

218 E MAIN ST

Humble, TX 77338

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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License No. 703159 (TX)

Patrick Graham

Broker of Record

License No. 528005 (TX)

Firm Lic No. 9005919 (TX)

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INVESTMENT HIGHLIGHTS

Contact Broker

Price

±3,950 SF

GLA

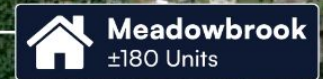
Property Highlights

- **Turnkey Office Space** – Fully furnished and move-in ready for immediate occupancy with minimal downtime or additional investment
- **Professional Setting** – Well-maintained property offering a clean, efficient work environment
- **Prime Historic Humble Location** – Centrally located with excellent visibility, strong traffic exposure, and easy access
- **Flexible Use Potential** – Ideal for owner-users, investors, or professional office tenants
- **Versatile Layout** – Suitable for office, medical, administrative, or service-oriented businesses
- **Walkable Amenities Nearby** – Surrounded by restaurants, retail, shops, and everyday services
- **Excellent Accessibility** – Quick access to FM 1960, Hwy 59/I-69, Beltway 8, and IAH Airport
- **Strong Regional Connectivity** – Convenient to surrounding residential areas and business districts

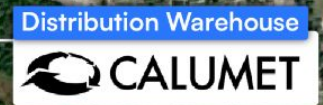




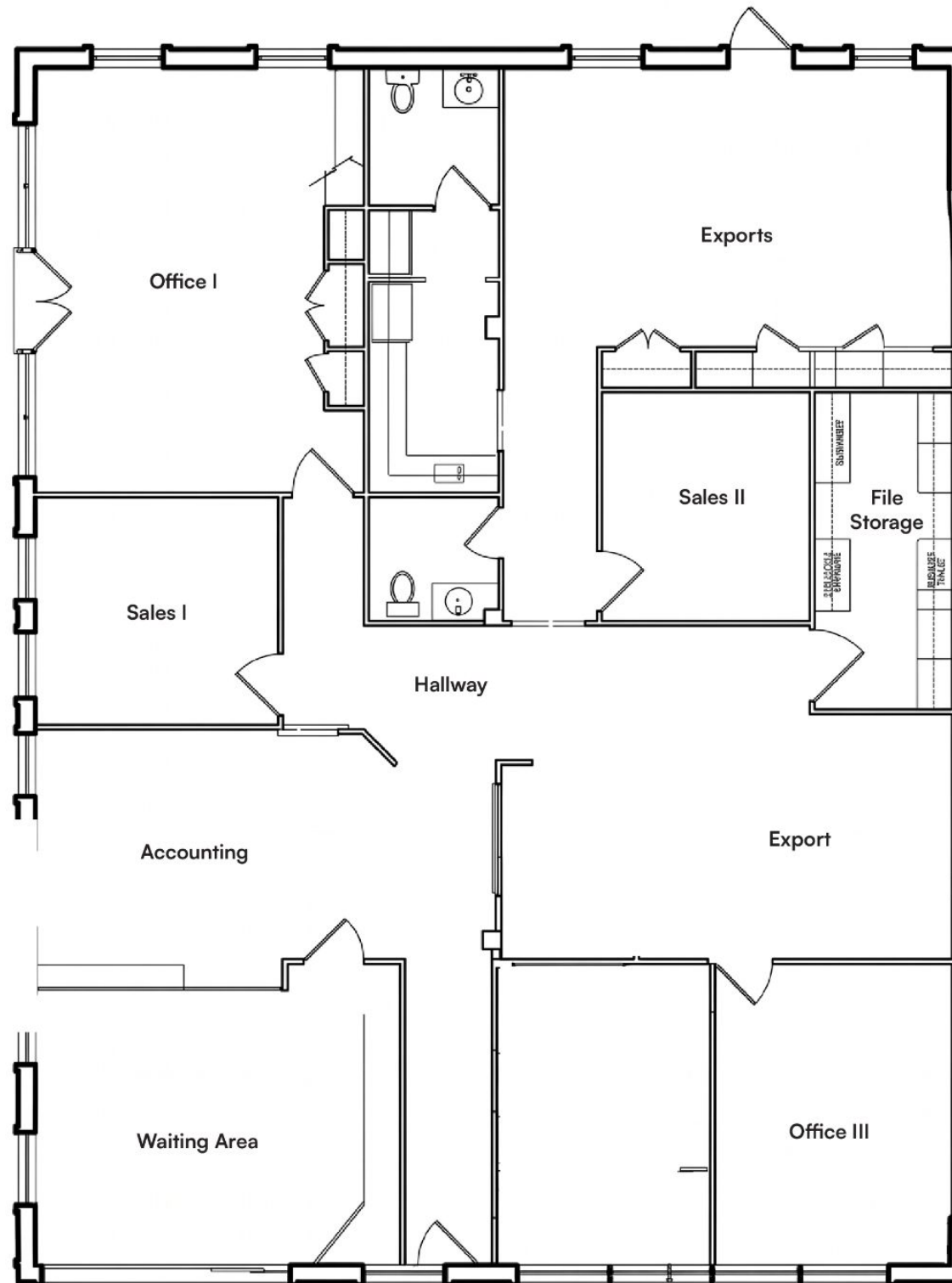
FM 1960 Bypass Rd ± 46,900 VPD



± 127,100 VPD



George Bush Intercontinental Airport

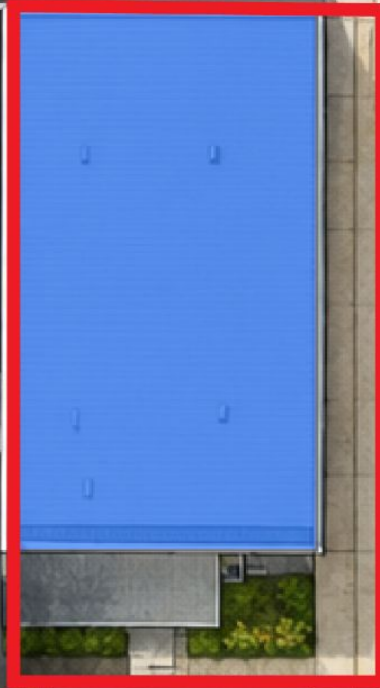




NE

E Main St

S Avenue B



218 E Main St
Humble, TX 77338

Contact Broker

Price

±3,950 SF

GLA

±5,001 SF

Lot Size

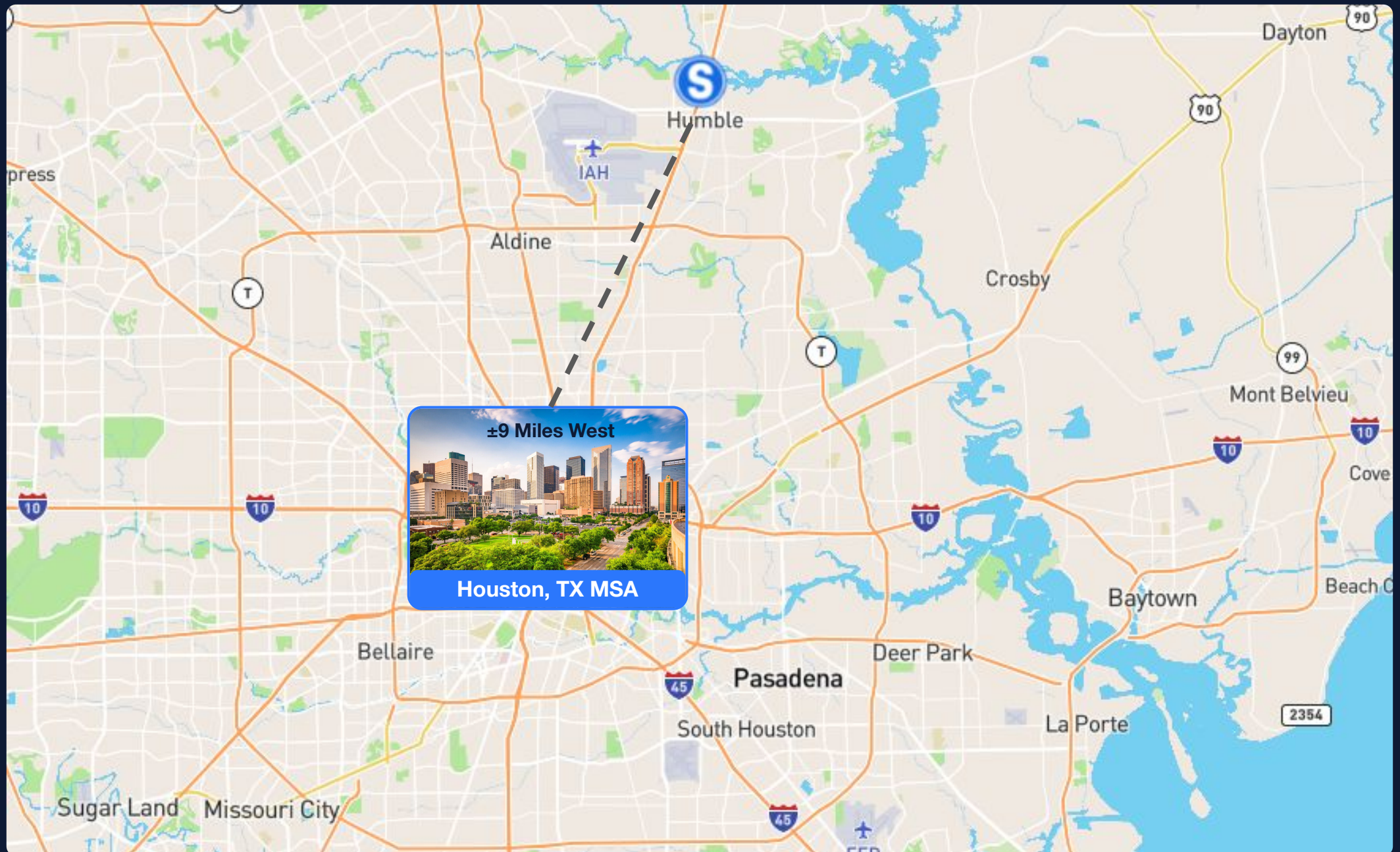
±127,100

Vehicles Per Day (I-69)



MARKET OVERVIEW

218 E Main St Humble
Humble, TX 77338

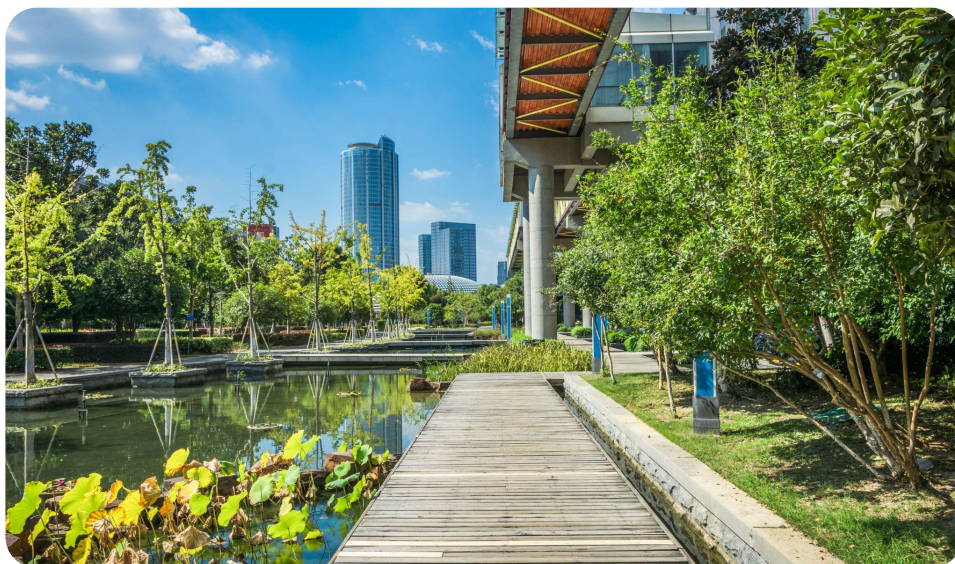


HUMBLE, TX

Local Market Overview

Situated in the city of Humble, Texas, within the broader Houston–The Woodlands–Sugar Land metropolitan area, this location benefits from one of the largest and most economically dynamic regions in the United States. The Houston metro continues to demonstrate long-term economic resilience, supported by a diverse employment base spanning healthcare, energy, logistics, retail, advanced manufacturing, and professional services. Consistent population growth and in-migration trends have contributed to expanding demand for both healthcare and consumer-oriented services across suburban communities such as Humble, where a growing residential population and strong workforce demographics support sustained commercial activity.

The area also benefits from proximity to several established regional healthcare institutions, major retail corridors, and national retailers, creating a strong ecosystem for both medical and consumer-focused businesses. The presence of recognized healthcare operators and established retail anchors enhances the attractiveness of the submarket for physicians, specialty groups, restaurants, service providers, and ancillary healthcare users seeking strategic locations with established customer access and visibility. Additionally, accessibility to major transportation corridors, including U.S. Highway 59/I-69, Beltway 8, and proximity to George Bush Intercontinental Airport, further strengthens regional connectivity and convenience for residents, employees, and visitors.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,281	45,279	162,060
Current Year Estimate	7,223	44,974	157,264
2020 Census	6,918	42,929	149,130
Growth Current Year-Five-Year	0.81%	0.68%	3.05%
Growth 2020-Current Year	4.42%	4.76%	5.45%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,962	15,877	56,695
Current Year Estimate	2,930	15,616	54,183
2020 Census	2,717	14,738	50,637
Growth Current Year-Five-Year	1.08%	1.67%	4.63%
Growth 2020-Current Year	7.87%	5.96%	7.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$73,468	\$92,123	\$114,082

HOUSTON, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

Total Population

2.3 Million

Median HH Income

\$64,813

Annual Visitors

53.9 Million

GDP

\$697+ Billion



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 **218 E Main St, Humble, TX, 77338** ("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.



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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date