

2023 N HOUSTON AVE

Humble, TX 77338

Industrial Opportunity
For Sale/ For Lease

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Doc Perrier

First Vice President & Director

(346) 223-5954

(832) 752-1608

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham

Broker of Record

License No. 9005919 (TX)

MATTHEWS™



Investment Highlights

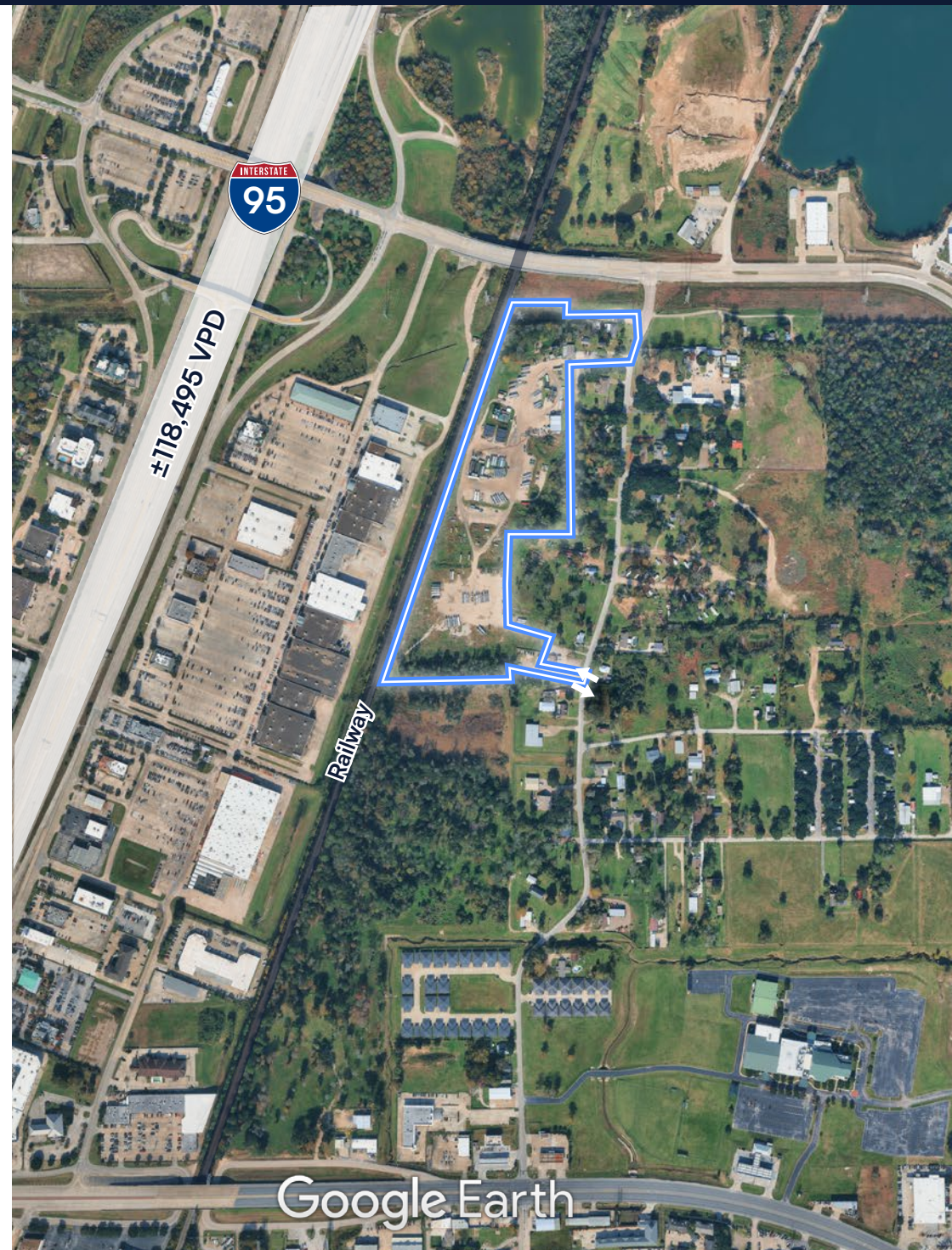
IOS Available For Sale and For Lease

Property Highlights

- $\pm 6,995$ SF office
- $\pm 3,651$ SF overhang
- Sits on ± 18.83 acres
- ± 11.5 stabilized acres with additional stabilization possible
- Power and water in yard space
- Immediately available
- Easy access to IAH, and I-95
- Three points of ingress and egress
- Ideal uses include equipment rental, outside storage, and trucking

Contact Broker

List Price & Lease Rate



Property Photos





 **George Bush Intercontinental Airport**
±5 Miles Away

COSTCO
WHOLESALE
TARGET
KOHL'S

Subject Property

MVP Logistics

roadrunner

ReadyRefresh
Bottled Water & Beverage Delivery Service
JOHNSTONE SUPPLY
Metal Zinc
Forward

ExtraSpace Storage

amazon

 **SHARE LOGISTICS**


CALUMET
SCP

STARPLAST

BLUE WATER SHIPPING


LIVING SPACES
Distribution Center

Expeditors



tpi Trademark Plastics, Inc.

± 118,495 VPD

Humble, TX

Market Demographics



16,489

Total Population

\$52,927

Median HH Income

6,373

of Households

36.6%

Homeownership Rate

7,671

Employed Population

13.1%

% Bachelor's Degree

32.7

Median Age

\$191,200

Median Property Value

Local Market Overview

The property is located in the city of Humble, Texas, situated within the greater Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA). Humble benefits from its proximity to Houston's major economic nodes, providing both workforce connectivity and logistics access. The local labour force skews relatively young, supporting a dynamic industrial and distribution cluster. Household incomes, while somewhat below the state average, reflect affordability of the market and labour-cost competitiveness. Standard-of-living advantages include cost-of-living below the national average and a substantial base of light manufacturing and warehousing. The industrial use of the subject property aligns well with the greater region's growth in logistics, cargo and manufacturing infrastructure, especially given its access to major highways and regional transportation hubs.

As part of the Houston MSA, Humble shares in the region's macro-growth drivers but also carries the trade-offs typical of near-suburban industrial nodes including land availability, labor accessibility, and infrastructure intersection. This location offers a strategic balance between metropolitan connectivity and cost-efficient operations. The nearby labor pool, vehicular access, and MSA scale support occupier demand, even though local household incomes, property values and other demand drivers are more modest than in core urban or premium submarkets.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,939	39,841	143,994
2025 Population	2,742	39,887	143,593
2030 Population Projection	2,763	41,141	150,273
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,136	14,260	49,099
2025 Households	1,047	14,264	49,089
2030 Household Projections	1,053	14,773	51,729
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$69,321	\$76,185	\$97,036

Economic Drivers

Logistics and manufacturing strengths anchor the Humble/Houston industrial corridor.

Proximity to major highways, the Port of Houston and large labour pool bolster the area's infrastructure advantage.

Economic Drivers

Humble is part of the broader Houston industrial ecosystem anchored by the Port of Houston, Gulf Coast energy/chemicals, and a growing base of logistics/distribution tenants. Key employers in the area include industrial-services, manufacturing and logistics firms servicing the regional energy and freight economy.

Primary Industries

- Oil & gas / petrochemicals
- Logistics & distribution
- Manufacturing & industrial services
- Professional business services (supporting industrial sector)

Top Employers

- Turner Industries Group LLC — industrial services contractor in Humble.
- Repcon Inc. — industrial services in local area.
- SAS Global Corporation — industrial services.
- Local government and public-services (City of Humble operations)
- Regional logistics/distribution employers.

Infrastructure / Economic Development Projects

- Access to major interstate corridors (e.g., I-69/US 59, Beltway 8)
- Freight and logistics growth tied to the Port of Houston (regional)
- Land-use development of industrial parks in Humble (see market listings)

The regional economy remains diversified beyond energy, with significant momentum in logistics, manufacturing and distribution—supporting demand for industrial land and facilities.

48.4M+

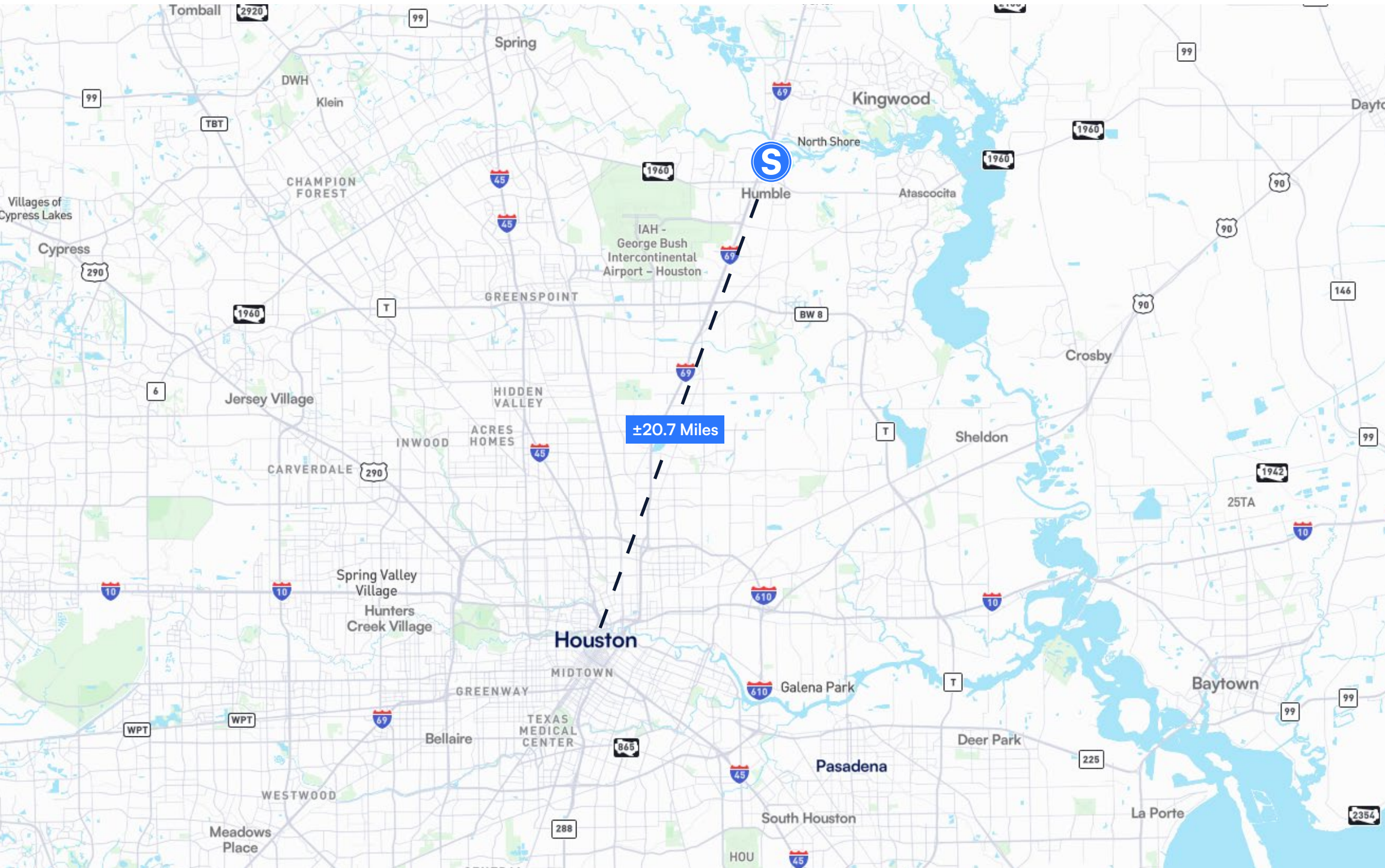
IAH Airport Annual Passengers (2024)

±20.9 Miles

Distance to Houston



Regional Map





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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

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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 **2023 N Houston Ave, 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.