

INDUSTRIAL OPPORTUNITY | SOUTHEAST TEXAS/HOUSTON AREA

Three Building NNN Industrial Portfolio Sale

14247 BANDERA



1860 LAWRENCE



1960 BRAZOSPORT



Contact Us:

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PROPERTIES/LEASES OVERVIEW

ADDRESSES	14247 Bandera St 180 Lawrence Rd 1960 Brazosport Blvd
TENANT	Great Western Valve Company "GWV" www.gwvalve.com
TERM	7 years remaining on all leases expiring 06/30/2033 Tenant has a Termination Option after 5 years
TYPE	Triple Net (NNN) Lease - Tenant responsible for ad valorem taxes, insurance and maintenance
LANDLORD RESPONSIBILITIES	Roof, structure, and foundation
ESCALATIONS	Four percent (4%) annually
RENEWAL OPTIONS	One renewal option at Fair Market Value

ASKING PRICE

\$5,697,294.29

CAP RATE

7.0%

PROPERTY HIGHLIGHTS

14247 Bandera St | 1860 Lawrence Rd | 1960 Brazosport Blvd



14247 Bandera St
Great Western Valve (Headquarters)

- ±18,000 Total SF
- ±2,800 Office SF
- ±1.00 AC Lot Size
- (1) 10T, (5) 2T, and (1) 2.5T & (1) 1T Jib Cranes
- 14'-20' Clear Height
- (4) 14' x 14' & (2) 16' x 14' OH doors
- Heavy 3-phase / 480v service
- Built in 1988 with more recent additions.
- 1/4 acre stabilized yard across the street potentially available for purchase
- 29 parking spaces



1860 Lawrence Rd
Great Western Valve

- 13,680 Total SF
- 2,115 Office SF
- 2.53 AC Lot Size
- 18' Clear Height with drive thru capability
- Heavy 3-phase / 480v service
- Built in 2010
- 21 parking spaces



1960 Brazosport Blvd
Lisco a "GWV" company

- ±10,520 Building SF
- 2.736 AC Lot Size
- Heavy 3-Phase / 480v service
- 16' Clear Height
- Built in 1976 | Recently renovated
- Highway visibility
- Multiple parking spaces



PROPERTY #1
14247 Bandera St

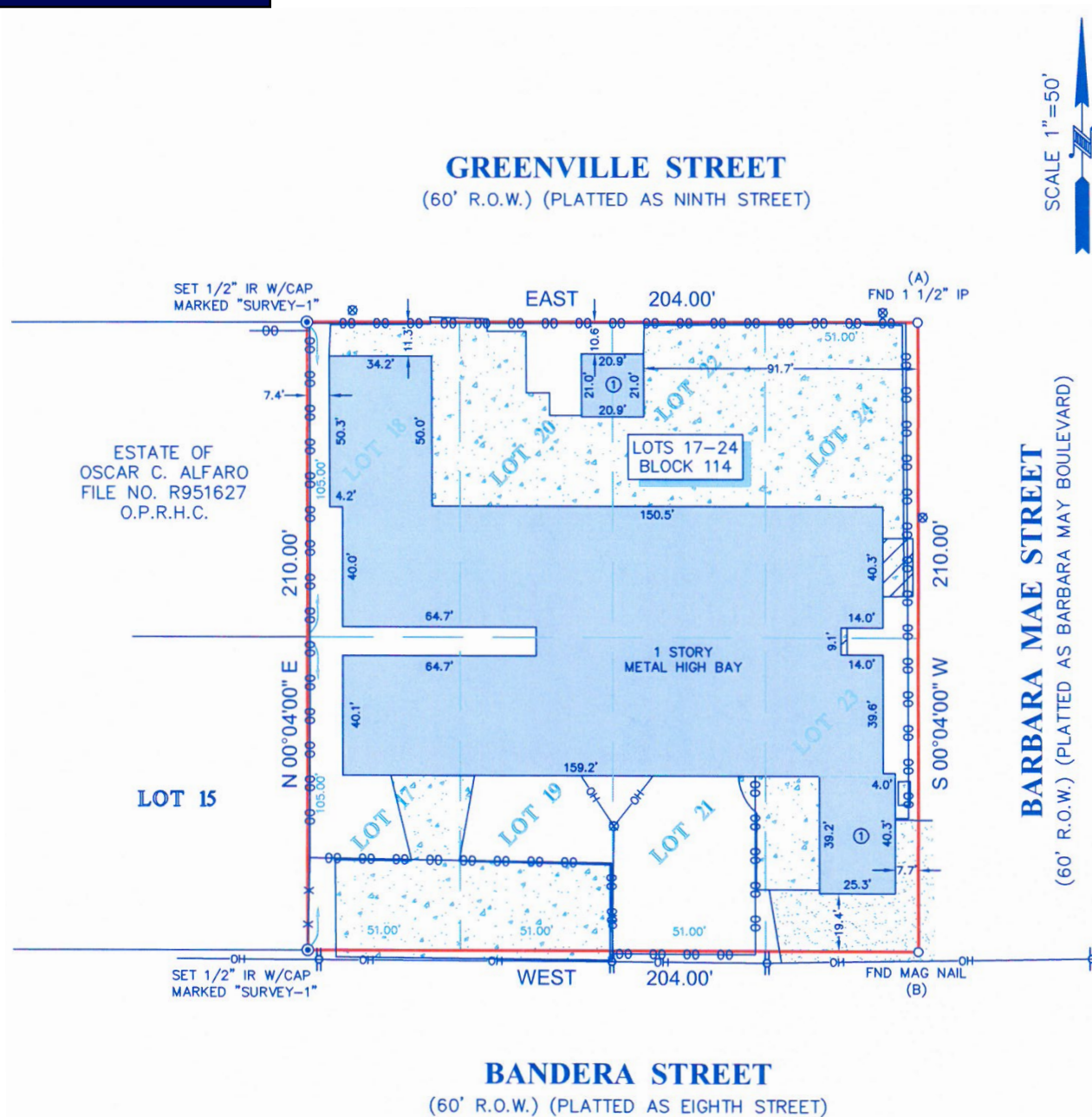
PROPERTY PHOTOS

14247 Bandera St | Houston, TX 77015



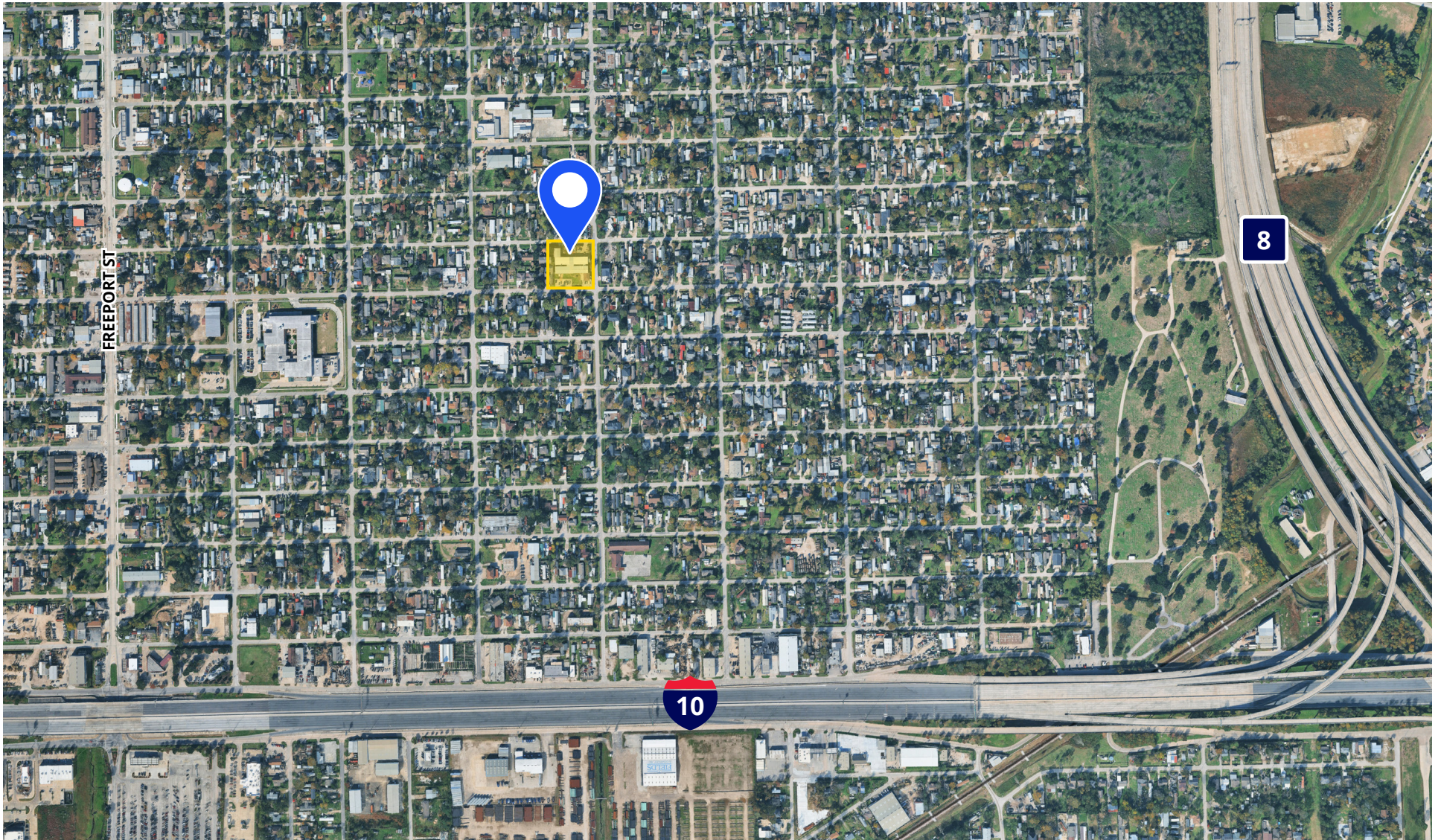
PROPERTY SURVEY

14247 Bandera St | Houston, TX 77015



AERIAL OVERVIEW

14247 Bandera St | Houston, TX 77015





PROPERTY #2
1860 Lawrence Rd

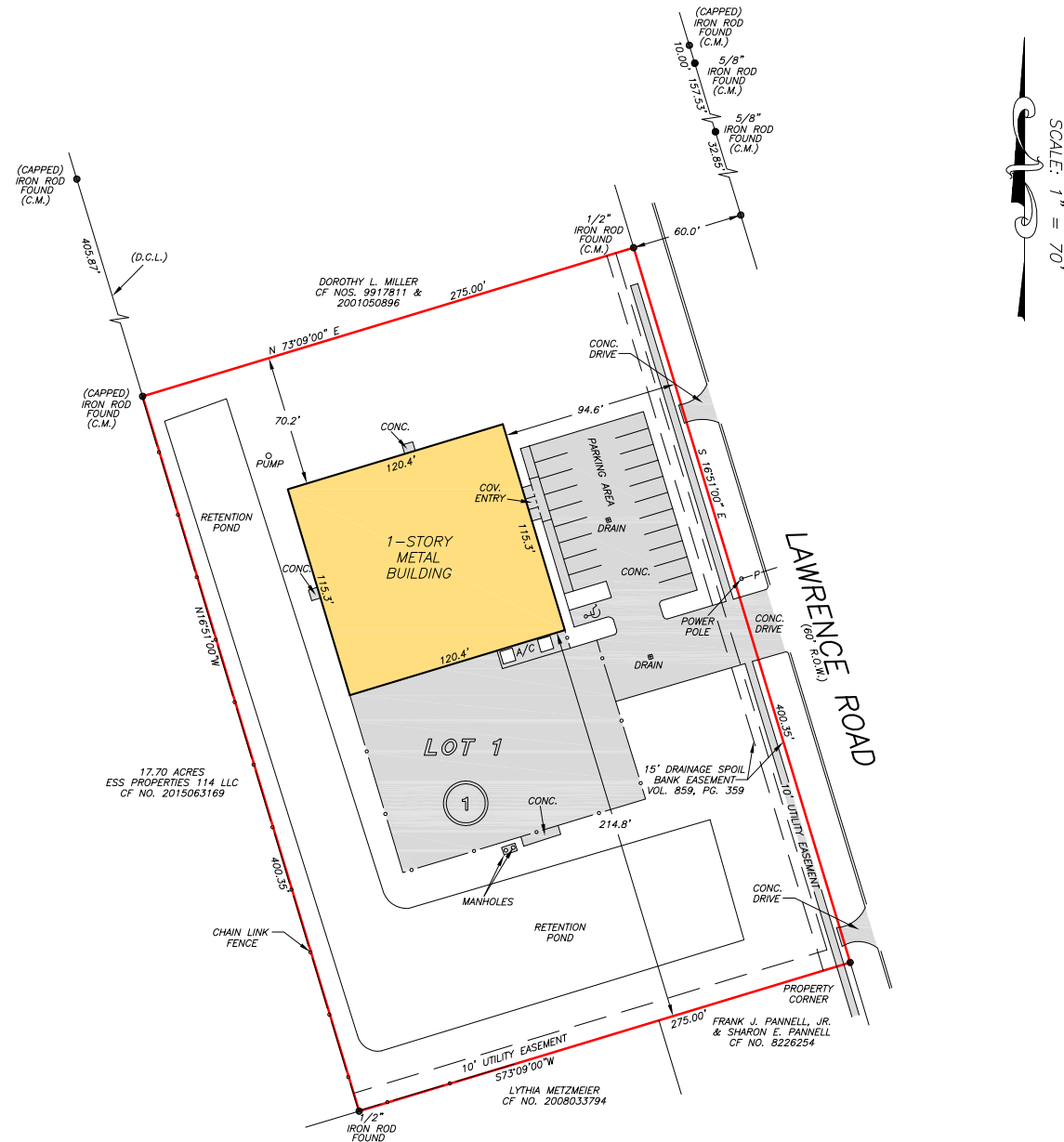
PROPERTY PHOTOS

1860 Lawrence Rd | League City Area (Kemah), TX 77565



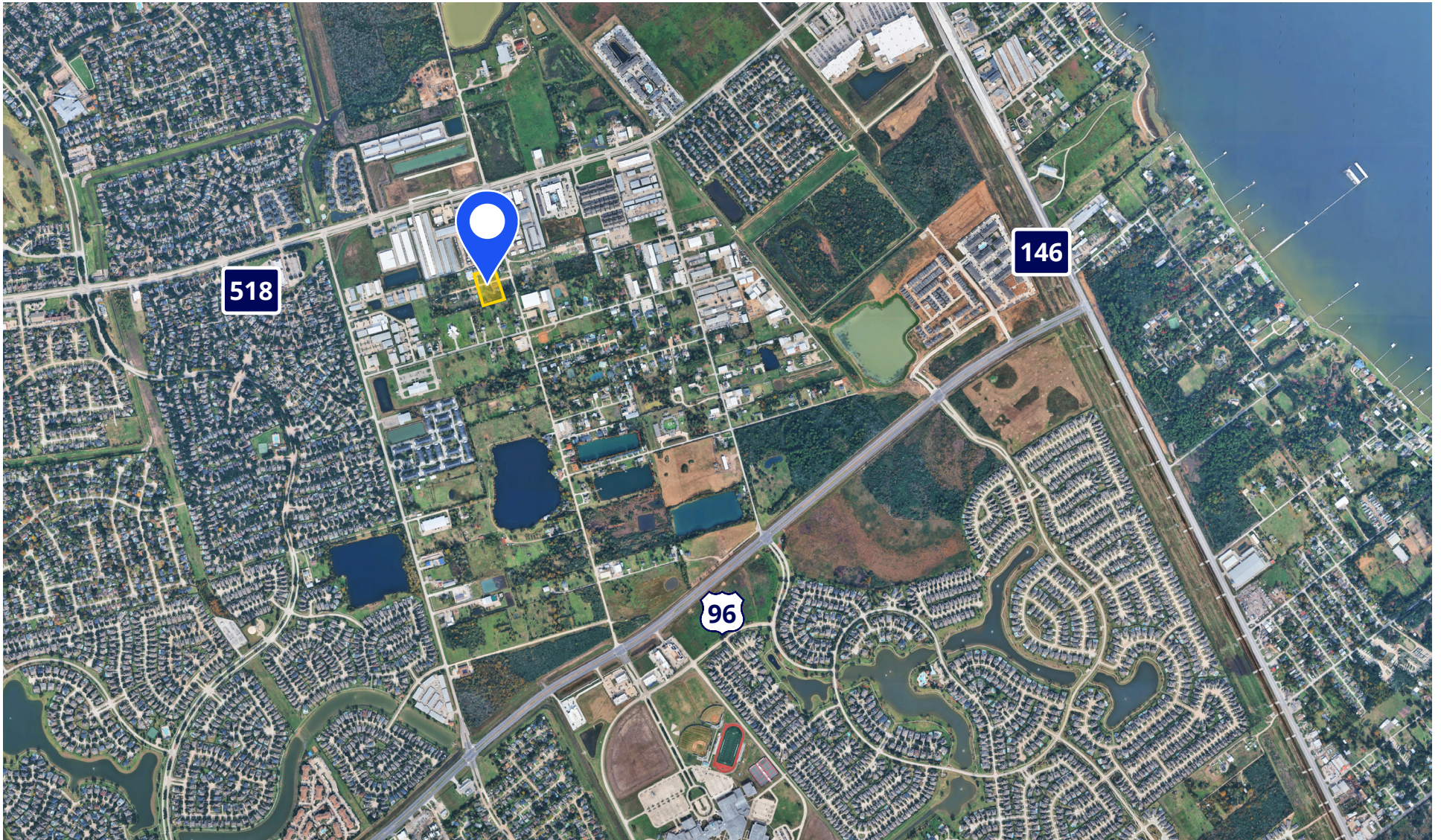
PROPERTY SURVEY

1860 Lawrence Rd | League City Area (Kemah), TX 77565



AERIAL OVERVIEW

1860 Lawrence Rd | League City Area (Kemah), TX 77565



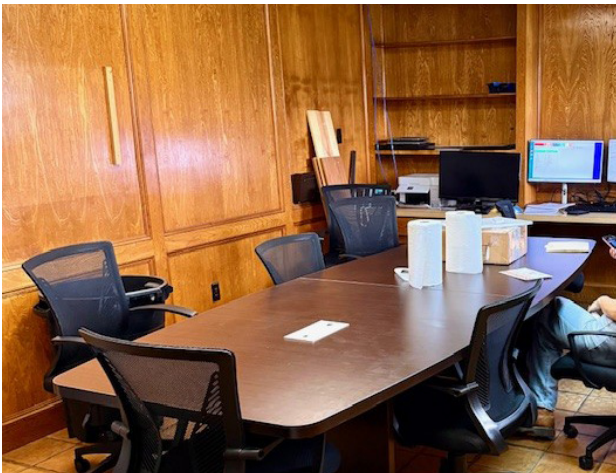


PROPERTY #3

1960 Brazosport Blvd

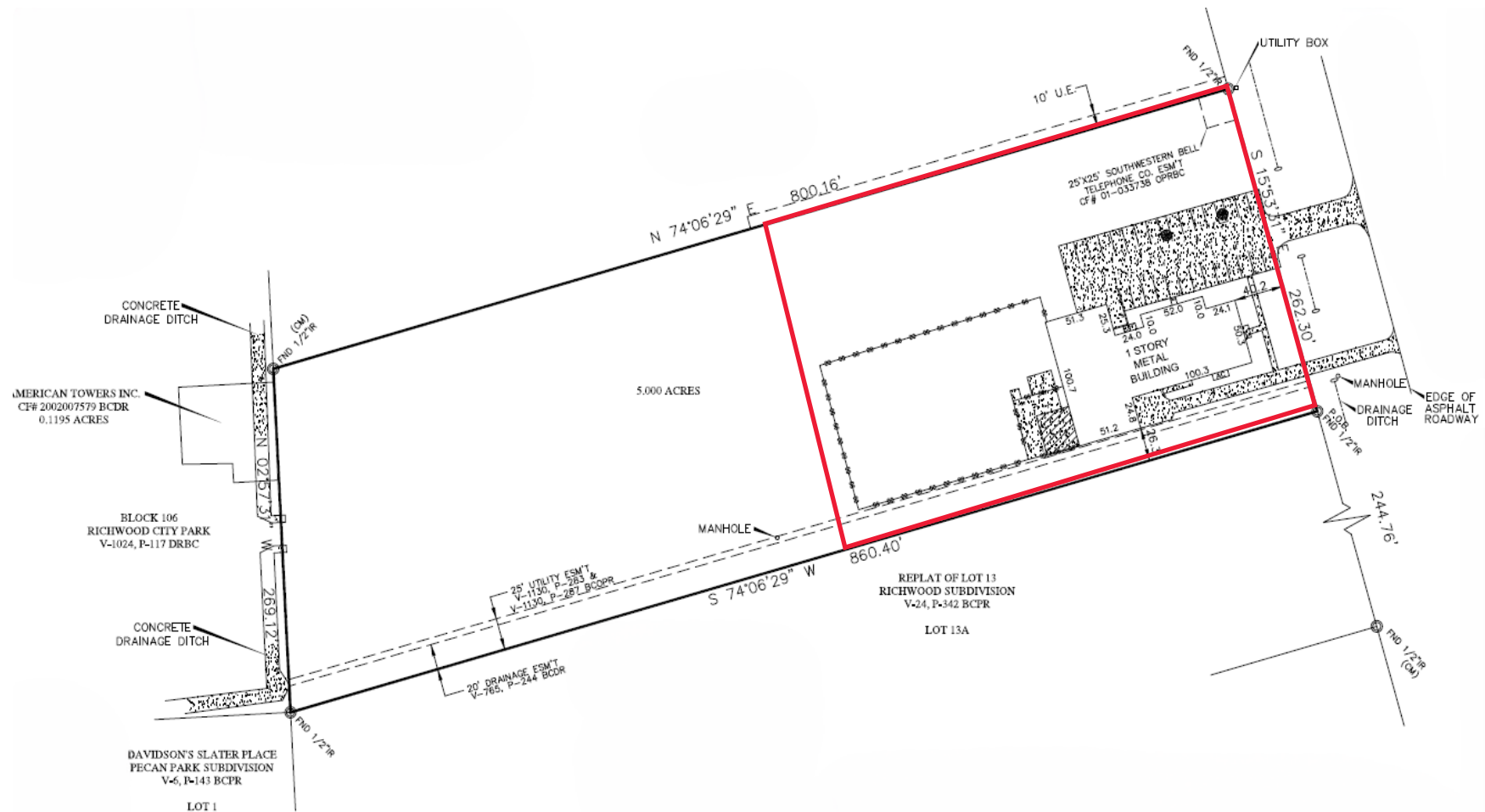
PROPERTY PHOTOS

1960 Brazosport Blvd | Richwood (Lake Jackson Area), TX 77531



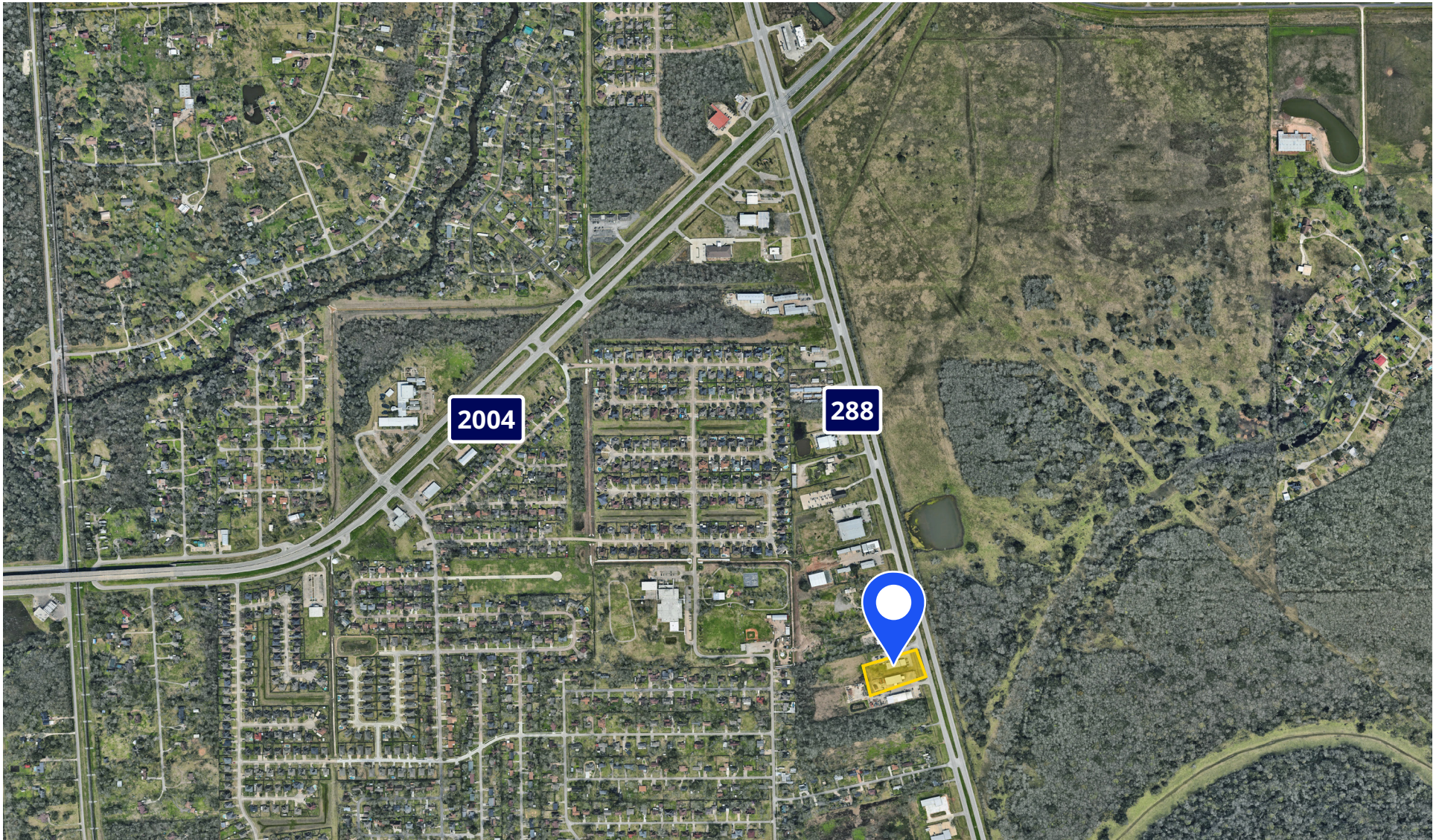
PROPERTY SURVEY

1960 Brazosport Blvd | Richwood (Lake Jackson Area), TX 77531



AERIAL OVERVIEW

1960 Brazosport Blvd | Richwood (Lake Jackson Area), TX 77531



TENANT OVERVIEW



GREAT WESTERN VALVE
SUPERIOR SERVICE, SUPERIOR VALVES

Company Overview

For over 36 years Great Western Valve "GWV" has been one of Texas premier Industrial Services companies specializing in Valves. The company specializes in repair, remanufacturing, and field servicing of control valves, pipeline valves, and safety relief valves and supports critical infrastructure across the oil & gas, petrochemical, refining, terminal and pipeline, and power generation industries.

In 2010, the company sought new growth capital investors to help take the company to the next level. Under new management, the company has continued to grow with its existing customers, adding new customers, products, and services. Also in 2010, the company received its National Board VR Certification of Authorization and began providing PSV-SRV set pressure, test, and repair services.

In 2013 the company completed its first acquisition of an independent valve services company in Nederland, TX, and in 2014 and 2015 added on three additional acquisitions increasing coverage throughout Texas from seven (7) service centers.

Operations & Market Position

Great Western Valve operates throughout the Houston/Gulf Coast and Texas region, providing both in-shop and field services. The company's business model is service-driven, supporting ongoing maintenance and repair needs rather than one-time project work.

This recurring service demand creates long-term customer relationships and consistent facility usage.

Investment Consideration

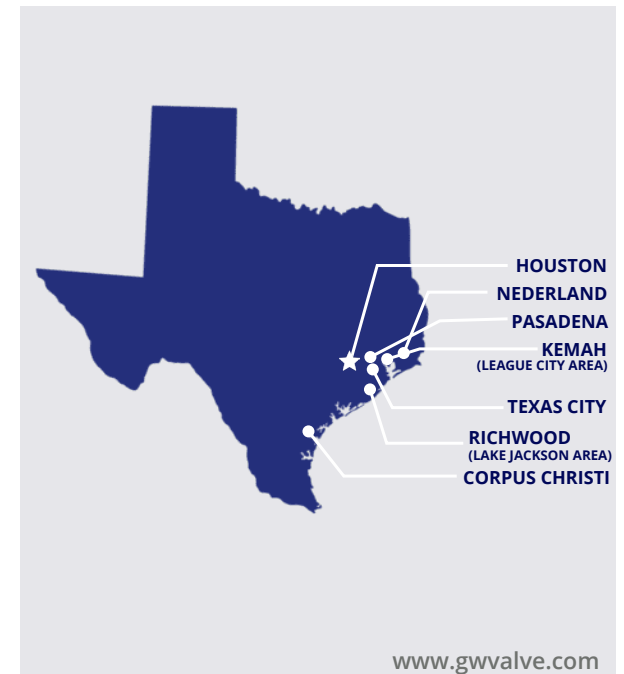
The tenant's operations are tied directly to ongoing industrial activity, supporting consistent occupancy and long-term utilization of the leased facilities. This enhances income stability for ownership and reduces vacancy risk.

Core Services

- Control valve and pipeline valve repair
- Safety relief valve testing and remanufacturing
- Actuator and instrumentation services
- Field service and on-site maintenance
- 24/7 emergency response support

Tenant Strength & Stability

- Essential service provider to industria and energy infrastructure
- Recurring revenue model driven by maintenance demand
- Multi-location operational footprint
- High dependency on physical facilities for operations
- Long-term industry relationships within the Gulf Coast market



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

This offering consists of a fully leased industrial portfolio located in the Houston area, generating **\$398,810.60** in current annual NOI year 1. The leases are structured as true triple net, providing clean, passive income with no landlord responsibilities. Each lease includes 4% annual rent increases, delivering steady income growth over time.

The tenant operates across multiple locations within the portfolio, reinforcing tenancy stability and operational dependence. With approximately 7 years of remaining lease term, the investment offers near-term income security and long-term upside through contractual rent growth.

This is a straightforward, income-producing investment designed for buyers seeking reliable cash flow with minimal management.

INVESTMENT HIGHLIGHTS

- Current NOI: \$398,810.00
- 100% leased - Single tenant (Great Western Valve)
- True Triple Net (NNN) structure - No landlord expenses
- 4% annual rent escalations
- ~7 year weighted average lease term
- Houston MSA industrial locations
- Passive, stable cash flow with built-in growth

CURRENT NOI MATRIX (YEAR 1)

NAME/PROPERTY ADDRESS	ANNUAL NOI	MONTHLY RENT	LEASE TERM	NOTES
LEAGUE CITY 1860 LAWRENCE RD	\$128,197.37	\$10,682.70	7 Years	4% bumps
BANDERA 14247 BANDERA ST	\$168,674.17	\$14,056.18	7 Years	4% bumps
GREENVILLE 14310 GREENVILLE ST (BANDERA LAND)	\$12,524.06	\$1,043.67	7 Years	4% bumps
BRAZOSPORT 1960 BRAZOSPORT BLVD	\$89,420.00	\$7,4582.00	7 Years	4% bumps
NET OPERATING INCOME "NOI"	\$398,810.60			

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