	NNN	10/31/2028	\$62,400
K9 Clubhouse	Building B	8,000 SF	NNN	4/30/2029	\$135,360
Eastman One Source	Building C	8,400 SF	NNN	4/30/2030	\$137,088
Shoot 360	Building C	12,600 SF	NNN	7/31/2033	\$173,880
Dance Dynamics	Building D	18,800 SF	NNN	7/31/2036	\$275,520
VACANT	Building A	4,000 SF	NNN		\$60,000

All leases are Triple Net (NNN). Tenant responsible for taxes, insurance, and maintenance.

Building A

NNN LEASE

MasVida Health Care Solutions

SIZE	LEASE END	ANNUAL RENT	\$/PSFM
4,000 SF (+ 4,000 SF Vacant)	10/31/2028	\$62,400/yr	\$1.30

Medical equipment rental agency servicing TX, OK, LA, FL & GA with same-day delivery of medical equipment and oxygen.

Building B

NNN LEASE

K9 Clubhouse

SIZE	LEASE END	ANNUAL RENT	\$/PSFM
8,000 SF	4/30/2029	\$135,360/yr	\$1.41

Premier dog daycare, overnight boarding, and professional grooming facility located in Spring, TX.

Building C

NNN LEASE

Eastman One Source + Shoot 360

SIZE	LEASE END	ANNUAL RENT	\$/PSFM
21,000 SF (2 Tenants)	4/30/2030 7/31/2033	\$310,968/yr	\$1.15-\$1.36

Dual-tenant building. Eastman automotive solutions (8,400 SF) and Shoot 360 elite basketball training facility (12,600 SF).

Building D

NNN LEASE

Dance Dynamics

SIZE	LEASE END	ANNUAL RENT	\$/PSFM
18,800 SF	7/31/2036	\$275,520/yr	\$1.22

World Champion competitive dance studio (2025 World Champions). 120-month lease through 2036. 35+ teams annually.

FINANCIAL SUMMARY

Annual Rent Roll | 8.1.2026 – 7.31.2027



ANNUAL INCOME BREAKDOWN

Tenant	Building	SF	Lease Term	Lease End	\$/PSFM	Annual Rent	% of NOI
MasVida Health Care	A	4,000	62 mos	10/31/2028	\$1.30	\$62,400	7.9%
K9 Clubhouse	B	8,000	63 mos	4/30/2029	\$1.41	\$135,360	17.1%
Eastman One Source	C	8,400	61 mos	4/30/2030	\$1.36	\$137,088	17.3%
Shoot 360	C	12,600	85 mos	7/31/2033	\$1.15	\$173,880	22.0%
Dance Dynamics	D	18,800	120 mos	7/31/2036	\$1.22	\$275,520	34.8%
VACANT	A	4,000	ProForma \$1.15	—	\$1.25	\$60,000 (PF)	—
TOTAL ProForma NOI		55,800				\$851,433	100%

Asking Price

\$13,098,969.23

Based on 6.5% Cap Rate

Price Per SF

\$234/SF

Based on 55,800 SF

Gross Rent Mult.

15.4x

Price / Gross Annual Income

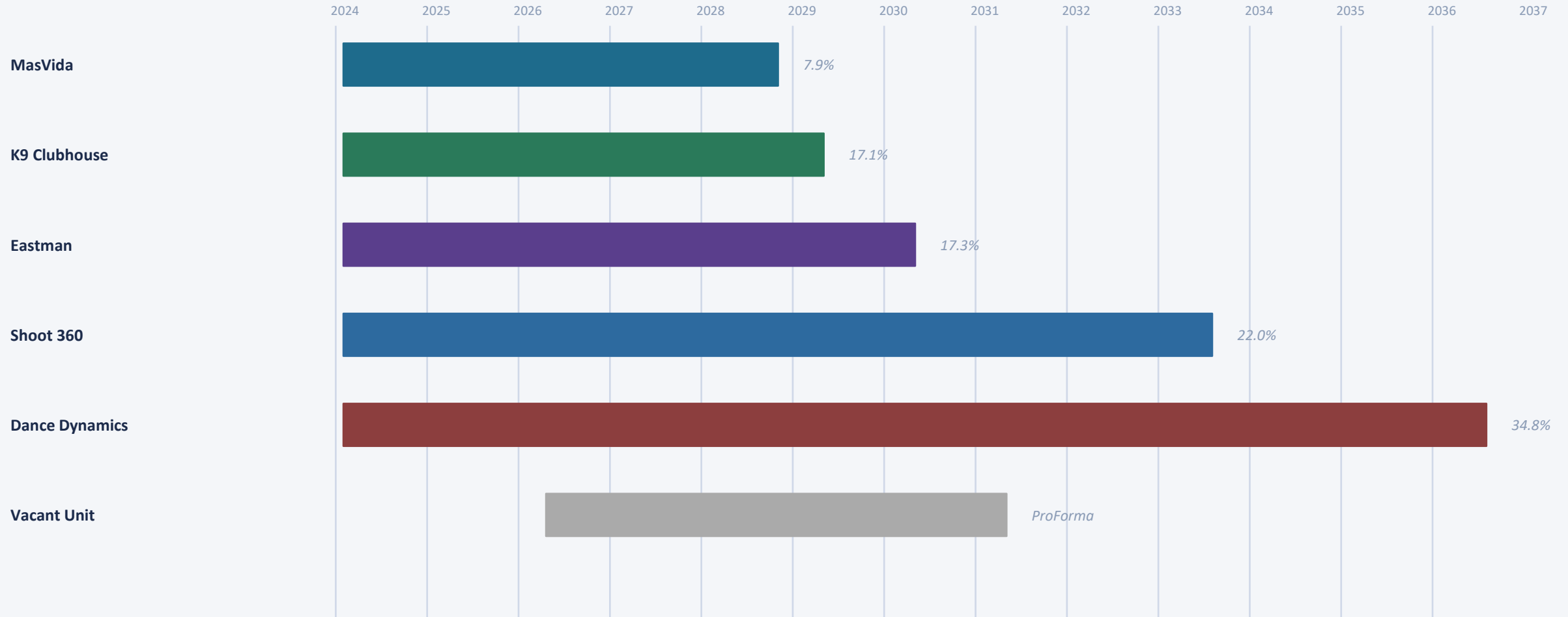
ProForma NOI

\$851,433

With Vacant Unit at Mkt Rate

LEASE EXPIRATION SCHEDULE

LEASE TERM VISUALIZATION (2024-2037)



◆ STAGGERED LEASE EXPIRATIONS provide strong rollover protection · LONGEST LEASE runs through July 2036 (Dance Dynamics, 120 months) · NNN STRUCTURE eliminates landlord operating exposure

MasVida Health Care Solutions

Building A — 4,000 SF

Direct medical equipment rental agency headquartered in Fort Worth, Texas. Provides same-day delivery of medical equipment and oxygen tanks across Texas, Oklahoma, Louisiana, Florida, and Georgia — serving thousands of seniors daily.

Multi-state operations · Healthcare essential services · NNN Lease to 10/31/2028

K9 Clubhouse

Building B — 8,000 SF

Premier dog daycare, overnight boarding, and professional grooming facility serving the Spring, TX area. Offers a warm, family-oriented environment with premium care services for pets.

Pet services — recession-resilient · Spring, TX market · NNN Lease to 4/30/2029

Eastman One Source

Building C — 8,400 SF

Global specialty materials leader. This location focuses on automotive exterior solutions including paint protective films, window films, PVB interlayers, and coatings to protect and enhance vehicle performance.

Fortune 500 affiliate · Automotive specialty solutions · NNN Lease to 4/30/2030

Shoot 360

Building C — 12,600 SF

Top-tier basketball training facility combining cutting-edge analytics with elite coaching to develop real skills, confidence, and game performance. Serving the rapidly growing North Houston market.

Sports tech & training · North Houston growth market · NNN Lease to 7/31/2033

Dance Dynamics

Building D — 18,800 SF

2025 World Champions · 120-month lease — longest term · NNN Lease to 7/31/2036

INVESTMENT HIGHLIGHTS

Border Street Business Park — Why This Opportunity Stands Out

01 100% NNN Lease Structure

All tenants on triple-net leases — landlord receives net income with zero operating expense exposure for taxes, insurance, or maintenance.

02 Staggered Lease Expirations

Lease rollovers spread across 2028–2036, minimizing concentrated vacancy risk and providing consistent, predictable cash flow throughout the hold period.

03 Diverse, Creditworthy Tenant Mix

5 tenants across healthcare, fitness, specialty manufacturing, pet services, and education — providing sector diversification and resilience.

04 Immediate Value-Add Upside

One vacant 4,000 SF unit in Building A at ProForma \$1.15/PSFM. Leasing this space adds \$55,200/yr to NOI, growing value to \$12,542,667 at the same cap rate.

05 Long-Term Anchor Tenant

Dance Dynamics holds a 120-month lease through 7/31/2036 — the 2025 World Champion studio provides exceptional stability as the park's largest tenant at 18,800 SF.

06 Attractive North Houston Location

Located in Spring, TX — one of the fastest-growing submarkets in Greater Houston — with strong demographics and expanding demand for flex/industrial space.

OFFERING SUMMARY

Border Street Business Park

Spring, Texas

Asking Price

\$13,098,969.23

Cap Rate

6.5%

NOI

\$851,433/yr

SF

55,800 SF

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Black Label Commercial Group is the exclusive listing broker.

FOR MORE INFORMATION, CONTACT:

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Building C – Shoot 360
- 12,600sf



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Building C – Eastman One
Source
- 8,400sf

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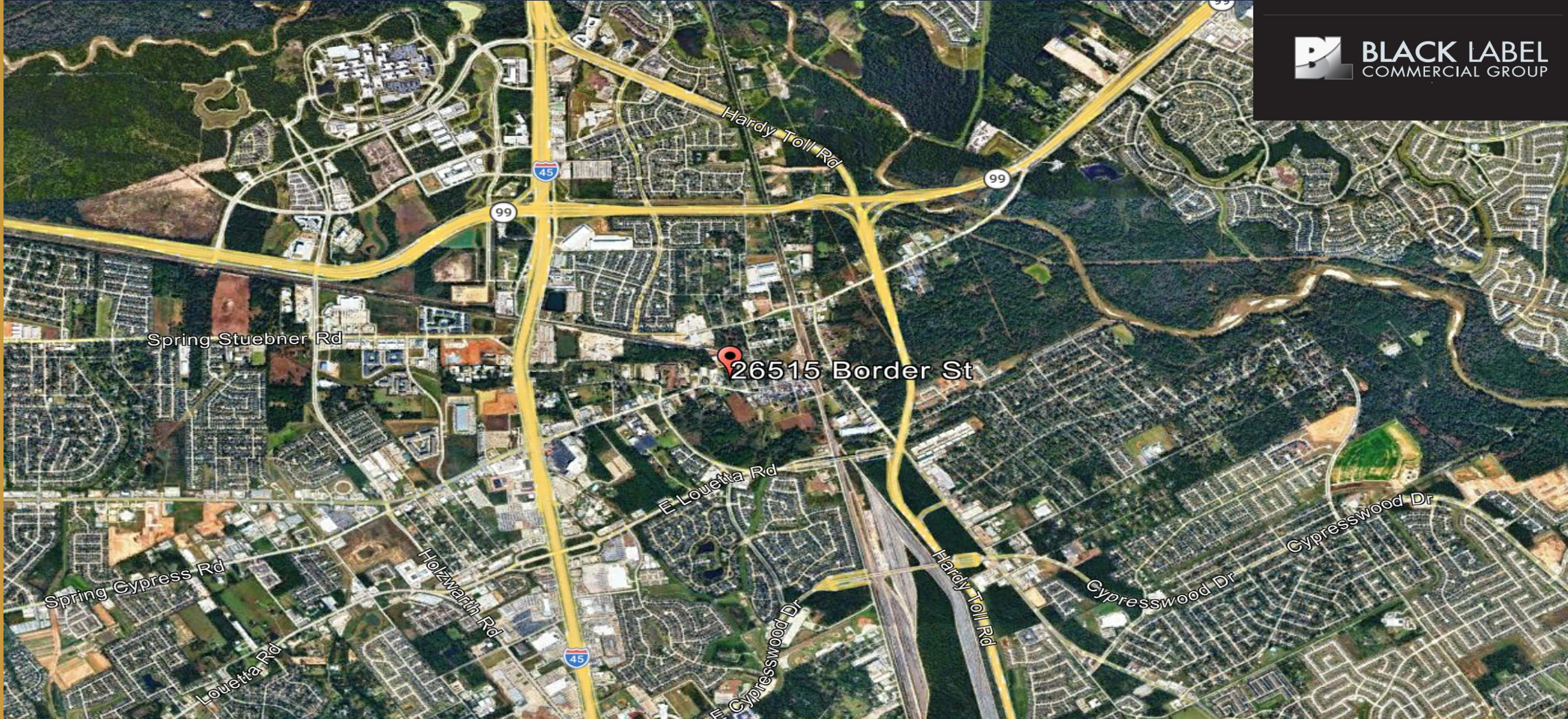
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