

Marcus & Millichap



OFFERING MEMORANDUM

9201 WINGTIP DRIVE
HOUSTON, TX 77075



TIM SPECK

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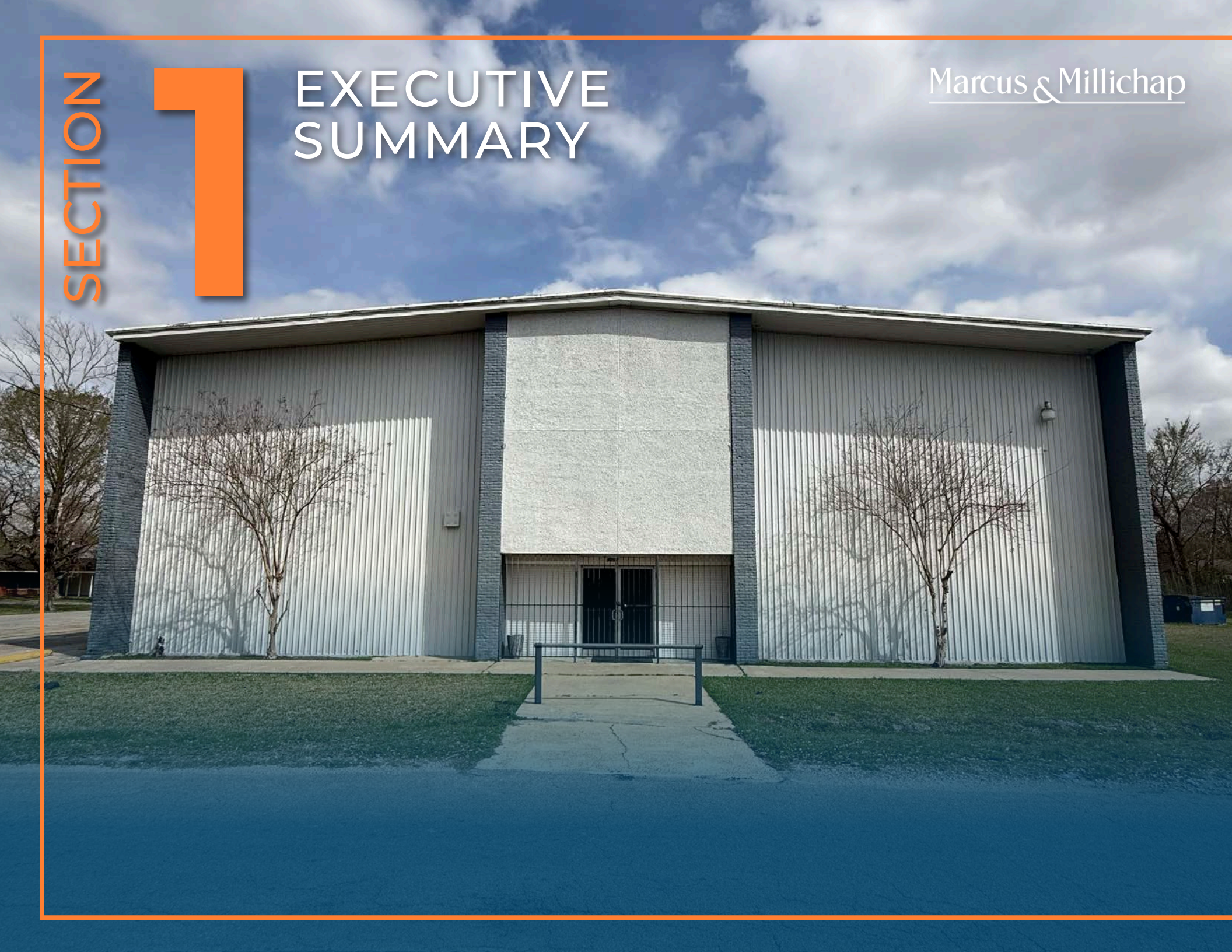
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SECTION

1

EXECUTIVE SUMMARY

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9201 WINGTIP DRIVE

HOUSTON, TX 77075

\$1,450,000

LISTING PRICE

YEAR BUILT
1978

BUILDING SIZE
28,900

TWO STORIES
14,500 SF EACH

LOT SIZE
1.03 ACRES

PARKING SPACES
25

CLEAR HEIGHT
24'

DRIVE IN BAYS
1

DOCK DOORS
1

POWER
AMPS: 400
VOLTS: 240

OCCUPANCY
CURRENTLY
VACANT





THE OFFERING

Marcus & Millichap is pleased to present this Exclusive for 9201 Wingtip Drive in Houston, Texas. The subject property is a 28,900-square-foot industrial property, situated on 1.03 acres in the Airport Gardens area of Southeast Houston next to Hobby Airport. The building is two stories, each 14,500 square feet. The large half-acre yard provides the future owner to store equipment and material in a secure outdoor area, park vehicles, or monetize the extra yard by leasing the yard space. The property is being offered for sale as a vacant owner/user deal, or value-add investment. The property would be a perfect fit for another industrial user in need of extra yard space. The property is located in strong industrial corridor, with close proximity to Hobby Airport.

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SECTION

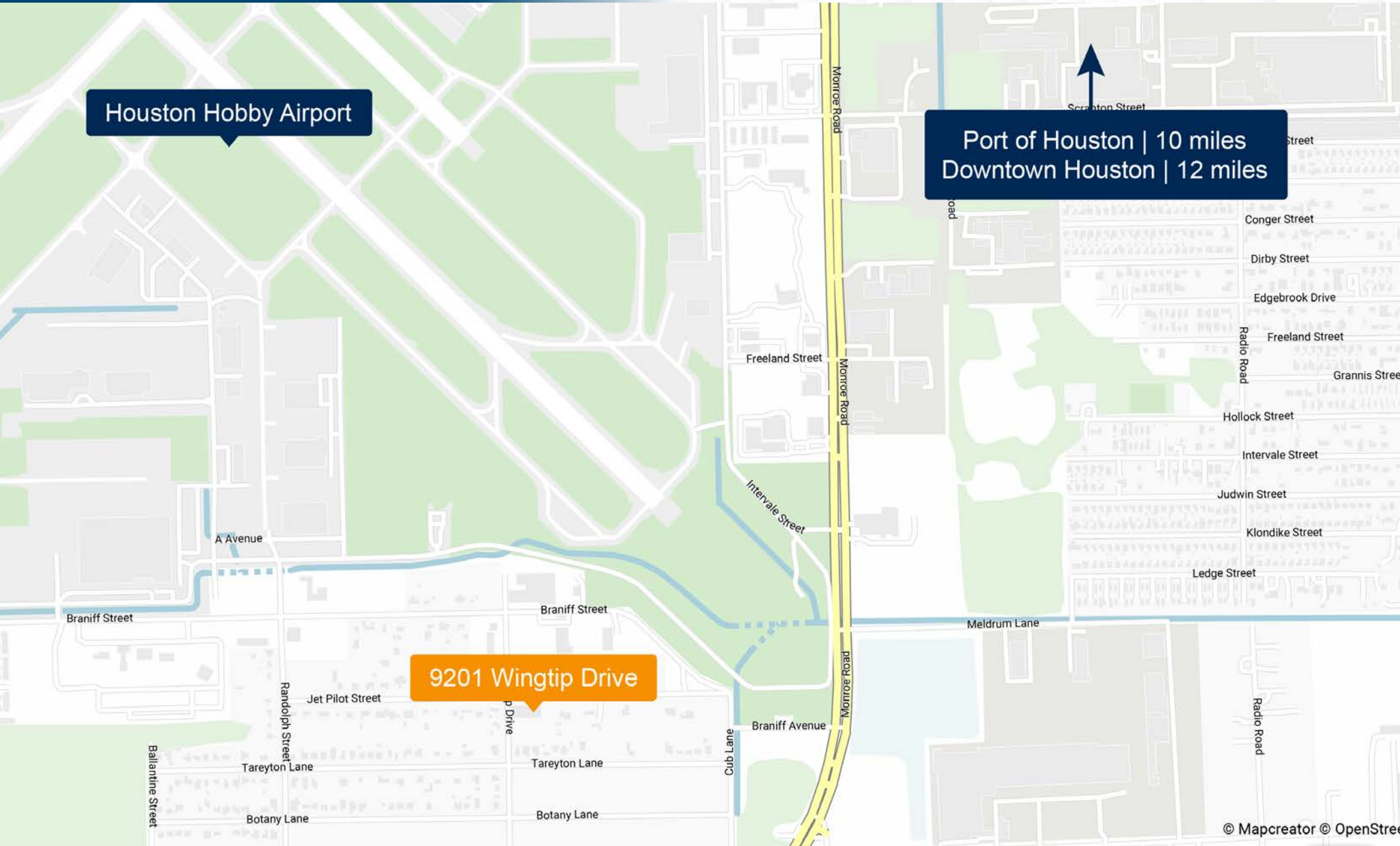
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STRATEGIC LOCATION

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LOCAL MAP



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REGIONAL MAP



Downtown Houston

Port of Houston

Houston Hobby Airport

9201 Wingtip Drive

HOUSTON

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 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 consists 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.

METRO HIGHLIGHTS



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.



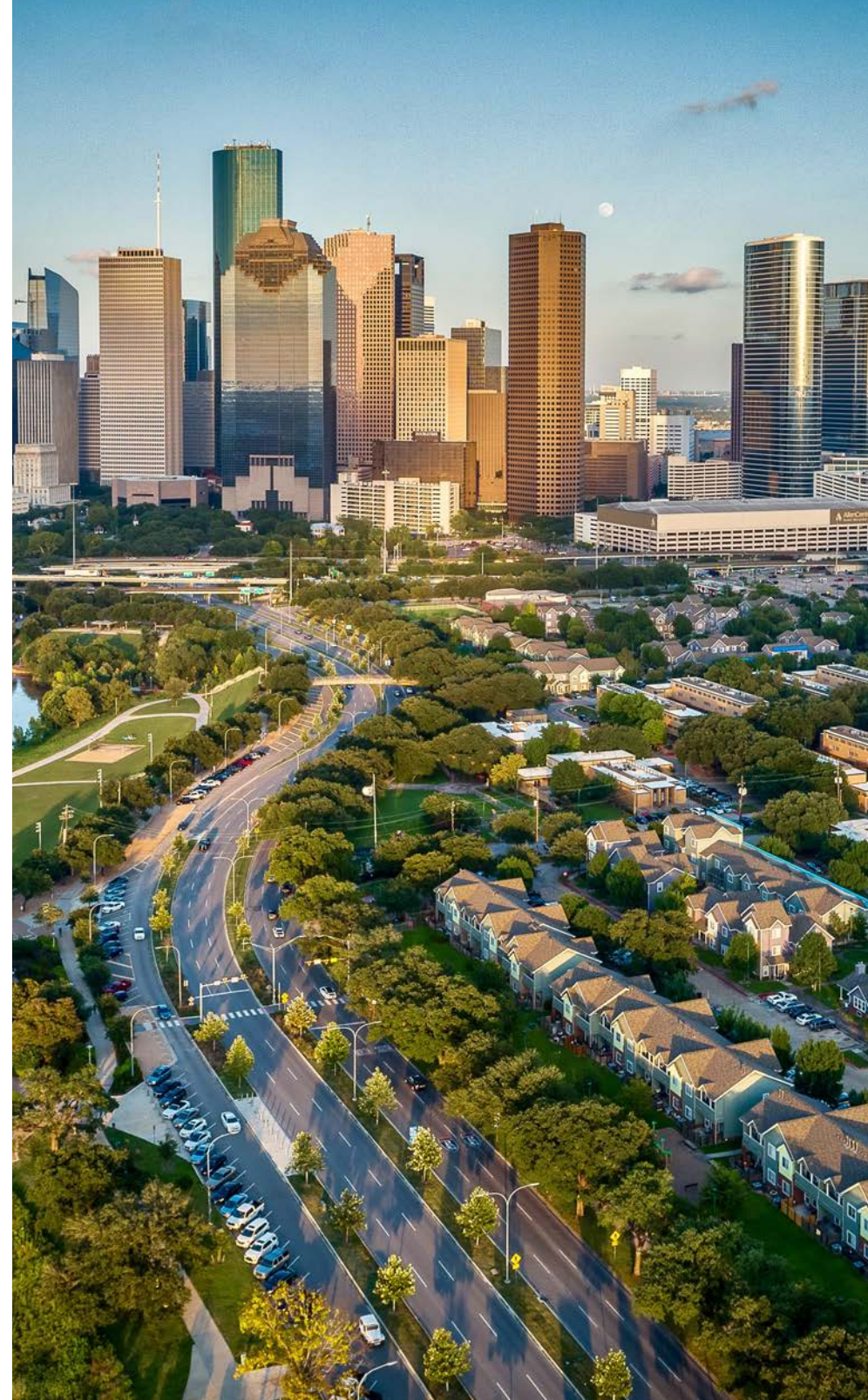
HIGHER EDUCATION

Over 40 post-secondary educational 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.



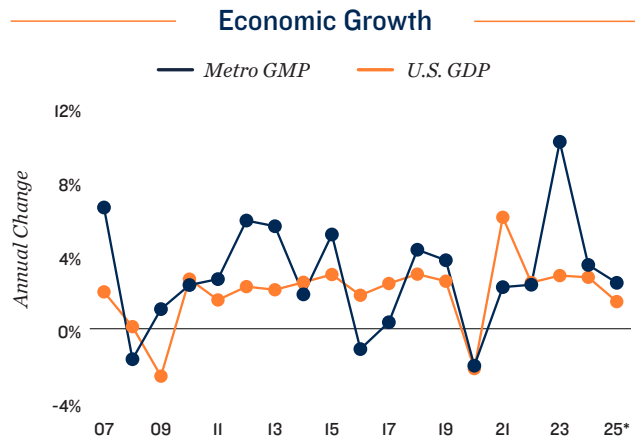
LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.



ECONOMY

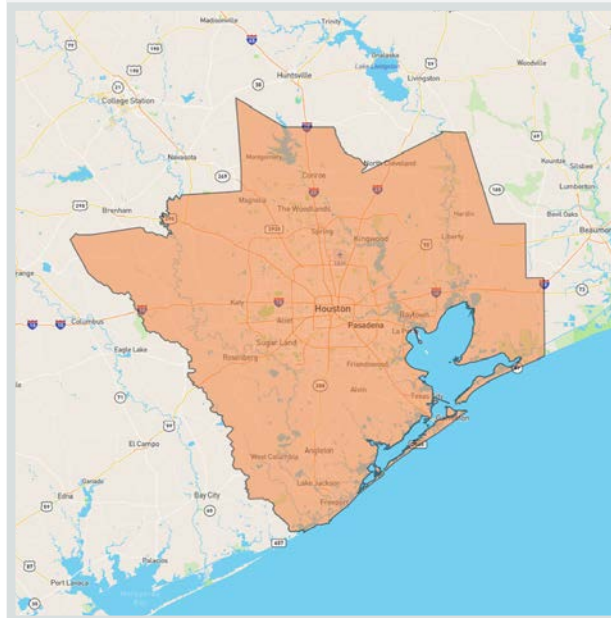
- While Houston remains the center of U.S. energy production, its economy has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel, and petrochemicals.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.



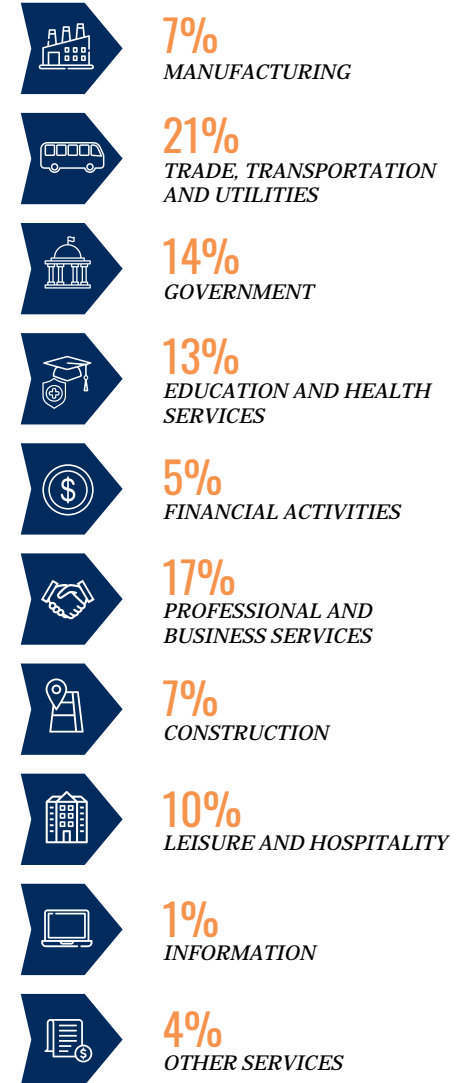
* Forecast

MAJOR AREA EMPLOYERS

- PNC Financial Services Group
- Spectra Energy Corp
- BMC Software, Inc.
- Chevron Phillips Chemical
- Veterans Health Administration
- Exxon Mobil Corp.
- CHI St. Luke's Health
- Houston Methodist Hospital
- Memorial Hermann Health System
- Schlumberger



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing.
- The homeownership rate of 60 percent trails the national rate of 65 percent. The median home price of roughly \$345,000 is \$73,000 below the U.S. average.
- The metro's median household income exceeds \$89,000, surpassing the national rate by \$13,000.

QUALITY OF LIFE

Houston's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas are within a short drive of Houston's city limits, as are more than 500 local parks and open spaces, various cultural venues, and museums. Johnson Space Center is a popular tourist and educational destination. 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. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

SPORTS

- Baseball | **MLB** | Houston Astros
- Football | **NFL** | Houston Texans
- Basketball | **NBA** | Houston Rockets
- Soccer | **MLS** | Houston Dynamo



EDUCATION

- University of Houston
- Rice University
- Houston Christian University



ARTS & ENTERTAINMENT

- Children's Museum of Houston
- The Museum of Fine Arts, Houston
 - Lawndale Art Center
 - Space Center Houston



QUICK FACTS



POPULATION

7.6M

Growth 2025-2029*

6.0%



HOUSEHOLDS

2.7M

Growth 2025-2029*

6.3%



MEDIAN AGE

36

U.S. Median:

39



MEDIAN HOUSEHOLD INCOME

\$89,100

U.S. Median:

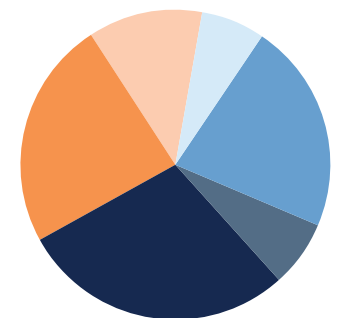
\$76,100

* Forecast

2025

Population by Age

7%	0-4 years
22%	5-19 years
6%	20-24 years
29%	25-44 years
24%	45-64 years
12%	65+ years



* Forecast

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

HOUSTON, TX

DEMOGRAPHICS

5,641

2025 POPULATION
WITHIN 1 MILE

96,829

2025 POPULATION
WITHIN 3 MILES

295,319

2025 POPULATION
WITHIN 5 MILES

34

MEDIAN AGE
WITHIN 1 MILE

\$82,139

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$74,949

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

1,757

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

33,559

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

3.28

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

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