

TEXAS HOLD'EM STORAGE - CLIMATE CONTROLLED

603 W Upshur Ave | Gladewater, TX
OFFERING MEMORANDUM



CLIMATE CONTROL STORAGE

VALUE ADD SELF STORAGE AND RETAIL PORTFOLIO

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Texas Hold'em Storage - climate Controlled

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	603 W Upshur Ave Gladewater TX 75647
COUNTY	Gregg
MARKET	East Texas
SUBMARKET	Gladewater
BUILDING SF	13,500 SF
LAND ACRES	0.85
LAND SF	36,869 SF
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$825,000
PRICE PSF	\$61.11
NOI (Pro Forma)	\$6,587
CAP RATE (TRAILING 12 MONTHS)	-1.02%
CAP RATE (PRO FORMA)	0.80%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,075	7,868	14,198
2026 Median HH Income	\$44,379	\$50,313	\$59,671
2026 Average HH Income	\$55,087	\$71,924	\$85,526

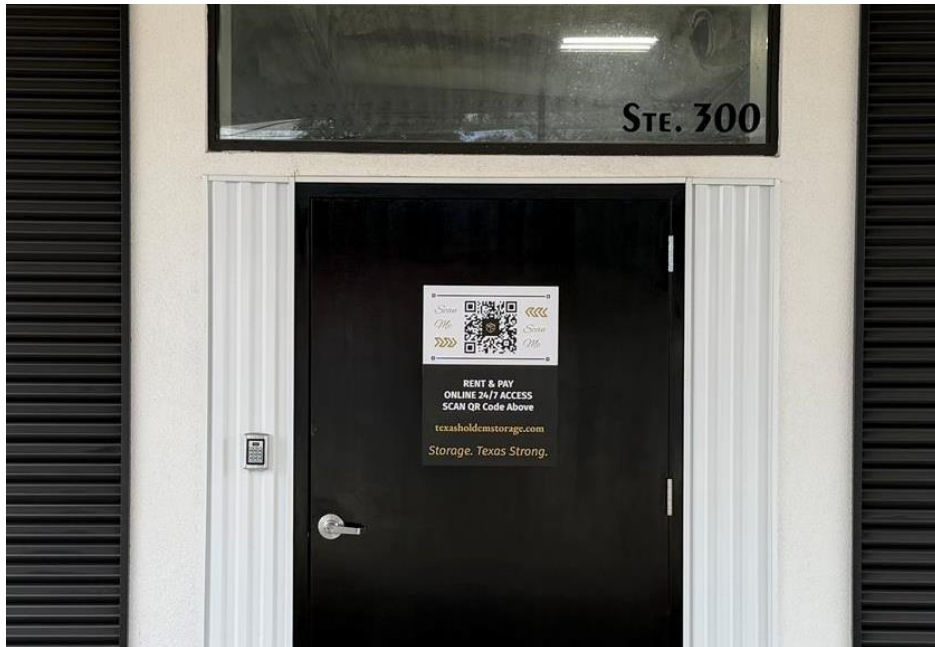


Investment Opportunity

- This mixed-use investment opportunity combines a newly developed climate-controlled self-storage facility with retail space, creating diversified income streams and significant upside potential. The self-storage component is currently in lease-up and experiencing strong occupancy growth, providing a buyer with the opportunity to capture additional revenue as the remaining units are leased.

The retail space is presently occupied by a family member of ownership and is not operating under a market-rate lease, creating an opportunity to secure a long-term NNN tenant and increase cash flow. Located along a highly visible commercial corridor in Gladewater, the property offers immediate income with a clear path to stabilization.

A new owner can unlock value through continued self-storage lease-up and retail leasing efforts, resulting in increased occupancy, NOI growth, and enhanced asset value.





02

Location

- Location Summary
- Aerial View Map

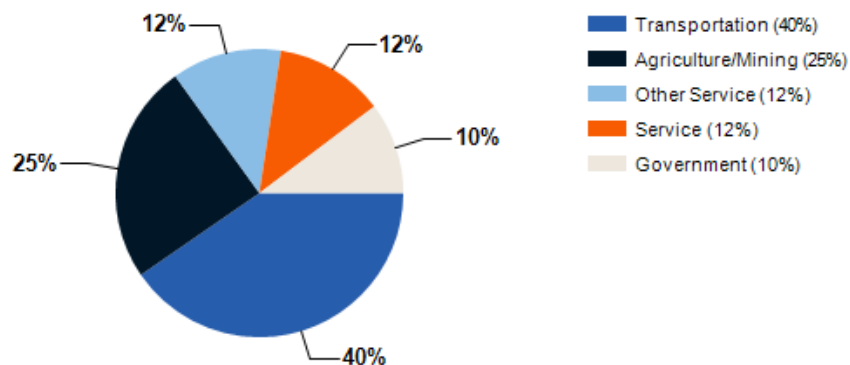
Excellent Visibility

- Located at 603 W. Upshur Avenue in Gladewater, Texas, the property benefits from strong visibility and frontage along one of the city's primary commercial corridors. Upshur Avenue serves as a major route through Gladewater, providing convenient access for local residents, businesses, and commuters traveling throughout the area.

The property is strategically positioned within the Longview metropolitan region, approximately 15 miles west of Longview and within easy reach of Tyler, allowing it to serve a broad customer base across East Texas. The highly visible highway location offers excellent exposure, easy ingress and egress, and strong traffic counts that support both retail and self-storage demand.

As demand for climate-controlled storage continues to grow, the property's accessible location and proximity to surrounding residential neighborhoods and commercial businesses provide a solid foundation for continued occupancy growth and long-term investment performance.

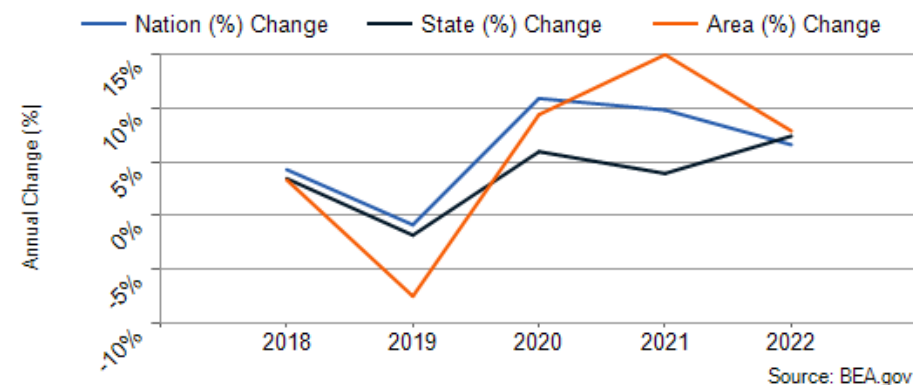
Major Industries by Employee Count



Largest Employers

Triad Resources	150
Smg	5 to 9
Ajilon	20
Johnston & Assoc Llp	1 to 4
Bankston Riley	9
Sprint Industrial Services Gp LLC	7
Denis Calabrese Co	3
Groppe Long & Littell	2

Gregg County GDP Trend







03

Property Description

Property Features

GLOBAL

NUMBER OF STORAGE UNITS	62
BUILDING SF	13,500
LAND SF	36,869
LAND ACRES	0.85
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	B
BUILDING USE	Storage and Retail
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1

BUILDING BREAKDOWN

LEASEABLE SELF-STORAGE	6,422
RETAIL AVAILABLE TO LEASE	4500
PROPERTY STATUS	Lease up stage
SELF STORAGE TYPE	Climate Controlled
RETAIL STATUS	Empty
SELF STORAGE OCCUPANCY	45%
RETAIL OCCUPANCY	Empty





04

Financial Analysis

Income & Expense Analysis

Year 1 Proforma

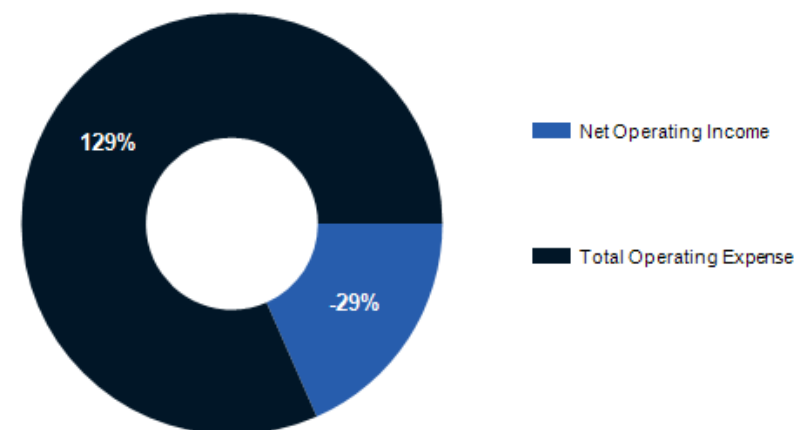
Year 2 Proforma

REVENUE ALLOCATION

TRAILING 12 MONTHS

INCOME	TRAILING 12 MONTHS		PRO FORMA	
Storage Rent	\$28,378	98.1%	\$81,217	69.3%
Late Fees	\$395	1.4%	\$1,330	1.1%
TPP	\$155	0.5%	\$900	0.8%
Retail			\$33,750	28.8%
Gross Potential Income	\$28,928		\$117,197	
Effective Gross Income	\$28,928		\$34,650	
Less Expenses	\$37,353	129.12%	\$28,063	80.98%
Net Operating Income	(\$8,425)		\$6,587	

* vacancy amount factored into gross revenue

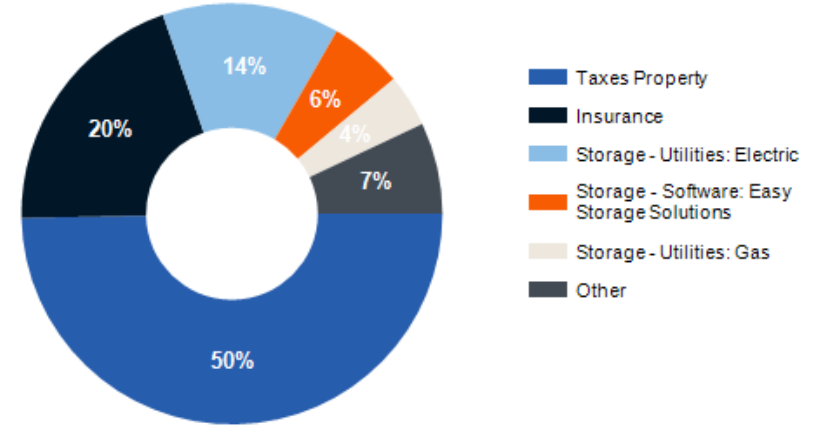


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	TRAILING 12 MONTHS	PRO FORMA
Storage - Merchant Fees	\$877	\$2,534
Storage - Software: Divinci Locks	\$630	\$720
Storage - Software: Easy Storage Solutions	\$2,111	\$2,111
Storage - Software: Cloud Access	\$895	\$900
Storage - Software: Merchant	\$179	\$180
Storage - TPP Fees	\$39	\$300
Taxes Property	\$18,559	\$20,000
Storage - Utilities: Electric	\$5,089	\$5,100
Storage - Utilities: Gas	\$1,509	\$1,750
Insurance	\$7,465	\$7,500
Retail - Utilities - Electric		\$2,162
Retail - Utilities - Electric - Surface Parking		\$1,666
Retail - Utilities - Gas		\$1,284
Retail - Utilities - Telephone/Internet		\$2,998
Retail - Utilities - Water/Dumpster		\$3,250
Retail - NNN Reimbursement		(\$24,392)
Total Operating Expense	\$37,353	\$28,063
Expense / SF	\$2.77	\$2.08
% of EGI	129.12%	80.98%

DISTRIBUTION OF EXPENSES

TRAILING 12 MONTHS



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Income:	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total	
Self Storage:														
Rents	\$ 3,222.45	\$ 3,383.57	\$ 3,552.75	\$ 3,730.39	\$ 3,916.91	\$ 4,112.75	\$ 4,318.39	\$ 4,534.31	\$ 4,761.03	\$ 4,999.08	\$ 5,249.03	\$ 5,511.48	\$ 51,292.14	
Late Fees	\$ 40.00	\$ 40.00	\$ 40.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 750.00	
TPP	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 864.00	
Total Storage Income	\$ 3,334.45	\$ 3,495.57	\$ 3,664.75	\$ 3,862.39	\$ 4,048.91	\$ 4,244.75	\$ 4,460.39	\$ 4,676.31	\$ 4,903.03	\$ 5,151.08	\$ 5,401.03	\$ 5,663.48	\$ 52,906.14	
Retail:														
Rents	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 33,750.00	
Total Retail Income	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 33,750.00	
Total Combined Income	\$ 6,146.95	\$ 6,308.07	\$ 6,477.25	\$ 6,674.89	\$ 6,861.41	\$ 7,057.25	\$ 7,272.89	\$ 7,488.81	\$ 7,715.53	\$ 7,963.58	\$ 8,213.53	\$ 8,475.98	\$ 86,656.14	
Expenses:														
Self Storage:														
Merchant Fees	\$ 100.54	\$ 105.57	\$ 110.85	\$ 116.39	\$ 122.21	\$ 128.32	\$ 134.73	\$ 141.47	\$ 148.54	\$ 155.97	\$ 163.77	\$ 171.96	\$ 1,600.31	
Software: DiVinci Locks	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 630.00	
Software: Easy Storage Solutions	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 2,110.68	
Software: Cloud Access	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 74.62	\$ 895.44	
Software: Merchant	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 14.95	\$ 179.40	
TPP Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 23.45	\$ 38.85	
Utilities: Electric	\$ 512.90	\$ 499.87	\$ 610.80	\$ 478.59	\$ 416.39	\$ 384.33	\$ 401.78	\$ 291.55	\$ 331.99	\$ 327.91	\$ 404.82	\$ 427.73	\$ 5,088.66	
Utilities: Gas	\$ 126.14	\$ 126.14	\$ 126.14	\$ 126.14	\$ 126.14	\$ 126.16	\$ 125.38	\$ 125.38	\$ 125.38	\$ 125.38	\$ 125.38	\$ 125.38	\$ 1,509.14	
Total Storage Expenses:	\$ 1,055.04	\$ 1,047.04	\$ 1,163.25	\$ 1,036.58	\$ 980.20	\$ 954.27	\$ 977.35	\$ 873.86	\$ 921.37	\$ 934.72	\$ 1,034.83	\$ 1,073.98	\$ 12,052.48	
Retail Expenses:														
Utilities - Electric	\$ 121.80	\$ 94.42	\$ 98.13	\$ 80.00	\$ 130.07	\$ 211.38	\$ 316.10	\$ 345.00	\$ 320.00	\$ 215.00	\$ 130.00	\$ 100.00	\$ 2,161.90	
Utilities - Electric - Surface Parking	\$ 137.23	\$ 124.48	\$ 124.48	\$ 124.49	\$ 141.04	\$ 141.05	\$ 148.04	\$ 145.00	\$ 145.00	\$ 145.00	\$ 145.00	\$ 145.00	\$ 1,665.81	
Utilities - Gas	\$ 156.82	\$ 213.66	\$ 150.32	\$ 79.62	\$ 63.74	\$ 62.69	\$ 67.14	\$ 65.00	\$ 70.00	\$ 80.00	\$ 115.00	\$ 160.00	\$ 1,283.99	
Utilities - Telephone/Internet	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 2,998.08	
Utilities - Water/Dumpster	\$ 267.48	\$ 267.48	\$ 265.08	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 3,250.11	
Total Retail Expenses	\$ 933.17	\$ 949.88	\$ 887.85	\$ 806.18	\$ 856.92	\$ 937.19	\$ 1,053.35	\$ 1,077.07	\$ 1,057.07	\$ 962.07	\$ 912.07	\$ 927.07	\$ 11,359.89	
Combined Expenses:														
Insurance	\$ 7,465.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,465.02	
Property Tax	\$ 18,599.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,599.34	
Combined Expenses:	\$ 26,064.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,064.36	
NOI - Storage	\$ (10,752.77)	\$ 2,448.54	\$ 2,501.51	\$ 2,825.81	\$ 3,068.71	\$ 3,290.49	\$ 3,483.04	\$ 3,802.45	\$ 3,981.65	\$ 4,216.36	\$ 4,366.20	\$ 4,589.50	\$ 27,821.48	
NOI - Retail	\$ (11,152.85)	\$ 1,862.62	\$ 1,924.65	\$ 2,006.32	\$ 1,955.58	\$ 1,875.31	\$ 1,759.15	\$ 1,735.43	\$ 1,755.43	\$ 1,850.43	\$ 1,900.43	\$ 1,885.43	\$ 9,357.93	
NOI - Combined	\$ (21,905.62)	\$ 4,311.16	\$ 4,426.16	\$ 4,832.13	\$ 5,024.29	\$ 5,165.80	\$ 5,242.19	\$ 5,537.88	\$ 5,737.08	\$ 6,066.79	\$ 6,266.63	\$ 6,474.93	\$ 37,179.41	
NNN Reimbursements - Retail	\$ 13,965.35	\$ 949.88	\$ 887.85	\$ 806.18	\$ 856.92	\$ 937.19	\$ 1,053.35	\$ 1,077.07	\$ 1,057.07	\$ 962.07	\$ 912.07	\$ 927.07	\$ 24,392.07	
NOI After Reimbursement	\$ (7,940.27)	\$ 5,261.04	\$ 5,314.01	\$ 5,638.31	\$ 5,881.21	\$ 6,102.99	\$ 6,295.54	\$ 6,614.95	\$ 6,794.15	\$ 7,028.86	\$ 7,178.70	\$ 7,402.00	\$ 61,571.48	

Year 2												
Represents Stabilization @ 92% Occ. ->												
5%	5%	5%	5%	5%								
Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Total
\$ 5,787.06	\$ 6,076.41	\$ 6,380.23	\$ 6,699.24	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 7,034.20	\$ 81,216.57
\$ 80.00	100	100	100	110	110	110	120	120	120	130	130	\$ 1,330.00
\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00
\$ 5,942.06	\$ 6,251.41	\$ 6,555.23	\$ 6,874.24	\$ 7,219.20	\$ 7,219.20	\$ 7,219.20	\$ 7,229.20	\$ 7,229.20	\$ 7,229.20	\$ 7,239.20	\$ 7,239.20	\$ 83,446.57
\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 33,750.00
\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 2,812.50	\$ 33,750.00
\$ 8,754.56	\$ 9,063.91	\$ 9,367.73	\$ 9,686.74	\$ 10,031.70	\$ 10,031.70	\$ 10,031.70	\$ 10,041.70	\$ 10,041.70	\$ 10,041.70	\$ 10,051.70	\$ 10,051.70	\$ 117,196.57
\$ 180.56	\$ 189.58	\$ 199.06	\$ 209.02	\$ 219.47	\$ 219.47	\$ 219.47	\$ 219.47	\$ 219.47	\$ 219.47	\$ 219.47	\$ 219.47	\$ 2,533.96
\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 175.89	\$ 2,110.68
\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00
\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 180.00
\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 300.00
\$ 512.90	\$ 499.87	\$ 610.80	\$ 478.59	\$ 416.39	\$ 384.33	\$ 401.78	\$ 291.55	\$ 331.99	\$ 327.91	\$ 404.82	\$ 427.73	\$ 5,088.66
\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 126.00	\$ 1,512.00
\$ 1,170.35	\$ 1,166.34	\$ 1,286.75	\$ 1,164.50	\$ 1,112.75	\$ 1,080.69	\$ 1,098.14	\$ 987.91	\$ 1,028.35	\$ 1,024.27	\$ 1,101.18	\$ 1,124.09	\$ 13,345.30
\$ 121.80	\$ 94.42	\$ 98.13	\$ 80.00	\$ 130.07	\$ 211.38	\$ 316.10	\$ 345.00	\$ 320.00	\$ 215.00	\$ 130.00	\$ 100.00	\$ 2,161.90
\$ 137.23	\$ 124.48	\$ 124.48	\$ 124.49	\$ 141.04	\$ 141.05	\$ 148.04	\$ 145.00	\$ 145.00	\$ 145.00	\$ 145.00	\$ 145.00	\$ 1,665.81
\$ 156.82	\$ 213.66	\$ 150.32	\$ 79.62	\$ 63.74	\$ 62.69	\$ 67.14	\$ 65.00	\$ 70.00	\$ 80.00	\$ 115.00	\$ 160.00	\$ 1,283.99
\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 249.84	\$ 2,998.08
\$ 267.48	\$ 267.48	\$ 265.08	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 272.23	\$ 3,250.11
\$ 933.17	\$ 949.88	\$ 887.85	\$ 806.18	\$ 856.92	\$ 937.19	\$ 1,053.35	\$ 1,077.07	\$ 1,057.07	\$ 962.07	\$ 912.07	\$ 927.07	\$ 11,359.89
\$ 7,465.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,465.02
\$ 18,599.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,599.34
\$ 26,064.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,064.36
\$ (8,260.47)	\$ 5,085.07	\$ 5,268.48	\$ 5,709.75	\$ 6,106.46	\$ 6,138.52	\$ 6,121.07	\$ 6,241.30	\$ 6,200.86	\$ 6,204.94	\$ 6,138.03	\$ 6,115.12	\$ 57,069.10
\$ (11,152.85)	\$ 1,862.62	\$ 1,924.65	\$ 2,006.32	\$ 1,955.58	\$ 1,875.31	\$ 1,759.15	\$ 1,735.43	\$ 1,755.43	\$ 1,850.43	\$ 1,900.43	\$ 1,885.43	\$ 9,357.93
\$ (19,413.32)	\$ 6,947.69	\$ 7,193.13	\$ 7,716.07	\$ 8,062.04	\$ 8,013.83	\$ 7,880.22	\$ 7,976.73	\$ 7,956.29	\$ 8,055.37	\$ 8,038.46	\$ 8,000.55	\$ 66,427.03
\$ 13,965.35	\$ 949.88	\$ 887.85	\$ 806.18	\$ 856.92	\$ 937.19	\$ 1,053.35	\$ 1,077.07	\$ 1,057.07	\$ 962.07	\$ 912.07	\$ 927.07	\$ 24,392.07
\$ (5,447.97)	\$ 7,897.57	\$ 8,080.98	\$ 8,522.25	\$ 8,918.96	\$ 8,951.02	\$ 8,933.57	\$ 9,053.80	\$ 9,013.36	\$ 9,017.44	\$ 8,950.53	\$ 8,927.62	\$ 90,819.10



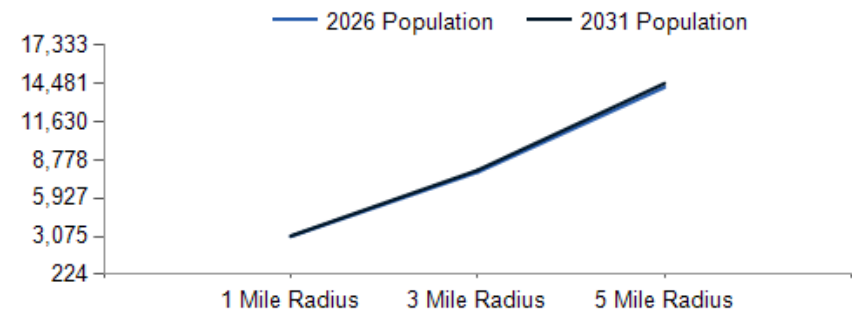
05

Demographics

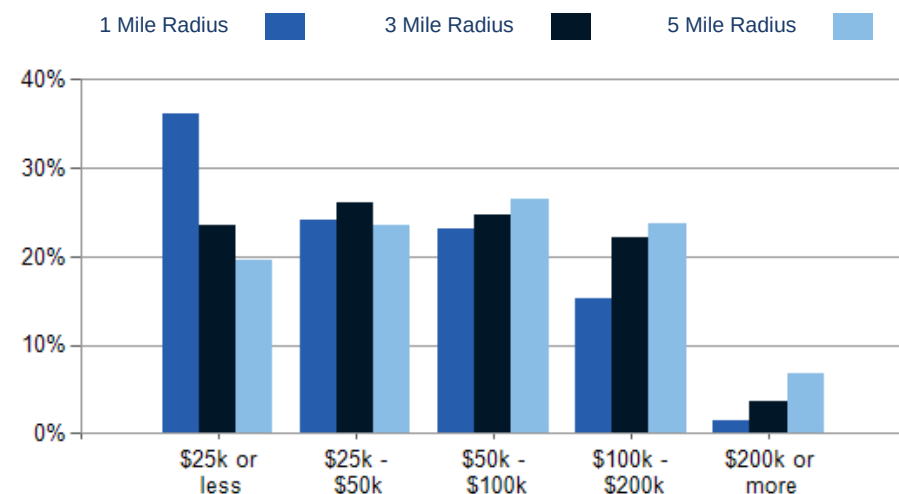
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,907	7,258	12,466
2010 Population	3,177	7,741	13,681
2026 Population	3,075	7,868	14,198
2031 Population	3,107	8,009	14,481
2026 African American	802	1,358	1,638
2026 American Indian	15	57	109
2026 Asian	22	73	104
2026 Hispanic	302	779	1,394
2026 Other Race	103	256	467
2026 White	1,841	5,354	10,573
2026 Multiracial	289	765	1,293
2026-2031: Population: Growth Rate	1.05%	1.80%	2.00%

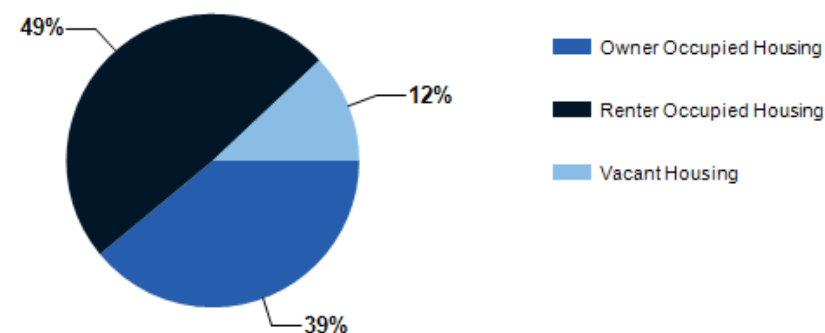
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	271	367	551
\$15,000-\$24,999	200	354	520
\$25,000-\$34,999	86	234	415
\$35,000-\$49,999	230	562	875
\$50,000-\$74,999	234	560	907
\$75,000-\$99,999	69	193	539
\$100,000-\$149,999	125	477	929
\$150,000-\$199,999	73	197	373
\$200,000 or greater	19	110	368
Median HH Income	\$44,379	\$50,313	\$59,671
Average HH Income	\$55,087	\$71,924	\$85,526



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

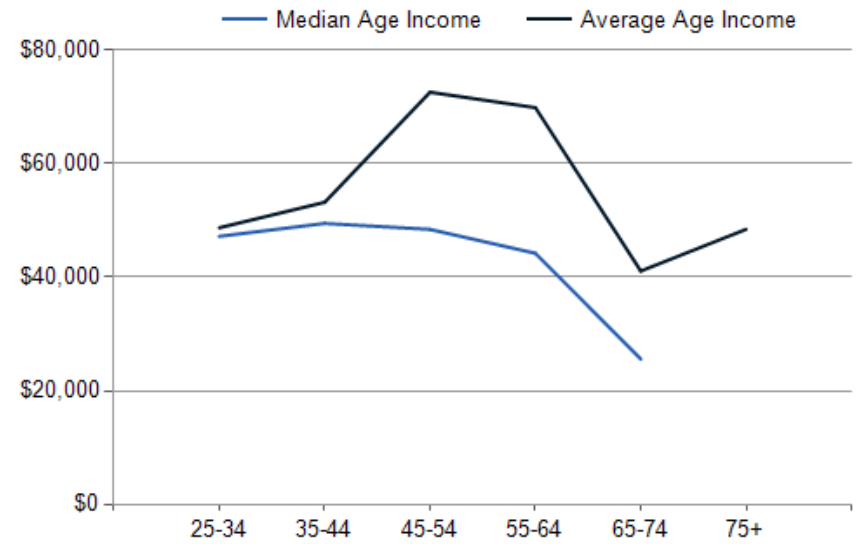
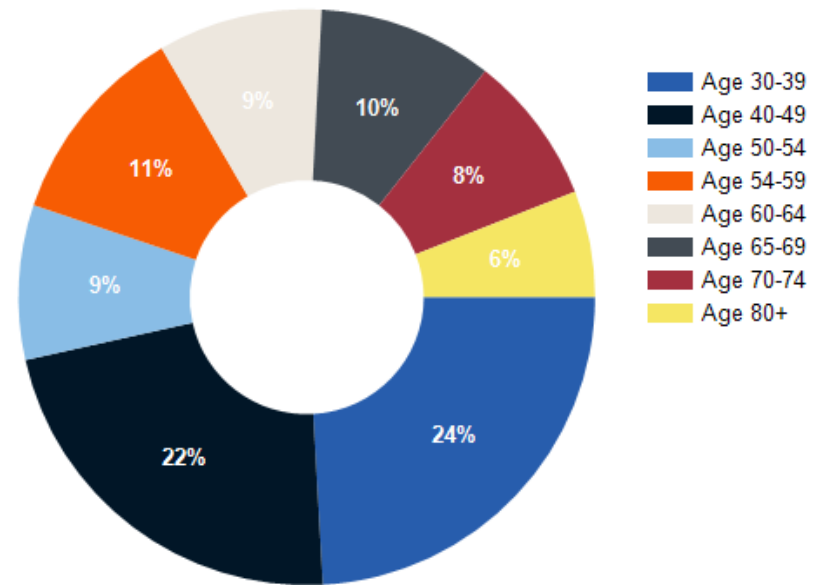


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	223	519	896
2026 Population Age 35-39	193	479	912
2026 Population Age 40-44	205	536	986
2026 Population Age 45-49	181	497	894
2026 Population Age 50-54	150	448	867
2026 Population Age 55-59	197	436	789
2026 Population Age 60-64	159	465	865
2026 Population Age 65-69	169	486	888
2026 Population Age 70-74	145	420	765
2026 Population Age 75-79	103	272	495
2026 Population Age 80-84	55	190	331
2026 Population Age 85+	46	137	234
2026 Population Age 18+	2,303	6,050	10,935
2026 Median Age	37	40	40
2031 Median Age	38	41	41

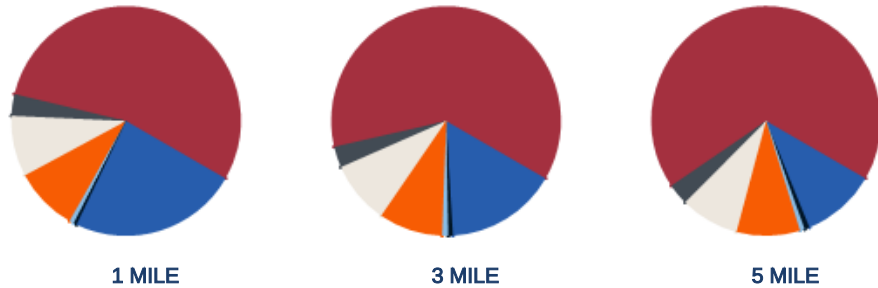
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,197	\$54,641	\$67,647
Average Household Income 25-34	\$48,709	\$67,647	\$77,693
Median Household Income 35-44	\$49,470	\$57,821	\$83,106
Average Household Income 35-44	\$53,192	\$76,874	\$114,265
Median Household Income 45-54	\$48,419	\$49,803	\$69,275
Average Household Income 45-54	\$72,587	\$77,634	\$96,326
Median Household Income 55-64	\$44,212	\$50,845	\$65,649
Average Household Income 55-64	\$69,873	\$77,078	\$94,481
Median Household Income 65-74	\$25,562	\$45,940	\$48,077
Average Household Income 65-74	\$41,073	\$62,428	\$63,357
Average Household Income 75+	\$48,433	\$74,401	\$69,050

Population By Age



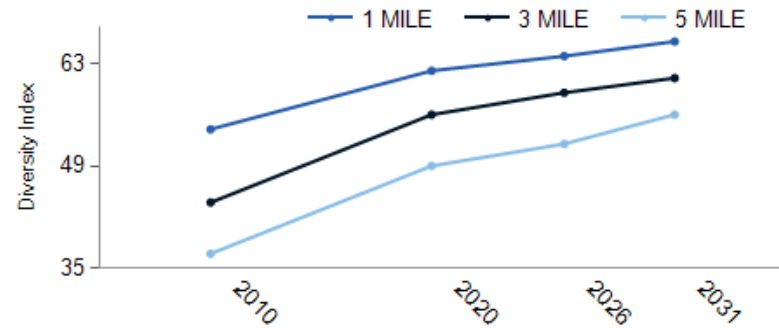
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	67	61	56
Diversity Index (current year)	64	59	53
Diversity Index (2020)	62	56	49
Diversity Index (2010)	54	44	37

POPULATION BY RACE



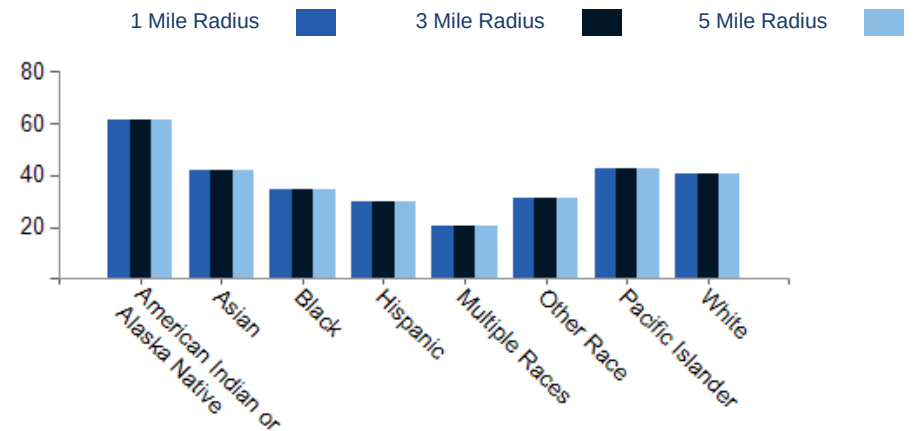
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	24%	16%	11%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	9%	9%	9%
Multiracial	9%	9%	8%
Other Race	3%	3%	3%
White	55%	62%	68%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	61	38	39
Median Asian Age	42	41	41
Median Black Age	35	36	37
Median Hispanic Age	30	26	27
Median Multiple Races Age	20	25	27
Median Other Race Age	31	30	30
Median Pacific Islander Age	43	50	29
Median White Age	40	43	42

2026 MEDIAN AGE BY RACE



Texas Hold'em Storage - climate Controlled

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