

9210 Winkler Drive 6730 Bracknell Street

Houston, Texas 77017

**Industrial
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Payton Herleth

Associate

(281) 220-1636

payton.herleth@matthews.com

License No. 824029 (TX)



Doc Perrier

FVP & Director

(346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham

Broker of Record | Lic. No. 9005919 (TX)

MATTHEWS™





Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Tenant Overview
- 04** Market Overview

Property Overview

9210 Winkler Drive
6730 Bracknell Street
Houston, TX 77017



Investment Highlights

Property Highlights

- **Full Block of Space:** A rare opportunity to control a contiguous block of space, maximizing flexibility and tenant appeal.
- **In-Place Cash Flow:** Existing tenants provide immediate income from day one.
- **Value-Add:** Shallow bay layouts across multiple units create flexibility and upside through re-leasing.
- **Excess Acreage for Development:** Additional land offers future development potential to unlock long-term growth.
- **Multiple Points of Access:** Multiple ingress and egress options enhance convenience and tenant functionality.





Downtown Houston
±11 Miles Away

INTERSTATE 23
± 247,143 VPD

TRIO Community Meals

TECHNIWELDUSA
FILLER METALS

CENTURY
A/C SUPPLY™

FirstCash

mSupply
Right Products. Right Now.™

GILMORE GLOBAL

STANDARD
CONSTRUCTORS, INC.

GUARDIAN

Winkler Dr
± 21,933 VPD

Subject Property

9210 Winkler Drive & 6730 Bracknell Street
Houston, TX 77017

±22,738 SF

GLA

±1.60 AC

Lot Size

±21,933

Vehicles Per Day

1967/2000

Years Built

Contact Broker

List Price



Property Photos



Financial Overview

9210 Winkler Drive
6730 Bracknell Street
Houston, TX 77017



Investment Summary

Contact Broker
List Price

\$81,813
Current NOI - Self-Insured

Month-to-Month
Lease Type

Property Summary

Address	9210 Winkler Drive Houston, TX 77017
RBA	±2,738 SF
Lot Size	±0.60 AC
Tenancy	Single
Zoning	No Zoning
Construction	Wood
Year Built	1967

Property Summary

Address	6730 Bracknell St Houston, TX 77017
RBA	±20,000 SF
Lot Size	±1.00 AC
Tenancy	Multi
Zoning	No Zoning
Construction	Metal
Year Built	2000

Market Overview

9210 Winkler Drive
6730 Bracknell Street
Houston, TX 77017



Houston, Texas

Market Demographics



2,300,000
Total Population

\$62,900
Median HH Income

900,000+
of Households

46%
Homeownership Rate

3,500,000
Employed Population

33%
% Bachelor's Degree

34.3
Median Age

\$200,000
Median Property Value

Local Market Overview

Houston, Texas, is the fourth-largest city in the United States and the largest in the state, recognized for its economic strength, cultural diversity, and central role in the global energy sector. Positioned in Southeast Texas near the Gulf of Mexico, it is home to the Texas Medical Center—the largest medical complex in the world—and NASA's Johnson Space Center. Houston's economy is supported by industries such as oil and gas, healthcare, aerospace, manufacturing, and international trade through its busy port. The city's international community is reflected in its residents, who speak more than 145 languages, and in its food culture, which spans Tex-Mex, barbecue, and a wide range of global cuisines.

Beyond its economy, Houston provides an extensive mix of cultural and recreational opportunities. The Museum District includes more than 19 institutions, such as the Houston Museum of Natural Science and the Museum of Fine Arts, while the Theater District has permanent professional companies in ballet, opera, symphony, and theater. Outdoor amenities include Buffalo Bayou Park and a growing network of green spaces, and professional sports teams like the Astros, Rockets, and Texans bring the community together. Despite challenges related to flooding and hot, humid summers, Houston remains an appealing place to live, with a relatively affordable cost of living, strong job market, and a reputation for being one of the most diverse cities in the nation.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,706	129,510	325,366
Current Year Estimate	14,283	133,642	334,249
2020 Census	14,633	135,068	337,866
Growth Current Year-Five-Year	-4.04%	-3.09%	-2.66%
Growth 2020-Current Year	-2.39%	-1.06%	-1.07%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,622	42,290	108,169
Current Year Estimate	4,757	43,240	109,979
2020 Census	4,631	42,133	107,635
Growth Current Year-Five-Year	-2.83%	-2.20%	-1.65%
Growth 2020-Current Year	2.72%	2.63%	2.18%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$66,066	\$70,560	\$73,906

Economic Drivers

Houston remains a diversified energy, trade, and logistics hub with resilient industrial demand

Well positioned between Gulf shipping, major highways, and global export routes

Economic Drivers

Houston's economy is underpinned by energy/oil & gas, petrochemical manufacturing, global trade via the Port, and increasingly healthcare & life sciences. Major institutions include the Texas Medical Center complex, major refining/petrochemical complexes, and the Port of Houston.

Primary Industries

- Energy exploration, oil & gas services
- Chemical / petrochemical manufacturing
- Logistics / distribution / freight / shipping
- Healthcare & medical research
- Aerospace & advanced manufacturing

Top Employers

- Texas Medical Center / hospital systems
- ExxonMobil / Chevron / Shell / major energy firms
- The Port of Houston / port-related logistics
- NASA / aerospace / engineering firms
- Major hospital systems / health care networks

Recent Developments

- Expansion and upgrades at Bayport and Barbours Cut container terminals
- Wharf 7 and Wharf 1 developments at Port of Houston
- Interstate and freeway widening and interchange improvements
- Industrial park expansions, speculative warehouse/ distribution development

Houston's gross metropolitan product now ranks among the top in the U.S., exceeding \$600 billion in output in recent years (per Greater Houston Partnership). The region's economic diversification—especially growing healthcare, manufacturing, and logistics—has softened dependence on oil alone.

\$697B+

Regional Gross Domestic Product

±10 Miles

Distance to Downtown Houston



MATTHEWS™

Exclusively Listed By



Payton Herleth

Associate

(281) 220-1636

payton.herleth@matthews.com

License No. 824029 (TX)



Doc Perrier

FVP & Director

(346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham | Broker of Record | Lic. No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 9210 Winkler Drive & 6730 Bracknell St, Houston, TX, 77017 ("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 Real Estate Investment Service™. 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:
 - 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