

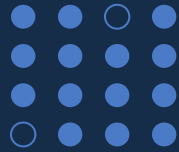
INDUSTRIAL FLEX SPACE AVAILABLE FOR LEASE

4201 Center St | Deer Park, TX 77536

LEASING BROCHURE



EXCLUSIVE LEASING AGENTS



DOC PERRIER

VICE PRESIDENT

(346) 223-5954

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BROKER OF RECORD

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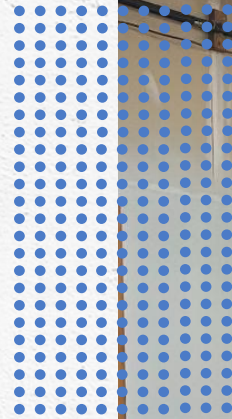
INVESTMENT OVERVIEW

05

TENANT MAP

06

MARKET OVERVIEW



INVESTMENT OVERVIEW

±1,500 SF TOTAL | INCLUDES ±400 SF OFFICE

- Located in a two-building business park
- Prime access point on Center Street, with quick connectivity to Hwy 225, Beltway 8, Spencer Hwy, and Pasadena Blvd
- Oversized grade-level door for efficient loading/unloading
- Reserved parking spaces included
- High-visibility signage opportunity on Center Street with ±15,000 vehicles per day
- Port-accessible – ideal for logistics, warehousing, and port-related operations
- Move-in ready
- Contact broker for pricing and additional information



FILTER RESOURCES
AN INCO COMPANY

**FRONTIER
LOGISTICS**



Lubrizol



225

225 ± 95,800 VPD

225

CEP Complete
Environmental
Products, Inc.



WIKAI

CURFLO

AWC
WINNING TOGETHER

KINDER MORGAN
INC.



Valassis

ALLREDI

DEER PARK HIGH SCHOOL
4,026 STUDENTS

**SW SMART
WAREHOUSING**



MiMOTION

**TURNER
INDUSTRIES**

SBM
COMPANY

Walgreens
CVS
pharmacy
planet fitness
FOOD TOWN
It's Your Town.

**SUBJECT
PROPERTY**

Sam Houston Tollway ± 52,000 VPD

CENTER ST ± 15,000 VPD

8

East Blvd

Adena Blvd

Bluff Rd

Preston Ave

Preston Ave

tin Ave

ha Blvd

n

MARKET OVERVIEW

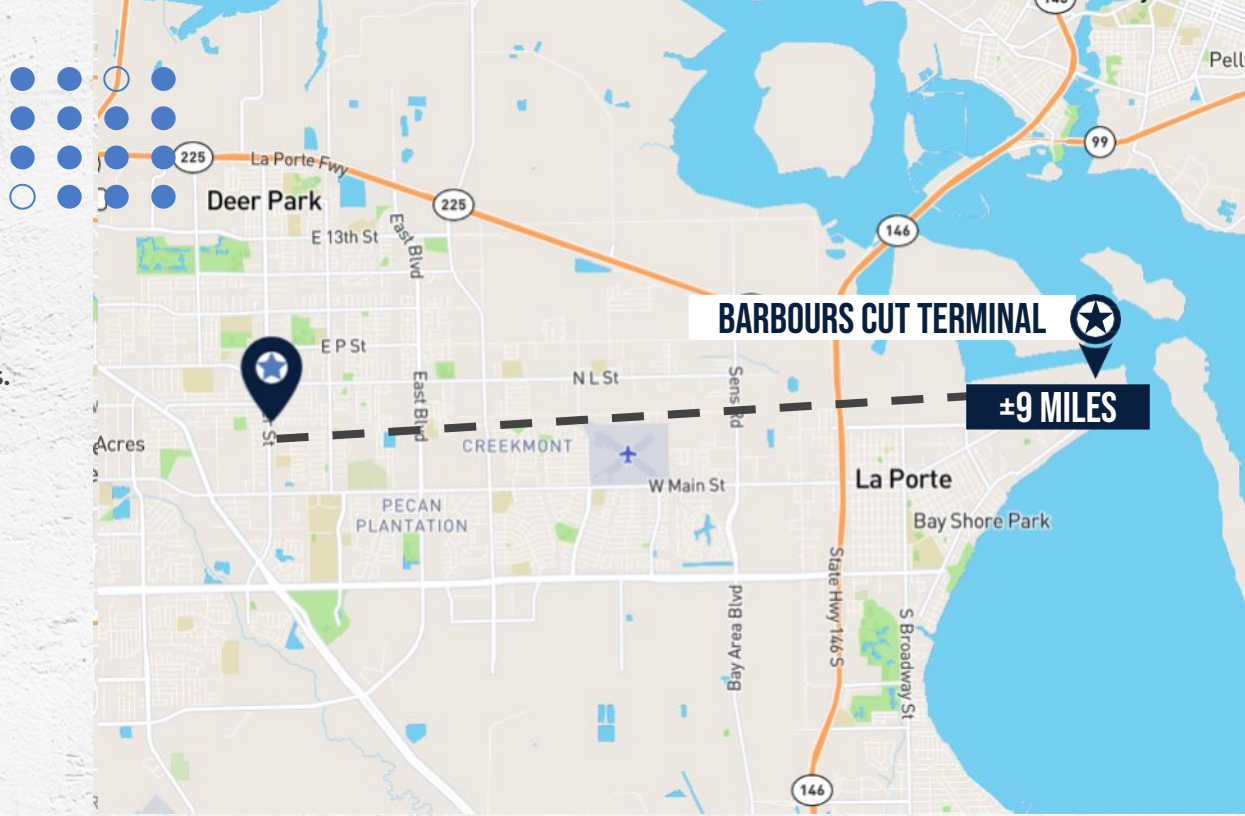
Deer Park, Texas, is an industrial hub located just ±20 miles east of downtown Houston, making it a prime location for business and logistics. Known for its strategic access to key transportation routes, Deer Park is served by the nearby Port of Houston, one of the largest ports in the United States, providing extensive shipping options.

The city also benefits from its proximity to major highways, including the 610 Loop and Interstate 45, and has access to both rail and air transportation via the nearby George Bush Intercontinental Airport and William P. Hobby Airport. This connectivity positions Deer Park as an attractive location for industries requiring efficient movement of goods and services.

Recent developments in the area, including large-scale residential and commercial projects, are expected to drive population growth, bringing a stronger workforce and increased demand for services. The local economy is also supported by a diverse range of industries such as petrochemical, manufacturing, and logistics, making it an appealing location for companies in those sectors.

Historically, Deer Park has been a key player in Houston's industrial sector, with a strong presence in the oil and gas industries, thanks to its access to the Houston Ship Channel. The city's evolution has been marked by steady economic growth, with significant investments in infrastructure and the expansion of business parks.

This continued development has fostered a culture of innovation. Attractions in the area include local parks, cultural sites, and proximity to the Houston metro area's broader offerings, such as museums, sports events, and entertainment venues. With these assets, Deer Park provides not only a practical business location but also a community with a high quality of life, ensuring that its appeal continues to grow both as a business destination and a place to live.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	16,749	84,093	173,965
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,979	29,746	60,481
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$101,410	\$107,040	\$106,383

HOUSTON, TX MSA

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities as the city's land-use regulations and legal covenants have played a similar role. Houston has the fifth tallest skyline in North America (after New York City, Chicago, Toronto, and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings.

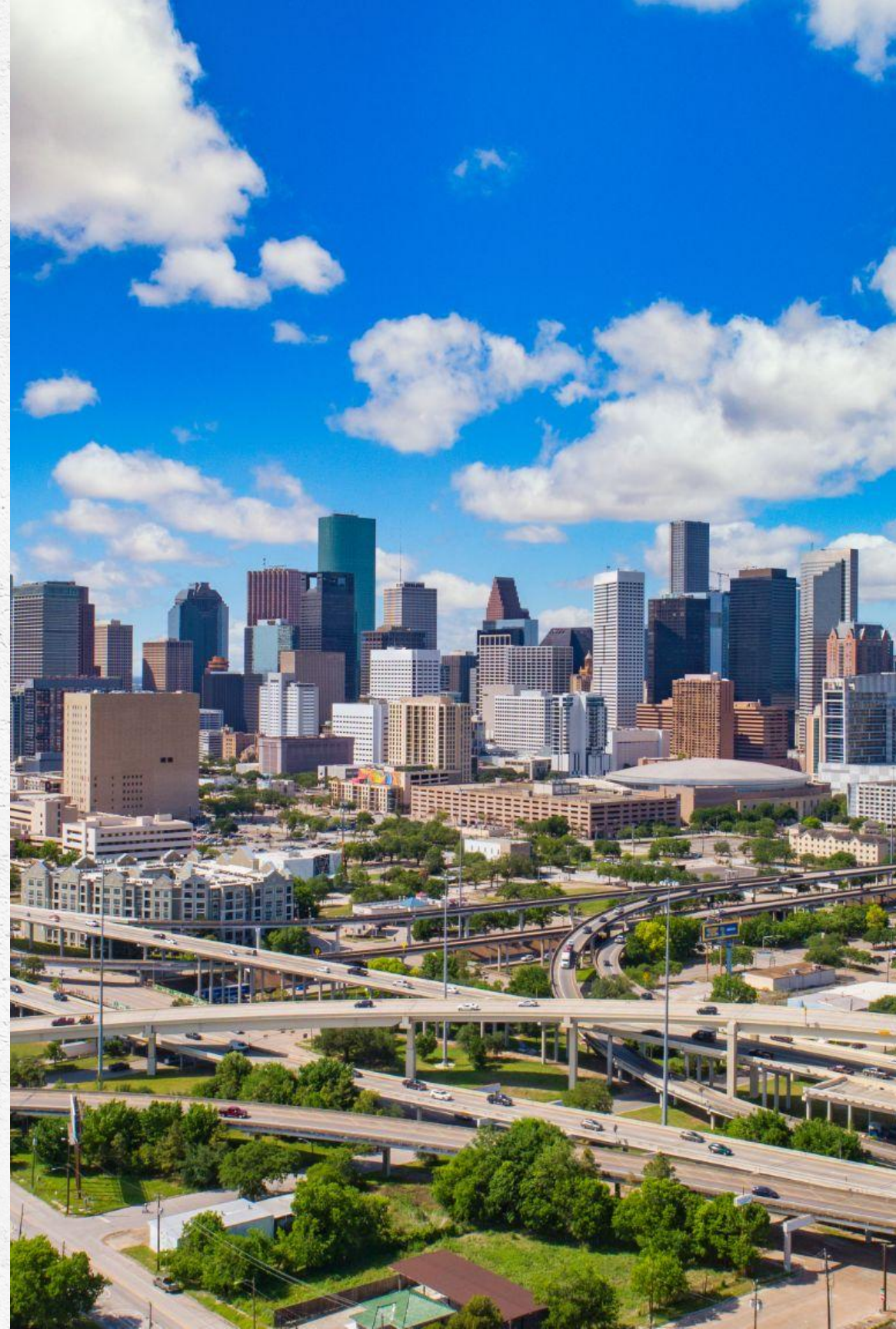
Centered on Post Oak Boulevard and Westheimer Road, the Uptown District boomed during the 1970s and early 1980s when a collection of mid rise office buildings, hotels, and retail developments appeared along Interstate 610 West. Uptown became one of the most prominent instances of an edge city. Located in the American South, Houston is a diverse city with a large and growing international community. Houston is highly regarded for its diverse food and restaurant culture. Several major publications have consistently named Houston as one of "America's Best Food Cities".



22.3 MILLION
NUMBER OF ANNUAL VISITORS



\$18 BILLION
ANNUAL REVENUE



ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. According to Forbes, Houston has a gross metro product of \$482.1 billion.

ECONOMIC DEVELOPMENT

Recently, Houston has experienced substantial economic development driven by a diversified growth strategy and investment in key sectors. The city has seen significant advancements in the technology, healthcare, and energy industries, bolstering its role as a major economic hub. Notable projects include the expansion of the Texas Medical Center, which strengthens Houston's position as a leader in healthcare and biotechnology, and the growth of innovation districts that foster tech startups and research initiatives. Additionally, the city's infrastructure improvements, such as enhanced public transit systems and new commercial developments, support both business expansion and quality of life for residents. These initiatives reflect Houston's ongoing commitment to economic diversification and sustainable growth.



#5 TALLEST SKYLINE IN NORTH AMERICA
(U.S. NEWS & WORLD REPORT)



#1 LARGEST CITY IN U.S.
(U.S. NEWS & WORLD REPORT)

FORTUNE 500 COMPANIES IN HOUSTON, TX

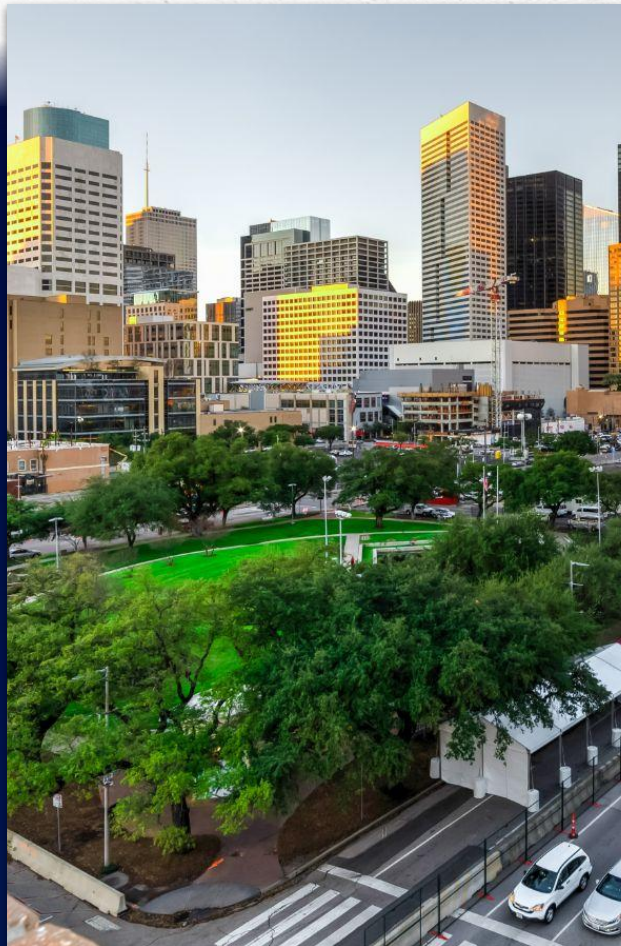
*Phillips 66, Sysco, Enterprise Products Partners, **Hewlett Packard Enterprise**, Plains GP Holdings, Baker Hughes, ConocoPhillips, Occidental Petroleum, **Waste Management**, Halliburton, Kinder Morgan, Quanta Services, EOG Resources, Group 1 Automotive, Cheniere Energy, CenterPoint Energy, **Targa Resources**, Westlake Chemical, NOV, Crown Castle International, KBR*



ATTRACTIONS

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intend to prove with the Houston Culinary Tours.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of 4201 Center St, Deer Park, TX 77536 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services 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 of the Property.

This Leasing Package 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 this Leasing Package.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

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
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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