

# 903 Highway 146 South

La Porte, Texas 77571

Investment  
Opportunity

Offering Memorandum



**MATTHEWS™**



Exclusively Listed By



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# Property Overview

**903 Highway 146 South**  
La Porte, TX 77571





# Investment Highlights

## Property Highlights

- **Fully HVAC:** Climate-controlled throughout office and warehouse areas.
- **24' Clear Height:** Ideal for racking, storage, or light manufacturing.
- **28,356 SF Building:** Includes 16,421 SF of two-story office space with training rooms, bullpens, and private offices.
- **Modernized Elevator:** Recently upgraded for reliability and efficiency.
- **Ramp & Dock-High Loading:** Flexible access for various logistics operations.
- **Highway 146 Frontage:** Excellent visibility with over 54,000 vehicles per day.
- **Crane-Ready:** Rails in place for overhead crane installation.
- **Concrete Tiltwall Construction:** Durable and low-maintenance.
- **Heavy Power:** Supports demanding industrial or manufacturing use.
- **Available for Sale or Lease:** Flexible occupancy options.







Arizona Tile  
Warehouse



MRC Global



W Fairmont Pkwy ± 24,611 VPD

146

± 54,357 VPD

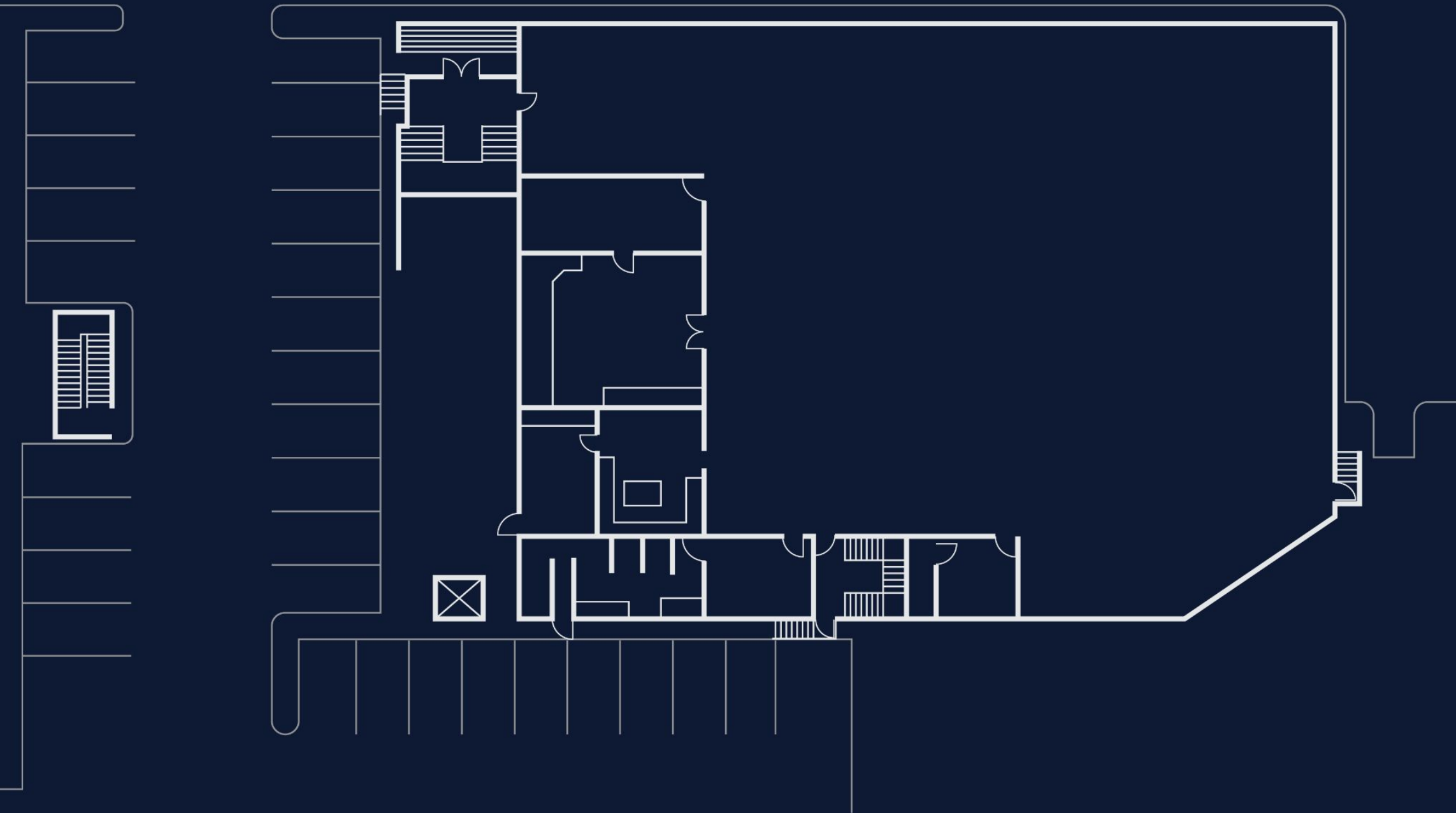


Subject Property



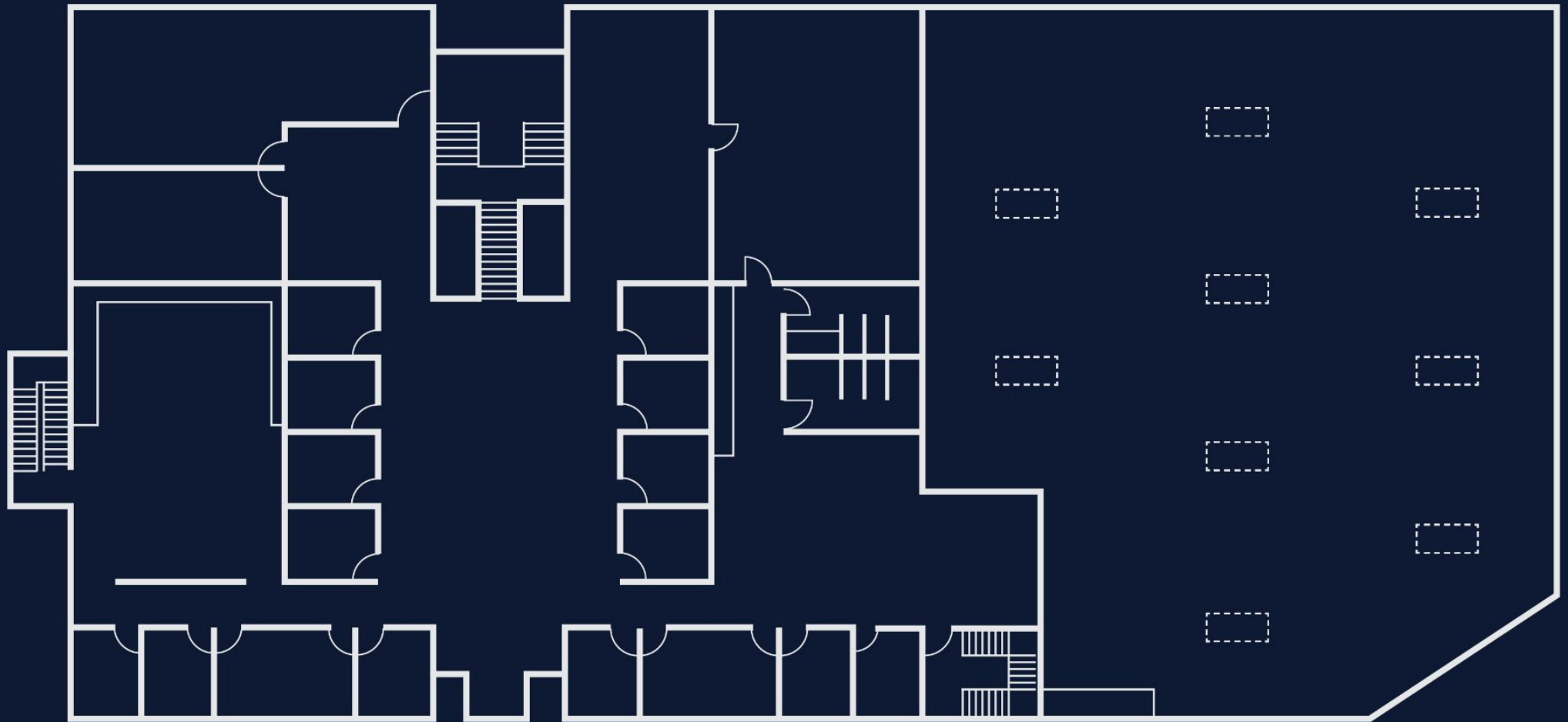


## Floor Plan - 1st Floor





## Floor Plan - 2nd Floor





**903 Highway 146 South**  
La Porte, TX 77571

**±28,356 SF**

GLA

**±16,421 SF**

Office SF

**2000**

Year Built

**±54,357**

Vehicles Per Day

**Tilt-Up**

Construction





# Financial Overview

903 Highway 146 South  
La Porte, TX 77571





# Investment Summary

## Contact Broker

Sale & Lease Price

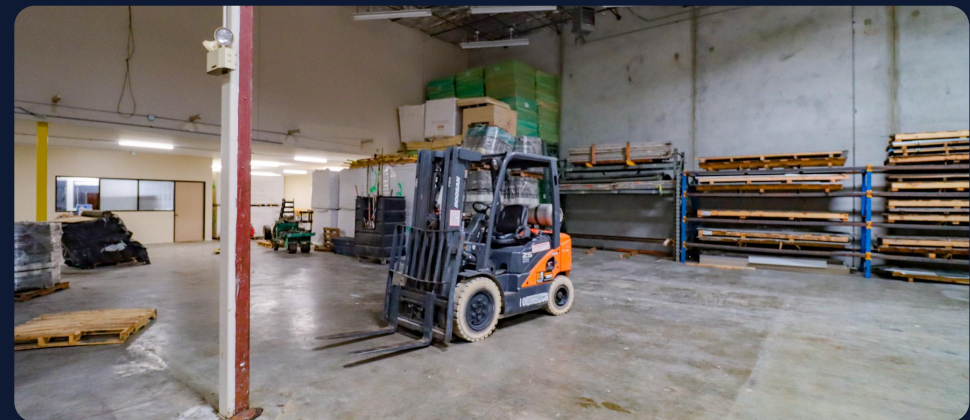
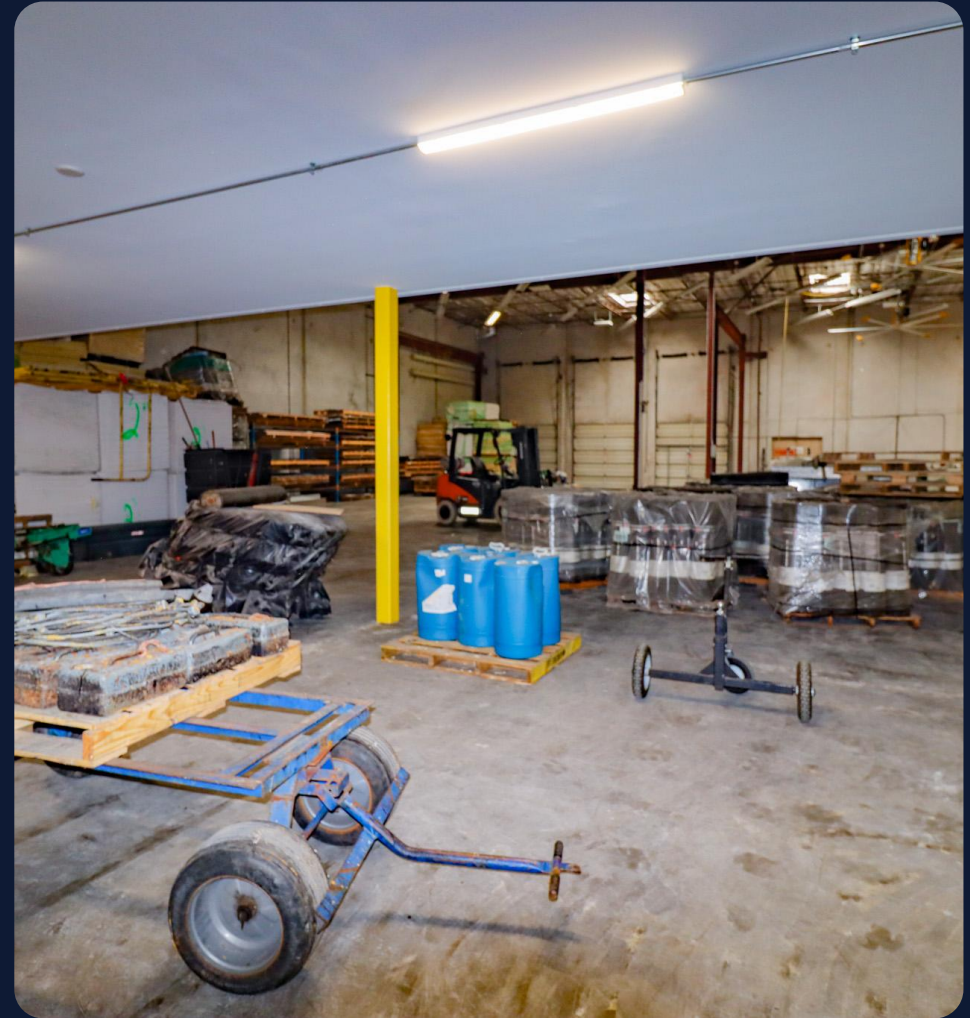
### Property Summary

Address	903 Highway 146 South La Porte, TX 77571
RBA	±28,356 SF
Office SF	±16,421 SF
Lot Size	±1.14 AC
Zoning	General Commercial
Construction	Tilt-Up
Eave Height	24'
Heavy Power	Yes
Chiller	Yes
Covered Parking	Yes
Elevator Access	Yes
Year Built	2000



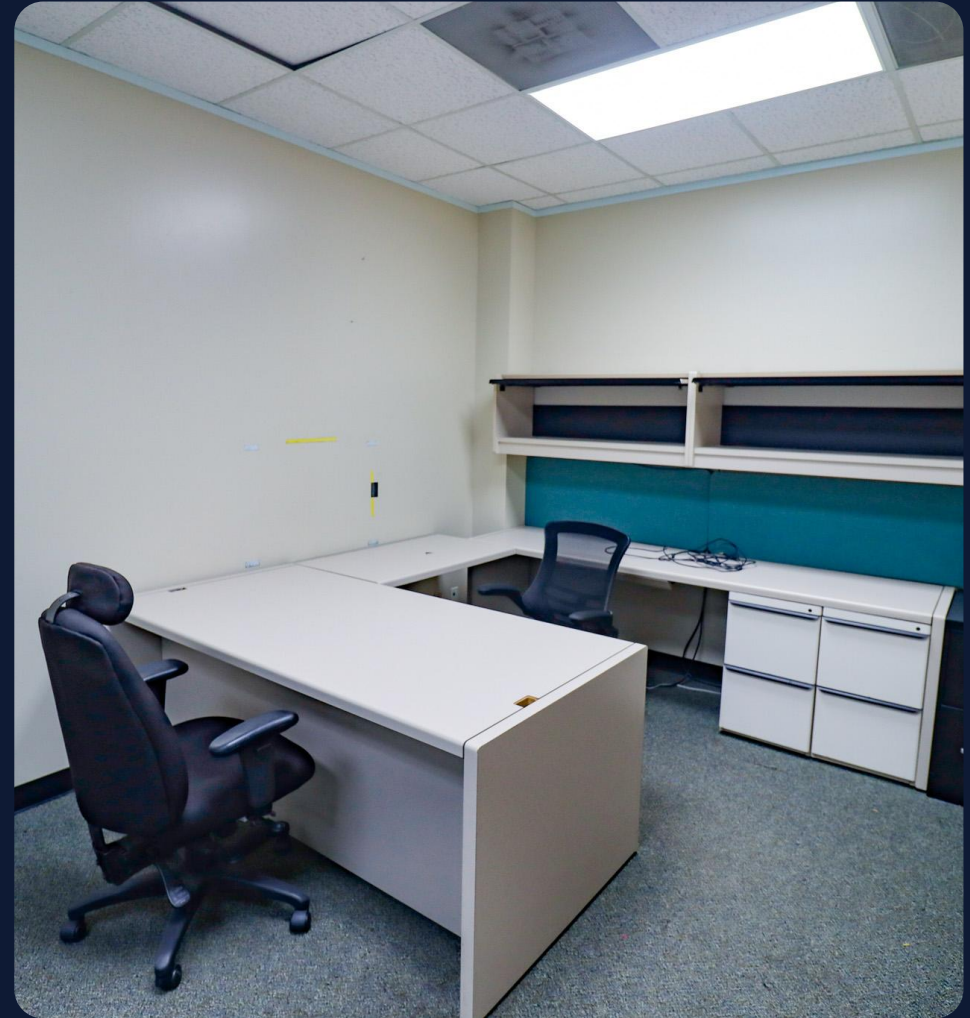


# Warehouse Photos





# Office Photos





# Market Overview

903 Highway 146 South  
La Porte, TX 77571



Houston, TX MSA



# La Porte, Texas

## Market Demographics



**36,077**

Total Population

**\$ 81,801**

Median HH Income

**13,737**

# of Households

**73%**

Homeownership Rate

**17,206**

Employed Population

**10.8 %**

% Bachelor's Degree

**37.1**

Median Age

**\$217,100**

Median Property Value

## Local Market Overview

La Porte lies within the Bay Area sub-region of Greater Houston along the Houston Ship Channel, making the market deeply influenced by industrial, port, and energy sector activity. The trade and logistics demand tied to the Port of Houston and chemical complexes generate sustained occupancy pressure for warehouse/distribution and light industrial product types. Population growth across the Houston metro supports labor availability, while strong median incomes in La Porte and surrounding communities fuel consumer demand for regional distribution nodes.

Traffic counts along State Highway 146, frontage of Interstate 10 (via connecting ramps), and feeder arterials are relatively high due to industrial traffic, commuting flows to the Port and refineries, and through routes connecting Baytown, La Porte, and Houston. This ensures excellent visibility, ease of ingress/egress, and robust connectivity into the broader Houston logistics network, which is a critical advantage for industrial users.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,151	22,497	78,476
Current Year Estimate	8,622	20,215	71,389
2020 Census	7,093	17,147	62,249
Growth Current Year-Five-Year	17.74%	11.29%	9.93%
Growth 2020-Current Year	21.56%	17.89%	14.68%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,304	7,325	26,700
Current Year Estimate	2,706	6,441	23,828
2020 Census	2,282	5,706	21,199
Growth Current Year-Five-Year	22.07%	13.73%	12.05%
Growth 2020-Current Year	18.62%	12.88%	12.40%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$131,813	\$131,734	\$112,466



# Economic Drivers

**La Porte sits at the convergence of major petrochemical, maritime, and energy systems.**

**Strategically positioned on the Houston Ship Channel with direct access to highway, bay, and rail transport corridors.**

## Economic Drivers

The region's economy is anchored by the Port of Houston, downstream petrochemical complexes, energy and refining operations, and advanced manufacturing. Global trade logistics, chemical synthesis, and supply chain operations maintain strong demand for industrial real estate. The proximity to Houston and major infrastructure enables efficient distribution to the Gulf Coast and inland markets.

## Primary Industries

- Petrochemical, refining & chemical manufacturing
- Maritime and port operations / cargo logistics
- Oil & gas services / energy equipment
- Advanced manufacturing
- Transportation & distribution / logistics

## Top Employers

- Port of Houston / Port Houston operations
- Major chemical and refining complexes in Bayport, Pasadena, and surrounding industrial corridors
- La Porte Independent School District
- Local industrial service firms (e.g. tank, pipeline, turnaround service providers)
- Regional healthcare and municipal services in the Bay Area cluster

## Recent Developments

- Expansion or upgrades in Port of Houston terminal capacity and access enhancements
- Investments in highway/bridge improvements (e.g. improvements along Hwy 146 and channel crossings)
- Industrial park expansions in La Porte / Bayport district
- Upgrades in regional utility and power infrastructure supporting petrochemical / gas load

**\$697B+**

Regional Gross Domestic Product

**±25 Miles**

Distance to Downtown Houston





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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 903 Highway 46 South, La Porte, TX, 77571 ("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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date