OFFERING MEMORANDUM

1015 W JADE AVENUE

PORT ARTHUR, TEXAS

SINGLE-TENANT NET-LEASED INVESTMENT

Hotard Coaches, Inc.

New 10-Year Lease · 9.75 Years Term Remaining · Modern Construction

CBRE

Confidentiality

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential document for your limited use and benefit in determining whether to express further interest in acquiring the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner or CBRE, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If, after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

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THE OFFERING

A 32,000 SF Industrial Asset on the Gulf Coast Energy Corridor

CBRE is pleased to present 1015 W Jade Avenue — a newly constructed (2026) 32,000 SF Class A industrial facility on 6.22 acres in Port Arthur, Texas, 100% leased to Hotard Coaches, Inc. on a new 10-year term. The property pairs a modern, functional warehouse footprint with ±10,000 SF of integrated office and five paved acres, delivering durable cash flow with embedded resilience in one of the nation's most active energy and petrochemical corridors.

$10.7M	7.0%	$750,000	9.75 yrs	100%
LIST PRICE	GOING-IN CAP	YEAR 1 NOI	TERM REMAINING	OCCUPIED

AT A GLANCE

Property Highlights

$10,700,000	LIST PRICE
$750,000	NET OPERATING INCOME
7.00%	CAP RATE
9.75 yrs	TERM REMAINING
$39.49	PRICE/ LAND SF
32,000 SF	GROSS LEASABLE AREA
6.22 ac	SITE AREA
2026	YEAR BUILT

AERIAL · PORT ARTHUR, TX

PROPERTY OVERVIEW

Modern Industrial. Heavy-Duty Yard.

The ±32,000 SF Class A industrial facility was completed in 2026 on approximately 6.22 acres, providing ample circulation, paved yard, and operational flexibility. Approximately 10,000 SF of office is integrated within the GLA, allowing administrative and operational functions under one roof.

Functional Distribution & Service Configuration

Ten oversized drive-in doors (14' × 14'), 18'–22' clear heights, LED lighting, and a durable 6" slab designed to support warehouse, fabrication, and industrial service operations. Metal/steel construction with a pitched metal roof for long-term durability and reduced maintenance.

Power & Infrastructure for Industrial Users

480V / 3-Phase power and full sprinkler coverage support manufacturing, equipment servicing, and distribution. Approximately five paved acres deliver outdoor storage, fleet parking, equipment staging, and trailer circulation — a rare configuration in the supply constrained Gulf Coast market.

SPECIFICATIONS	
Year Built	2026
Building Class	A
GLA	32,000 SF
Site Area	6.22 Acres
Paved Yard	±5 Acres
Drive-Ins	10 (14' × 14')
Clear Height	18' – 22'
Construction	Metal / Steel
Roof	Pitched Metal
Slab	6"
Power	480V / 3-Phase
Sprinklered	Yes
Lighting	LED

BUILT TO ENDURE

A Fortified Office on the Gulf Coast.

The ±10,000 SF integrated office is constructed with reinforced insulated concrete form (ICF) walls — a continuous, dual-insulated concrete wall system engineered to perform well beyond the demands of a typical industrial build. For a Gulf Coast asset, this is a meaningful underwriting differentiator: harder to damage, cheaper to operate, and longer to obsolesce.

THE OFFICE COMPONENT

"Harder to damage. Cheaper to operate. Longer to obsolesce."

250 MPH
WIND-RATED WALL SPEC

4 HR
FIRE - RATED ASSEMBLY

60 %
ENERGY PERFORMANCE UPLIFT*

12"
REINFORCED CONCRETE CORE

WHY IT MATTERS

Building to this level of endurance with a fire rated office envelope is an underwriting asset — lower projected insurance volatility, reduced operating cost, and a longer functional life span on the most rentable square footage in the building.

* Versus comparable stick-framed wall assemblies. Specifications based on manufacturer-published wall system ratings; independent verification recommended.

THE TENANT

Hotard Coaches, Inc.

Established Operator in the Transportation & Charter Industry

The property is 100% leased to Hotard Coaches Inc. — a recognized operator in the transportation and motor coach industry — on a new 10-year term commencing June 1, 2026. Rare absolute NNN lease.

LEASE SUMMARY

Tenant	Hotard Coaches Inc.
Guarantor	All Aboard America Holdings Inc.
Lease Term	10 Years
Lease Commencement	June 1, 2026
Lease Expiration	May 31, 2036
Lease Type	Absolute NNN
LL Responsibilities	None
Year 1 Rent / SF	$23.44
Rent / Acre / Month	$10,048.23
Increases	Years 2 - 6
Renewal Options	One (1) Five-Year Option (FMV)

RENT SCHEDULE

Years	Monthly Rent	Annual Rent	Rent / SF
Year 1	$62,500.00	$750,000	$23.44
Year 2	$65,000.00	$780,000	$24.38
Year 3	$67,500.00	$810,000	$25.31
Year 4	$70,000.00	$840,000	$26.25
Year 5	$72,500.00	$870,000	$27.19
Years 6 - 10	$75,000.00	$900,000	$28.13

WHY 1015 W JADE

Investment Highlights

01

Attractive Pricing & Yield

7.00% entry cap on $10.7M with Year 1 NOI of $750,000 — strong in-place yield on modern industrial product.

02

New 10-Year Lease

100% leased to Hotard Coaches, Inc. on a fresh 10-year term with annual escalators through Year 6.

03

Modern Industrial Build

32,000 SF Class A, completed 2026. Ten 14'×14' drive-ins, 18'– 22' clear, LED, 6" slab, 480V/3-phase, sprinklered.

04

Parent Company Guarantee

All Aboard America Holdings, Inc. is Guarantor on the lease providing additional credit to Hotard Coaches, Inc.

05

Gulf Coast Energy Capital

Port Arthur processes 600,000+ barrels of crude daily — anchored by Motiva and Valero in one of the most concentrated industrial economies in the US.

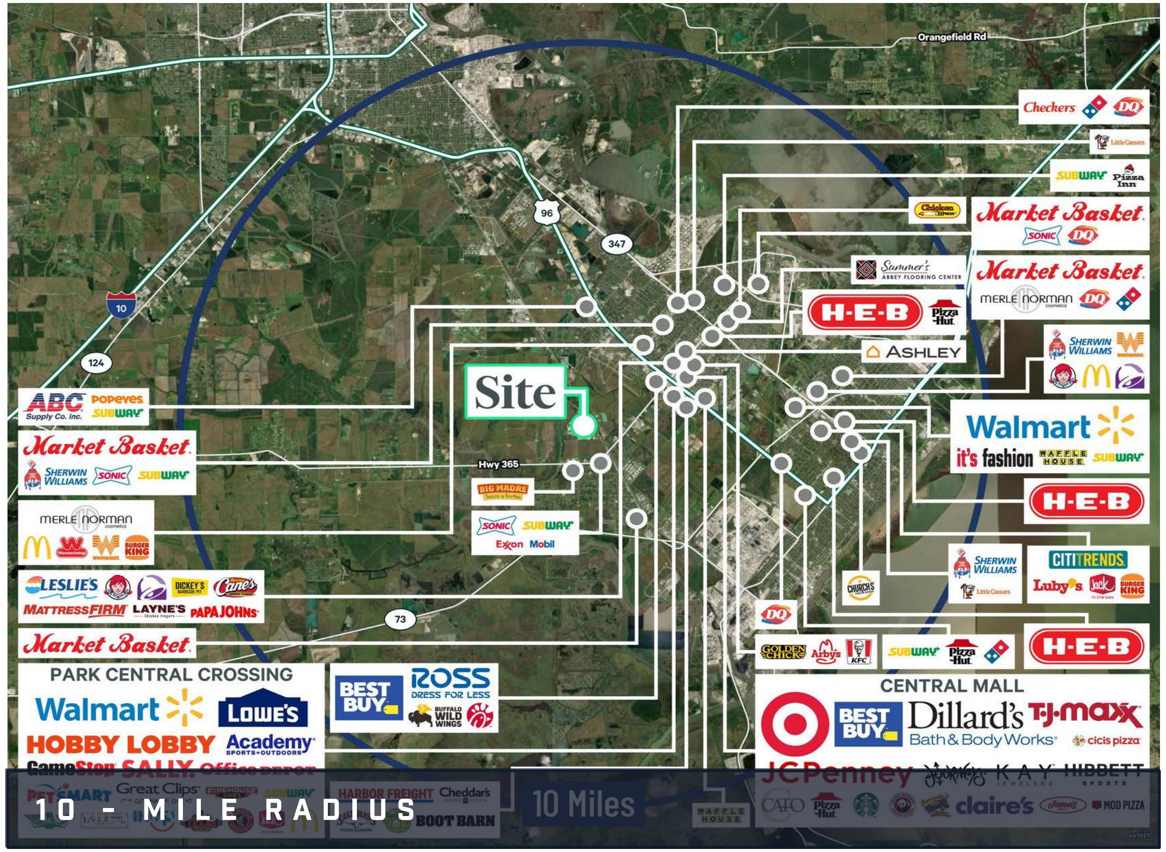
06

Functional, Land-Rich Site

6.22 acres with ±5 paved acres for outdoor storage, fleet parking, equipment staging, and expansion optionality.

SOUTHEAST TEXAS · GULF COAST

Strategic Position on the Energy Corridor



61,457 5 - MILE POPULATION	142,599 10 - MILE POPULATION	$72,419 5-MI MEDIAN HH INCOME	90 mi EAST OF HOUSTON	Top 25 US PORT BY TONNAGE

PORT ARTHUR, TEXAS

America's Energy Refining Capital

Located along the Texas Gulf Coast in Jefferson County, Port Arthur has served as a critical hub for energy production and global trade for over a century. Established along the Sabine-Neches Waterway, the city evolved into one of the most important refining and petrochemical centers in North America.

INDUSTRY ANCHORS

The local economy is anchored by refining, petrochemical production, and maritime logistics. Major employers include Motiva Enterprises — home to the largest refinery in North America — and Valero Energy Corporation, which collectively drive thousands of jobs and sustained industrial demand. The Port of Port Arthur ranks among the top U.S. ports by foreign tonnage, reinforcing the region's role in global energy distribution.

600K+
BARRELS CRUDE / DAY

Top 25
US PORT (TONNAGE)

Largest
REFINERY IN N. AMERICA

1015 W JADE AVENUE

PORT ARTHUR, TEXAS

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CBRE

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