Owner-User Opportunity

22311 I-45, Spring, TX 77389

Industrial Investment Opportunity

Offering Memorandum

±0.40 AC | Positioned Along a High-Traffic Interstate Corridor | ±3,600 SF Standalone Building

Exclusively Listed By

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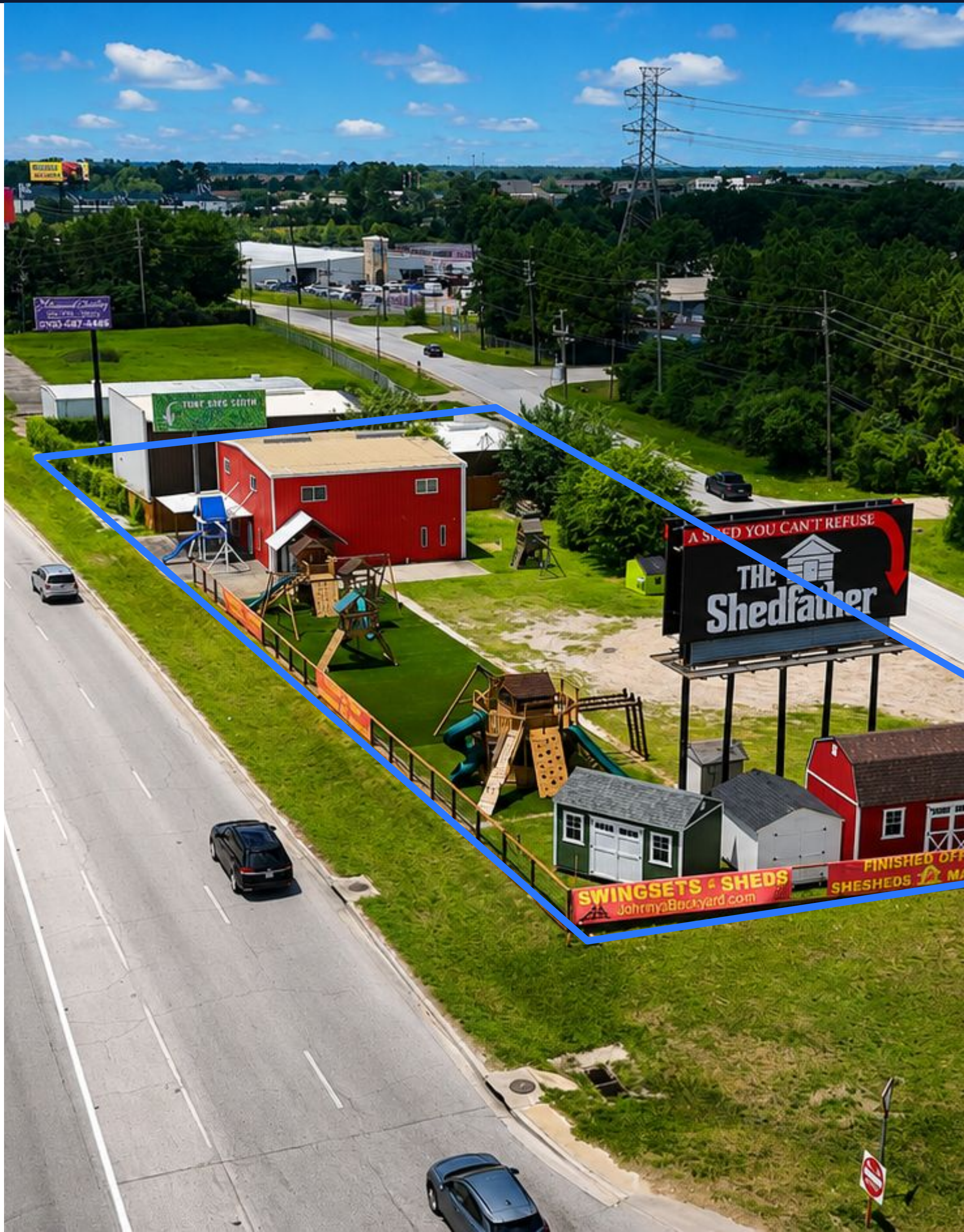
INVESTMENT HIGHLIGHTS

Property Highlights

- **Trophy Frontage on I-45 (191K+ VPD):** Unmatched exposure along one of Houston's busiest thoroughfares.
- **Built-In Branding Advantage:** Existing billboard and pole signage provide exceptional visibility and marketing value.
- **Flexible Owner-User Opportunity:** ±3,600 SF standalone building adaptable to retail, showroom, office, or service-oriented uses.
- **Freestanding 0.40 AC Parcel:** Dedicated parking, strong ingress/egress, and no restrictive HOA oversight.
- **Located in a High-Growth Employment Hub:** Surrounded by The Woodlands, ExxonMobil, CityPlace, and affluent residential communities with average HHI above $129,612.

±0.40 AC
Lot Size

Contact Broker for Price

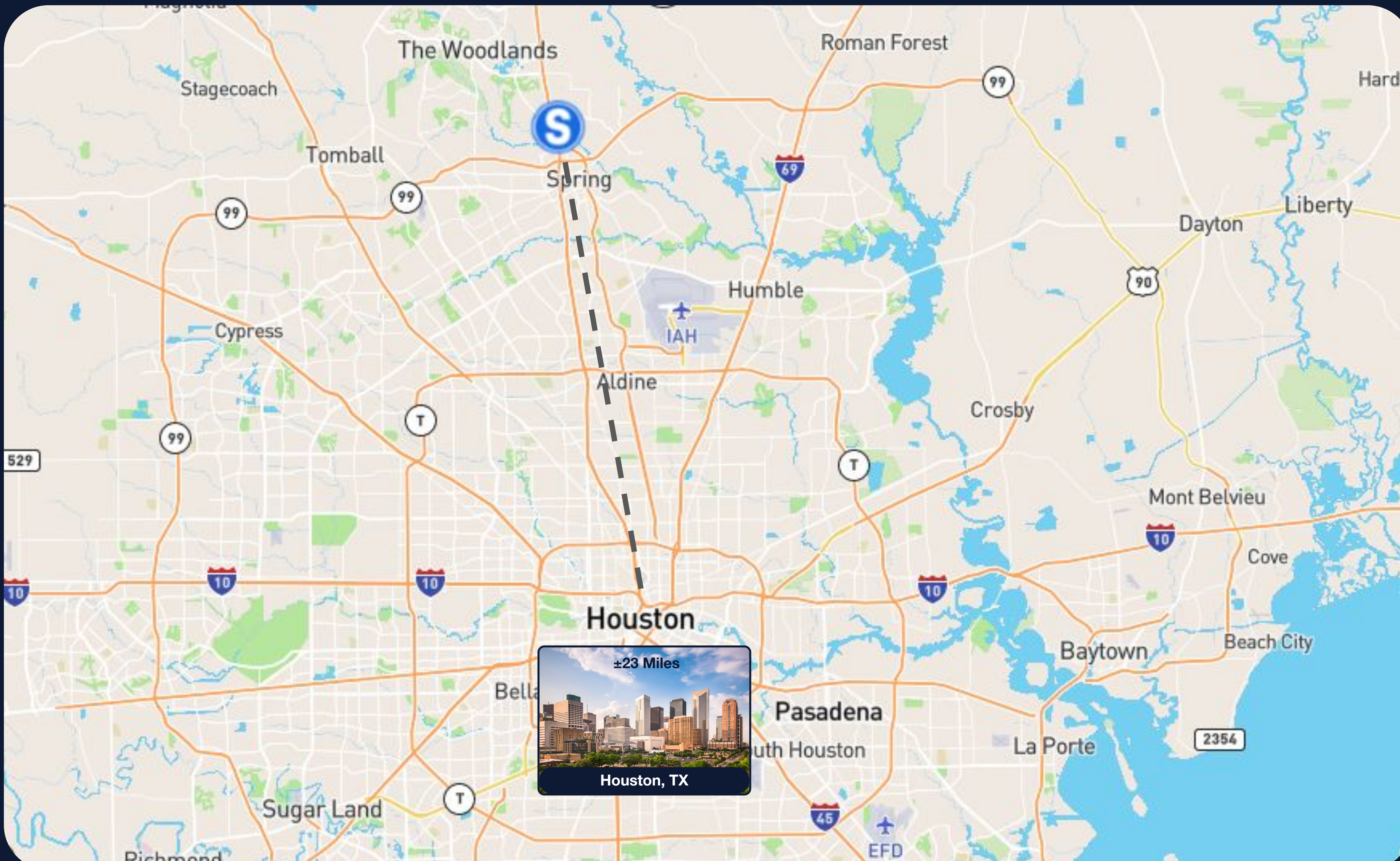



ExxonMobil
hp
Hewlett Packard Enterprise
± 191,636 VPD
45
45
± 38,359 VPD
N
Union Pacific Railroad Lloyd Yard
Railroad
BRUCEMECH
Your Comfort Is Our Priority
± 36,557 VPD
99
Subject Property
George Bush Intercontinental Airport
±1,300 Employees
±15 Miles Away
Access to Major Transportation Corridors, This Location Enhances Supply Chain Efficiency and Tenant Demand.
SRS DISTRIBUTION
HULTEC
Heidelberg Materials
FedEx Ground
CEMEX
Google Earth


N
Subject Property
N Fwy Service Rd
± 191,636 VPD
W Riley Fuzzle Rd
INTERSTATE
45

MARKET OVERVIEW

22311 I-45
Spring, TX 77389



SPRING, TX

HOUSTON, TX MSA

Market Demographics 3 Mile Radius

72,704
Total Population

±834 Million SF
Houston Industrial Inventory

34,500
Employed Population

±26 Million SF
Under Construction

Local Market Overview

Spring, Texas presents a dynamic and strategically positioned industrial market within the greater Houston metropolitan area. The area benefits from continued population growth, a strong workforce base, and expanding commercial and industrial development, making it an attractive location for manufacturing, distribution, logistics, and service-oriented businesses. Its proximity to major employment centers, including The Woodlands, ExxonMobil's campus, and central Houston, combined with direct access to Interstate 45, the Grand Parkway (SH 99), and George Bush Intercontinental Airport, supports efficient regional and national supply chain operations.

The industrial landscape in Spring continues to expand, driven by demand for warehouse, distribution, flex industrial, and light manufacturing facilities. Businesses benefit from access to Houston's extensive transportation infrastructure, including the Port of Houston, major rail networks, and interstate corridors that facilitate the movement of goods throughout Texas and the Gulf Coast region

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,869	72,704	253,188
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,726	27,238	93,532
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$134,668	$129,612	$132,321

HOUSTON, TX MSA

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

#1 RELOCATION DESTINATION IN US

- HOUSTON CHRONICLE (2024)

5TH LARGEST MSA CURRENTLY

BY 2100, HOUSTON IS EXPECTED TO BE THE 2ND LARGEST MSA IN THE COUNTRY WITH OVER 31MM PEOPLE

#2 FASTEST GROWING U.S. METRO

- U.S. CENSUS BUREAU (2023)

13.58% HARRIS COUNTY GROWTH RATE

PROJECTED IN 5 YEARS IN A 3 MILE RADIUS

2.25X LARGER THAN TAMPA

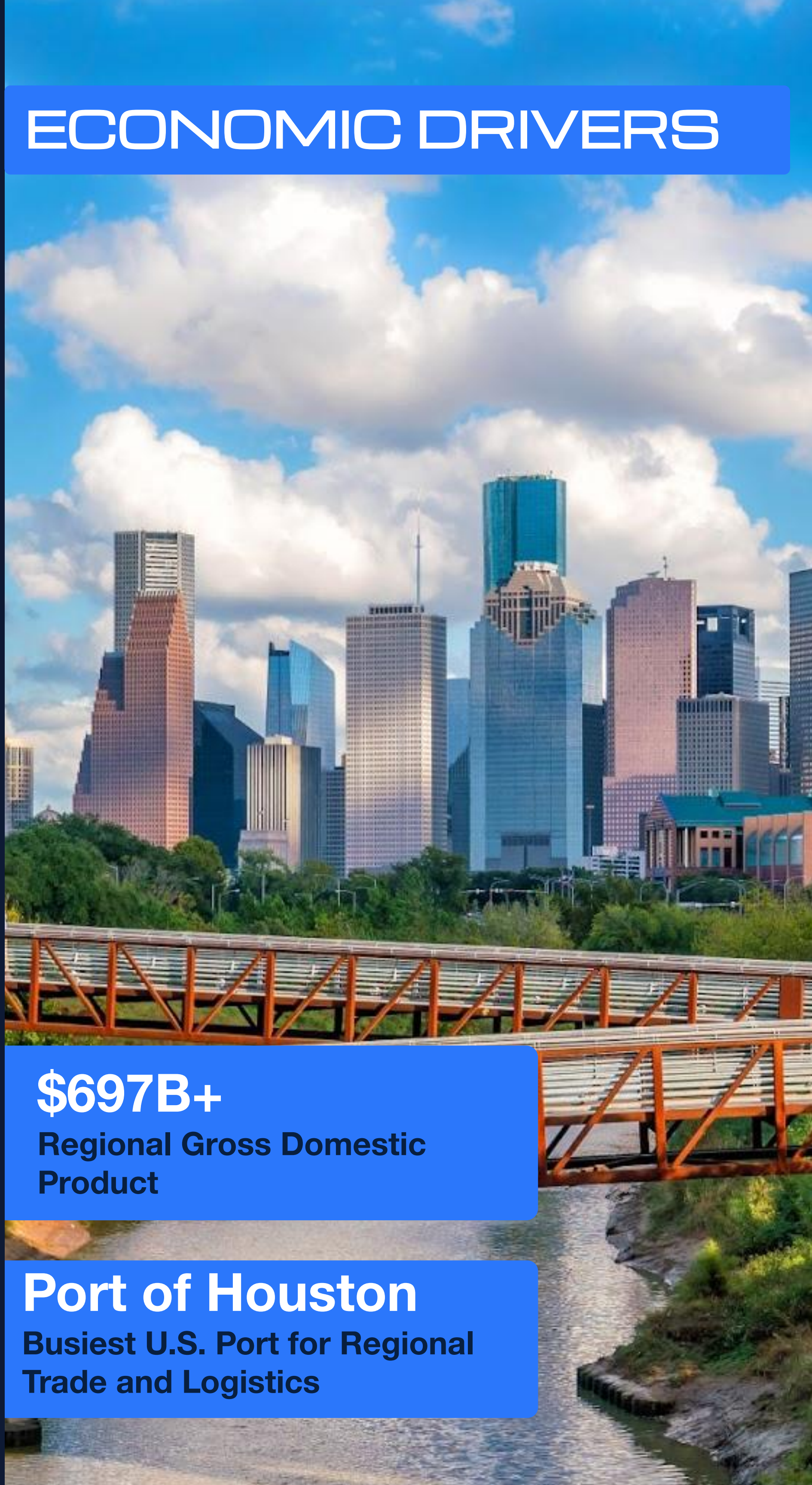
AVERAGING 250 / DAY, 1 PERSON / 5 MINUTES

3X LARGER THAN AUSTIN

3.5X LARGER THAN NASHVILLE

9X LARGER THAN BOISE

GDP WOULD BE THE 23RD LARGEST IN THE WORLD



ECONOMIC DRIVERS

$697B+
Regional Gross Domestic Product

Port of Houston
Busiest U.S. Port for Regional Trade and Logistics

ECONOMIC DRIVERS

Houston's economic foundation rests on its globally significant energy sector—spanning oil, gas, petrochemicals, and growing renewable energy—while the Texas Medical Center and a vibrant aerospace cluster further diversify growth. Trade, innovation, and tech manufacturing continue to expand, supported by infrastructure such as the Port of Houston and emerging AI and innovation districts.

PRIMARY INDUSTRIES

- Energy (Oil, Natural Gas, Petrochemicals, Renewables)
- Healthcare and Biomedical Research
- Aerospace and Aviation
- Trade and Logistics
- Technology and Innovation

TOP EMPLOYERS

- Texas Medical Center institutions
- Major energy corporations (e.g., Phillips 66, ConocoPhillips, Occidental Petroleum, ExxonMobil)
- NASA's Johnson Space Center and Houston Spaceport tenants
- Port of Houston Authority
- Innovation ecosystem (e.g., The Ion District and affiliated tech ventures)

RECENT DEVELOPMENTS

- Houston's GDP reached a record $697 billion in 2023, up 25 percent from 2021.
- Apple and Nvidia are establishing AI hardware manufacturing facilities in Houston, signaling a shift toward high-tech industrial production.
- A $365 million cable manufacturing plant ("Project Greenstar") is planned near Harris County, aimed at supporting energy industry demands.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 22311 I-45, Spring, TX, 77389 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

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.

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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