



## OFFERING MEMORANDUM

13842 Hirschfeld Road, 28006 – 28018 High Meadow Road, & 0 SH 249 Tomball, Texas

partners





#### **EXCLUSIVE REPRESENTATION:**

Partners and Jackson Beich are exclusively representing the seller in this transaction.

#### **OFFER REQUIREMENTS:**

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of

#### **CONTACTS:**

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#### **Disclaimer**

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically





# 3 Executive Summary

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RMS – 13842 Hirschfield Road, 28006 – 28018 High Meadow Road, & 0 SH 249, Tomball, TX

Partners is pleased to present the opportunity to acquire 13842 Hirschfield Road, 28006 - 28018 High Meadow Road, & 0 SH 249, ±90,142 SF of industrial improvements situated on ±12.343 acres in Tomball, Texas. Home to Rotating Machinery Services (RMS), which provides turbo machinery operators with unmatched service, combining robust engineering expertise, technical excellence, and long-standing relationships. The properties feature multiple cranes of varying hook heights, 100% climate controlled insulated warehouses, heavy power, and stabilized outside storage areas. RMS has been in business since 1998, and is a leading provider of specialty aftermarket repair, maintenance, overhaul and OEM equipment supply services for large, highly engineered turbo machinery. The Company operates out of 9 facilities and serves a diverse, global customer base across a wide range of end markets. The property is located in Northwest Houston's active industrial submarket, with great access to Aggieland Expressway/Tomball Parkway and SH Business 249 and good access to Grand Parkway. The site also features Prominent visibility from Aggieland Expressway/Tomball Parkway.



## Property Details



Rotating Machinery Services, Inc.  
(RMS)  
12842 HIRSCHFIELD ROAD, 28006 - 28018 HIGH  
MEADOW ROAD, & 0 SH 249, TOMBALL, TX 77377

±90,142  
NET RENTABLE SQUARE FEET

±12.343 AC  
TOTAL LAND SIZE

B  
BUILDING CLASS

1973, 1997 & 2014  
YEAR BUILT

2  
BUILDINGS

100%  
HVAC INSULATED WAREHOUSES

(3) 40-Ton, (5) 10-Ton, Multiple Jib  
CRANES

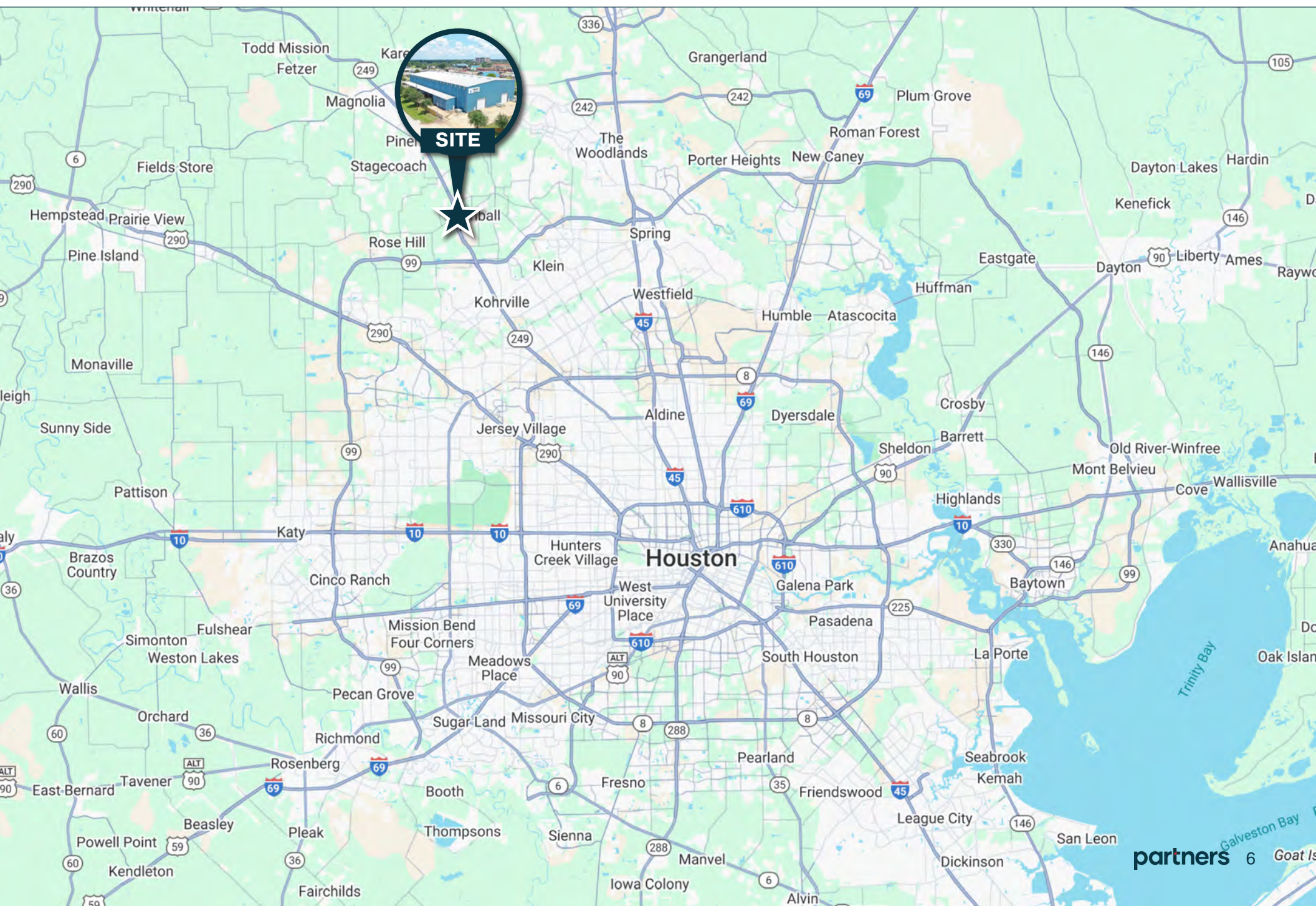
3 Phase/480 Volt/1,800 - 2,000  
Amp  
POWER SUPPLY

Metal  
CONSTRUCTION

Tomball/Northwest Houston  
SUBMARKET



# Location Map





Location Aerial



Business 249

Hirschfeld Road

Tomball Bypass/  
Aggieland Expressway





## Property Highlights

- 90,142 SF Industrial Facility Situated on 12.343 Acres of Land
- Great access to Aggieland Expressway/Tomball Parkway and SH Business 249 and good access to Grand Parkway
- Prominent visibility from Aggieland Expressway/Tomball Parkway
- Properties feature multiple cranes of varying hook heights, 100% climate controlled insulated warehouses, heavy power, and stabilized outside storage areas



**7 YEARS**  
**REMAINING**



**CRANE-SERVED**  
**FACILITIES**



**2**  
**BUILDINGS**



**STRONG**  
**SUBMARKET**



## Additional Photos







# 10 Financial Overview

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## Lease Summary

Lease Summary	
Tenant	Rotating Machine Services, Inc. (RMS)
Square Feet	90,142
Lease Commencement	July 25, 2022
Lease Expiration	July 24, 2032
Annual Rent PSF	\$12.30
Total Rent/Month	\$92,358
<b>NOI</b>	<b>\$1,108,300</b>
Annual Escalations	3.75%
Lease Renewals	(2) Five Year Options
Lease Type	NNN





## Pricing Details

» **\$15,833,000**  
**SALE PRICE**

» **7.00%**  
**CAP RATE**

» **\$1,108,300**  
**NOI**





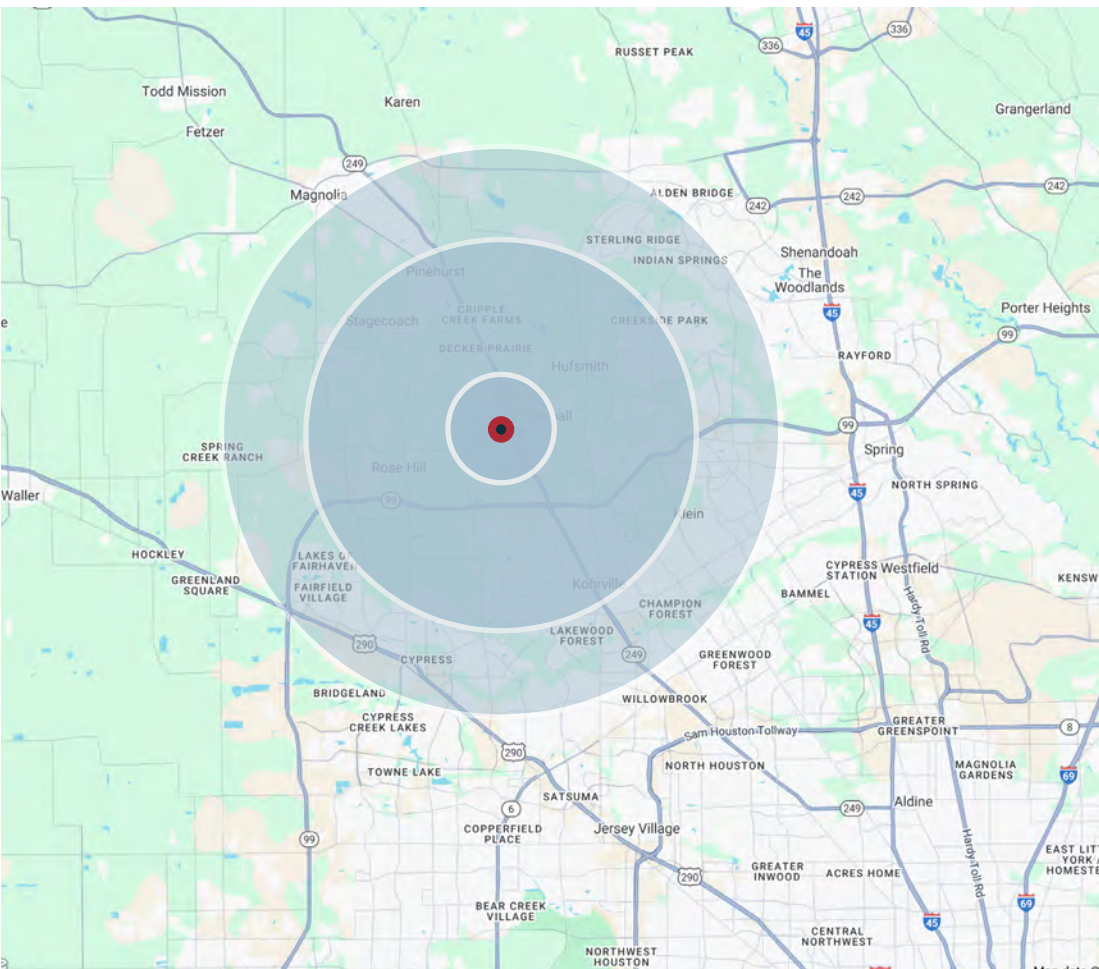


# 13 Location Overview

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## Demographics



POPULATION	3 MILES	5 MILES	10 MILES
2020 Population	22,375	102,106	562,134
2025 Population	24,424	112,370	608,639
2030 Population Projection	25,619	118,788	647,193
Total Businesses	1,782	3,842	25,794
Total Employees	15,540	28,188	163,484
HOUSEHOLDS			
2025 Households	9,221	37,792	212,852
2030 Household Projection	9,865	40,579	230,121
Owner Occupied Households	5,516	27,552	151,449
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$127,702	\$140,503	\$151,105
Median Household Income	\$92,045	\$111,561	\$118,660
HOUSEHOLD SIZE			
1 Person Households	2,675	6,500	41,281
2 Person Households	2,638	11,250	65,763
3 Person Households	1,432	6,921	37,601





# Houston at a Glance

## 4th Largest City

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy. The Houston MSA has grown at a 1.7 compound annual growth rate since 2017.



**2.3 MILLION**  
City Of Houston Residents



**7.5 MILLION**  
Residents In The Houston MSA

## Houston Industrial Market

Houston's industrial market remained healthy in Q2 2025, driven by an increase in leasing activity and positive net absorption, despite a slight rise in vacancy and an elevated construction pipeline. Quarterly leasing velocity ticked up slightly by 2.5% to 9.0 million sq. ft. from 8.8 million sq. ft. in Q1 2025, driven by heightened demand for warehouse/distribution space. Warehouse/distribution properties continued to dominate, followed by flex requirements. Manufacturing leasing activity cooled slightly in the second quarter. Flex and manufacturing space recorded negative absorption, while warehouse/distribution space remained the dynamic segment. Net absorption for the quarter totaled 1.4 million sq. ft., an increase from the 1.0 million sq. ft. in Q1 2025, yet still marking 63 consecutive quarters of positive absorption since 2009. The overall vacancy rate increased slightly to 7.1% from 6.8%, reflecting a balance between demand and new deliveries of 4.0 million square feet. The construction pipeline expanded by 14% quarter-over-quarter to 19.1 million sq. ft. However, the lack of entitled properties in the greater Houston MSA continues to limit industrial supply, supporting market stability. Rental rates rose modestly to \$0.86 per square foot, a 6.2% increase from Q1 2025 and an 11.7% year-over-year jump, reaching a new record high.

## Employment

The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics. There are 3.4 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 4 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 70,450 engineers and architects, and approximately 238,000 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.



**3.4 MILLION**  
Jobs In The Houston MSA

## World's Largest Medical Complex

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway. The Texas Medical Center employs 120,000+ workers and has 10 million annual patient visits.

**50 MILLION**  
Developed Square Feet

**\$3 BILLION**  
In Construction Projects Underway

## Population Growth

The Houston Metro population growth surged in 2022, ranking second among the nation's major metros in population growth. Nearly 125,000 residents were added in 2022, up from the 75,000 added in 2021. The surge in population contributed to last year's robust job growth and strong demand for housing. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over the period covered by the Census data, i.e., the 12 months ending July 1, 2022. Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents.

Source: Greater Houston Partnership



# partners

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