



8317 MILLER ROAD 3

IOS INVESTMENT OR OWNER USER OPPORTUNITY

HOUSTON, TX 77049

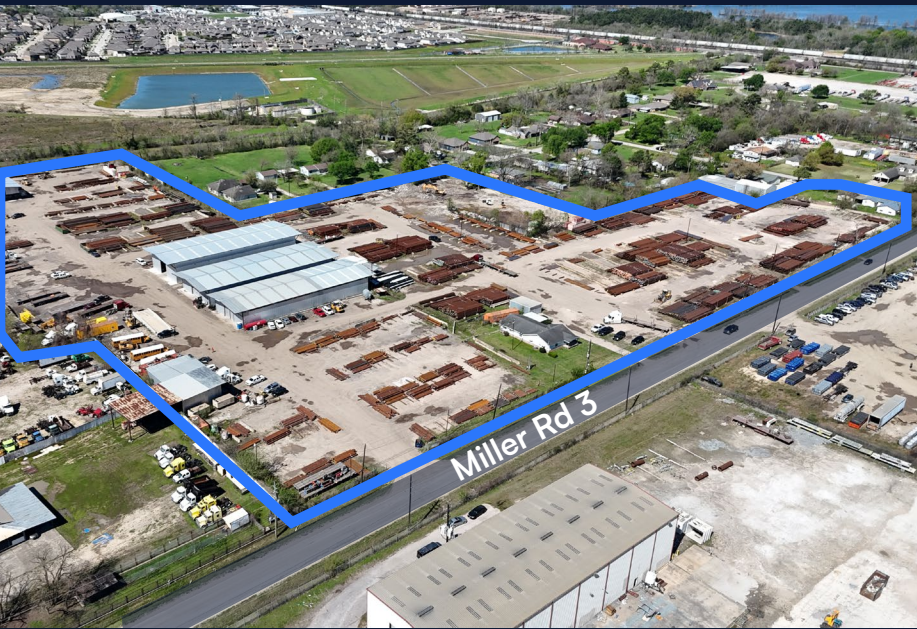
MATTHEWS™

PROPERTY OVERVIEW

ONE PROPERTY

- ±48,000 Total SF
- ±18.12 AC Fully Stabilized

CONTACT BROKER
FOR DETAILS



8317 MILLER ROAD 3



INVESTMENT HIGHLIGHTS

- **Property Overview (entire site)**
 - » $\pm 46,000$ SF warehouse with an additional $\pm 2,000$ SF of office space.
 - » $\pm 14,000$ SF covered overhang for protected loading and operational area.
 - » Located on ± 18.12 acres of stabilized yard, suitable for outdoor storage and heavy industrial use.
 - » Single-phase power in place for a range of light industrial and warehouse operations.
 - » 20-foot eave height for efficient storage and material handling.
 - » Four access points to the site for easier circulation and truck movement.
 - » Positioned between the Crosby Freeway (US-90) and Beaumont Highway, with convenient access to the Houston industrial corridor.



lichtgitter
USA

PPI PrecisionPro
INDUSTRIAL SERVICES

MAPEI
ADHESIVES - SEALANTS - CHEMICAL PRODUCTS FOR BUILDING

STAUFFER
PIPE SERVICES

THOMASSON

VERSA SUCKET

nature
environmental

TANK DEPOT

METROPOLITAN
WAREHOUSE & DELIVERY
ESTABLISHED IN 1989

LIFTHIGH
CRANE & RIGGING

CONESTOGA
SUPPLY CORPORATION

NWR
NORTH WEST RUBBER

UGC | **UNI-FORM**
COMPONENTS CORP.

I.P.S.
Independent Pipe
Services, LLC

FOSTER

genan

SP Superior
Threaded
Products

Copart

OIL, LAND, MARINE.
FIELD SERVICES

NOV

Tenaris

K+B
K&B INDUSTRIES

**Subject
Property**

90 ±51,200 VPD

Satellite
The First In Space

Lally Pipe & Tube
Division of LB Industries, Inc.

Globaltherm
a TF Warren Company

FABCO

EDGEN

Houston
±20 Miles Away

DCI
DEFOT CONNECT INTERNATIONAL

Fermata
Connections

LYB LyondellBasell

Google Earth



George Bush Intercontinental Airport
±18.1 Miles Away

10 Miles

Crosby

Dyersdale

5 Miles

3 Miles

1 Mile

Sheldon

Subject Property

Baytown

Channelview

Houston

±15.8 Miles Away



PORT HOUSTON
THE INTERNATIONAL PORT OF TEXAS

±12.1 Miles Away

Pasadena



William P. Hobby Airport
±18.2 Miles Away

Google Earth

± 242,610 VPD

± 201,870 VPD

± 197,400 VPD

± 53,500 VPD

± 135,870 VPD

± 40,000 VPD



HOUSTON, TX

Port-Driven Industrial Distribution Hub

Market Demographics

2.3 Million+

Total Population

1.1 Million+

Employed Population

900,000

of Households

34

Median Age

Houston's industrial market ranks *among the largest and most strategically important in the United States*, supported by its role as a global logistics and energy hub. The region benefits from *direct access to the Port of Houston, one of the nation's busiest ports*, which facilitates large volumes of containerized cargo, petrochemical exports, and manufactured goods moving through the Houston Ship Channel. This connectivity, combined with an extensive highway and rail network, allows companies to efficiently distribute goods across the Gulf Coast and throughout the central United States. *Demand for warehouse, distribution, and manufacturing space continues to be driven by logistics providers, energy-related industries, and population growth* across the region.





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

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