

dual-warehouse 4800 SF – for sale / Lease

OFFERING MEMORANDUM

1110 Central St, Houston, TX 77012 with additional access from 9343 E Avenue J, Houston, TX 77012.

Prime Industrial Asset in Houston's Logistics Corridor



dual-building flexibility (5561 SF total), 13-ft ceilings
Prime Industrial Asset in Houston's Logistics Corridor



dual-building flexibility (5561 SF total), 13-ft ceilings at
1110 Central St, Houston, TX 77012

Table of Contents

Disclaimer.....	3
Executive Summary.....	4
Property Overview	10
Financial Summary.....	6
Proforma	7 & 8
Proforma with leverage	9
Investment Highlights	10
Building Photos	Error! Bookmark not defined.
Map Location	13
Site Plans - Area	13
Demographics Economics Power House	13 to 16
Broker Biography	14



WINHIL ADVISORS KIRBY
2414 RICHTON ST. HOUSTON TEXAS 77098



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Disclaimer

IMPORTANT NOTICE

This offering memorandum is intended solely for informational purposes. The content, including any forward-looking statements or projections, should not be construed as definitive assessments of investment performance. While we have made every effort to ensure that the information provided herein is accurate and reliable, please be aware that all real estate investments carry inherent risks and uncertainties.

WinHill Advisors and its agents do not provide any guarantees regarding returns or timelines based on the information presented in this document.

By reviewing this memorandum, you acknowledge and accept that WinHill Advisors and its representatives cannot be held liable for any losses or damages resulting from the use of this information, including any inaccuracies or omissions, regardless of the cause. Investors are strongly encouraged to undertake their own research and due diligence. We advise consulting with qualified professionals—such as lawyers, accountants, or financial advisors—regarding any questions about taxes, legal matters, or other specific concerns.

Under no circumstances shall WinHill Advisors or its agents be liable for any direct, indirect, incidental, or consequential damage arising from the use of this memorandum or the information it contains. We expressly disclaim any guarantees or promise related to potential profits, returns, or investment timelines discussed herein.



Prime Industrial Asset in Houston's Logistics Corridor dual-building flexibility (5561 SF total),

Executive Summary

Prime Industrial Asset in Houston's Logistics Corridor

1110 Central St offers a rare opportunity to acquire a strategically located industrial warehouse near **Port Houston**—a global trade hub handling 2.6M+ barrels of crude daily. With dual-building flexibility (5561 SF total), 13-ft ceilings, heavy power, and immediate highway access, this asset caters to logistics, manufacturing, and energy-support businesses. Priced at **\$670,000**, the property targets investors seeking robust ROI through reshoring-driven demand (+17% Houston industrial interest) and owner-operators leveraging proximity to refineries, shipping terminals, and downtown.

- **For Investors:**

- Reshoring-driven demand (+17% industrial investor growth) with projected **47% leveraged IRR** and 8% exit cap rate.
- Low-management cash flow via NNN leases (\$13.50/SF/year + expense recapture).

- **For Business Owners:**

- Turnkey operations: 3-phase heavy power, 14-ft clear heights, and outdoor storage for petrochemical/logistics ventures.
- Direct access to 10 refineries (2.6M barrels/day) and Port Houston's 200,000+ job ecosystem.

- **For Lessees:**

- Gross lease flexibility (multi-tenancy) with 24/7 access, bus line, and highway proximity (I-610/Clinton).
- Future purchase options for scaling enterprises.

Priced at \$670,000, this asset leverages Houston's #1 U.S. port status and reshoring wave for compounded returns.



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Property Overview

Feature	Detail	
Address	1110 Central St, Houston, TX 77012 (also accessible via 9343 E Avenue J)	
Property Type	Free-standing industrial warehouse (2 buildings)	
Size	4800SF total (Bldg 1: 3000 SF; Bldg 2: 1800 SF)	
Lot Size	9,927 SF (0.23 acres), fully fenced with on-site parking	
Year Built	1958 (renovated 2020)	
Zoning	Commercial	
Key Features	13-ft ceilings, 1 loading dock, 3 grade-level doors, 3-phase heavy power	
Accessibility	5 mins to Port Houston, 12 mins to downtown, 24/7 access, bus line	



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Financial Summary

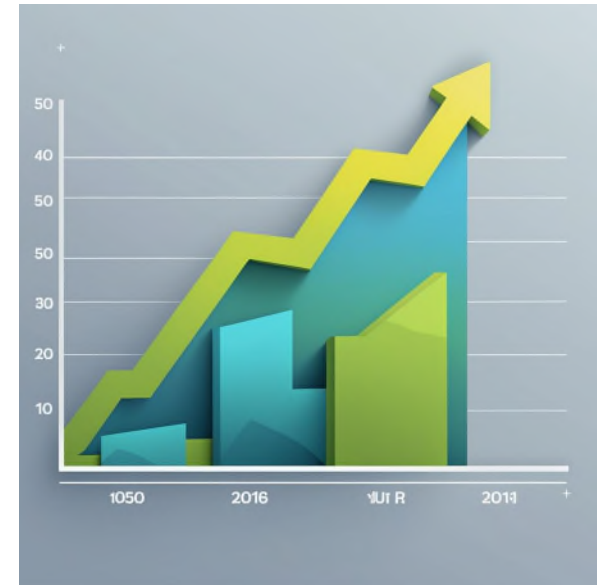
10-Year Proforma & Exit Strategy ([View Full Proforma](1110 Central ST Proforma May 2025.xlsx))

Metric	Unleveraged	Leveraged (80% LTC)
Asking Price	\$670,000	\$670,000
Projected Sale Year	Year 10	Year 6
Discount Rate	12%	11%
NPV	\$12,393+	\$5972 (Pro Level)+
IRR	11%	47% (Equity Entity)
Loan Terms	N/A	8% interest, 80% LTC
Cap Rate (Exit)	8%	8%

Exit Value **979K** **870k**

Income Highlights:

- **Rent:** \$13/SF/year + NNN expenses (property taxes, insurance, maintenance).
- **Occupancy:** Stabilized with 5% vacancy factor.
- **Rent Escalation:** 3% annually.





Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Proforma 1/3 pages

1110 Central St, Houston, TX Industrial Warehouse 10-Year Proforma & Strategic Exit Plan											
Project Investment Cost	\$ 670,000										
Gross Building Area (SF):	5,561										
Net rentable area	4,800										
Vacancy factor	5.0%										
Cost of sale	6.0%										
Rent escalation	3.0%										
inflation	2%										
Property Mgn Annual	5%										
Going Out cap rate	8%										
	Rate										
Market Rent per SF Year)	\$13.50										
Market Rent per SF montly	\$1.13										
Current Montly rent	\$5,400										
	1	2	3	4	5	6	7	8	9	10	11
Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Income statement -											
Net rentable area	4800	4800	4800	4800	4800	4800	4800	4800	4800	4800	4800
Lease Market Value	\$14	\$13.91	\$14.32	\$14.75	\$15.19	\$15.65	\$16.12	\$16.60	\$17.10	\$17.61	\$18.14
Net Operating Income											
Total Rental	\$64,800	\$66,744	\$68,746	\$70,809	\$72,933	\$75,121	\$77,375	\$79,696	\$82,087	\$84,549	\$87,086



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Proforma 2/3 pages

Net Operating Income											
Total Rental	\$64,800	\$66,744	\$68,746	\$70,809	\$72,933	\$75,121	\$77,375	\$79,696	\$82,087	\$84,549	\$87,086
Potential Gross Income(PGI)	\$64,800	\$66,744	\$68,746	\$70,809	\$72,933	\$75,121	\$77,375	\$79,696	\$82,087	\$84,549	\$87,086
Absorption	80%	90%	95%	100%	100%	100%	100%	100%	100%	100%	100%
Vacancy	24%	15%	5%	5%	5%	5%	5%	5%	5%	5%	5%
EGI	\$0	\$57,066	\$65,309	\$67,268	\$69,286	\$71,365	\$73,506	\$75,711	\$77,982	\$80,322	\$82,731
**O Exp. (NNN) Recapture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mgmt. (market) 5%	\$0	\$3,337	\$3,437	\$0	\$3,647	\$3,756	\$3,869	\$3,985	\$4,104	\$0	\$4,354
Operating Expenses	\$0	\$3,337	\$3,437	\$0	\$3,647	\$3,756	\$3,869	\$3,985	\$4,104	\$0	\$4,354
TOTAL NOI		\$53,729	\$61,872	\$67,268	\$65,640	\$67,609	\$69,637	\$71,726	\$73,878	\$80,322	\$78,377
Capital Expenses											
PBTCF(Profit Before Tax and Cash)	\$0	\$53,729	\$61,872	\$67,268	\$65,640	\$67,609	\$69,637	\$71,726	\$73,878	\$80,322	\$78,377
Development costs											
Development costs	\$670,000										
Total Develop Cost	\$670,000										
Annual cash flow											
Total Develop Cost	-\$670,000										
A Value going-out cap rate										\$979,715	
Cost Of Sale Fee										-\$58,783	
Net cash flow	-\$670,000	\$53,729	\$61,872	\$67,268	\$65,640	\$67,609	\$69,637	\$71,726	\$73,878	\$1,001,254	



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Proforma 3/3 pages

Net cash flow	-670,000	\$53,729	\$61,872	\$67,268	\$65,640	\$67,609	\$69,637	\$71,726	\$73,878	\$1,001,254
Levered (With Loan) Scenario										
Property level Net cash Flow	(670,000)	\$53,729	\$61,872	\$67,268	\$65,640	\$818,236				
Value going-out cap rate						\$870,464				
Rate	8.0%					\$				
LTC % = loan Amt./ Cost)	80%					(52,228)				
Net cash flow	\$ -	\$ 53,729	\$ 61,872	\$ 67,268	\$ 65,640	\$ 818,236	\$ 69,637			
year	1	2	3	4	5	6	7			
Equity entity cash flows	\$ (134,000)	\$0.00	\$0.00	\$0.00	\$0.00	\$921,736.99				
loan Cash Flow	\$ 134,000	\$ 53,729	\$ 61,872	\$ 67,268	\$ 65,640	\$ (103,501)				
loan balance	\$ 134,000	\$ 90,991	\$ 36,399	\$ (27,958)	\$ (95,834)	\$ -				
Year of sale	6									
Pro level net present value @	11%	\$5,972								
Equity entity IRR	IRR	47%								
"Please be advised that the provided proforma is intended solely as a tool to simulate the investment scenario, aligning closely with the seller's data in a straightforward manner. It is imperative to understand that this document does not constitute a part of the Due Diligence process. A comprehensive review and analysis of all relevant factors is essential before making any investment decision Prepare by Joe Fer Mitchell										



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Investment Highlights

1. Reshoring-Driven Demand

- Houston industrial investor interest surged **+17%** (2023), driven by supply-chain shifts and tariffs favoring U.S. logistics hubs.
- Port Houston's \$10B+ economic impact supports 200,000+ jobs, fueling warehouse demand.

2. Strategic Location

- **5 mins to Port Houston:** Access to Barbours Cut/Bayport terminals, refineries (ExxonMobil, Valero), and I-610/Clinton Dr.
- **Key Tenants Served:** Petrochemicals, maritime logistics, oilfield services, and manufacturing.
- 24/7 Workflow: On-site parking, secured lot, and immediate highway access enable round-the-clock operations.
- Growth Pathway: Lease multiple units (2 buildings) with option-to-purchase clauses for future expansion.

3. Turnkey Infrastructure

- **Heavy Power:** 3-phase electricity for manufacturing/equipment.
- **Low Management:** Gross lease structure (multi-tenancy) minimizes owner involvement.
- **Expansion Potential:** 10,000 SF lot allows outdoor storage or expansion.

4. Market Resilience

- Gulf Coast refineries process **27.4% of U.S. crude oil**—insulating demand against downturns.
- Houston's industrial vacancy remains near **4%** (Prologis, 2023).



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

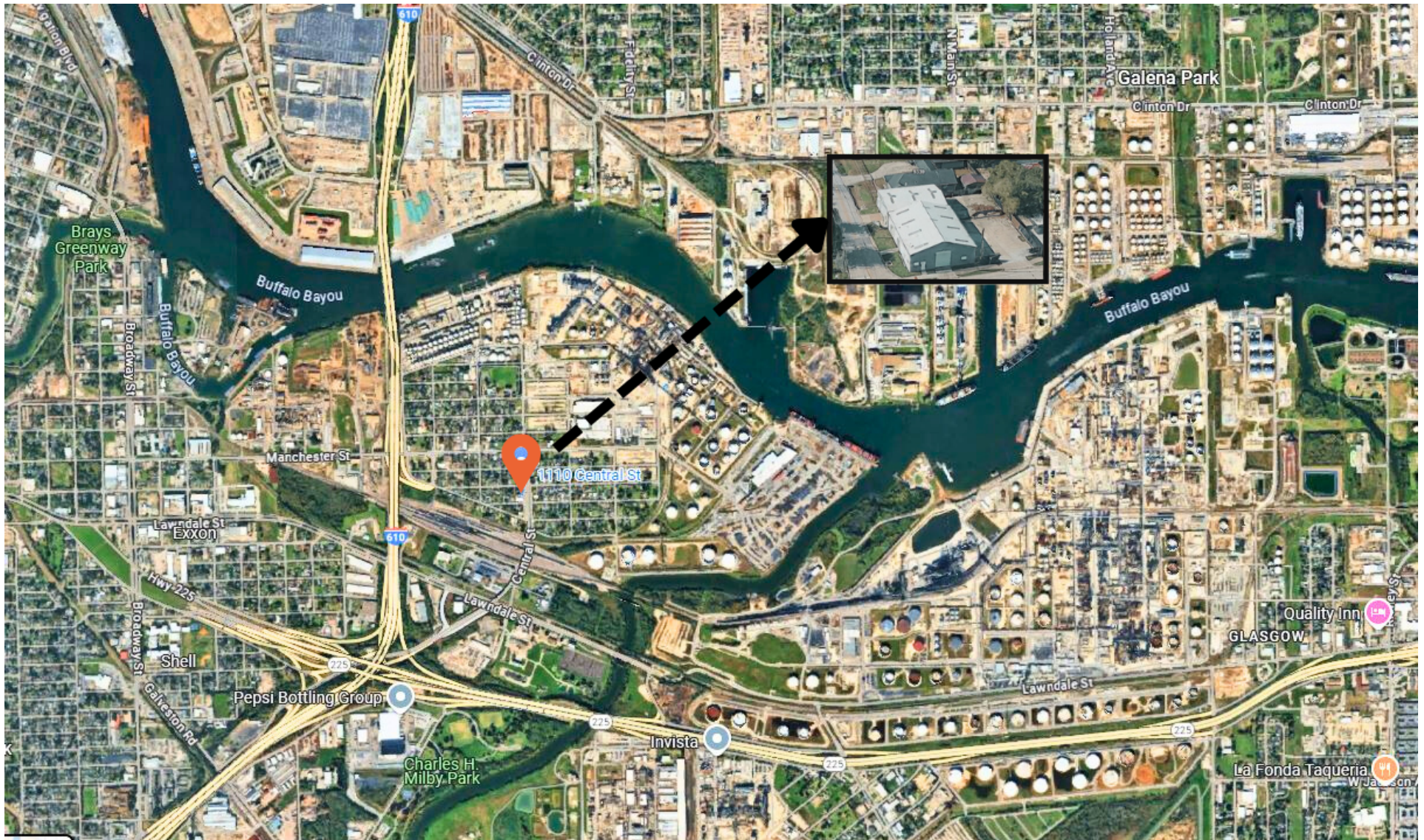
Photos





Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

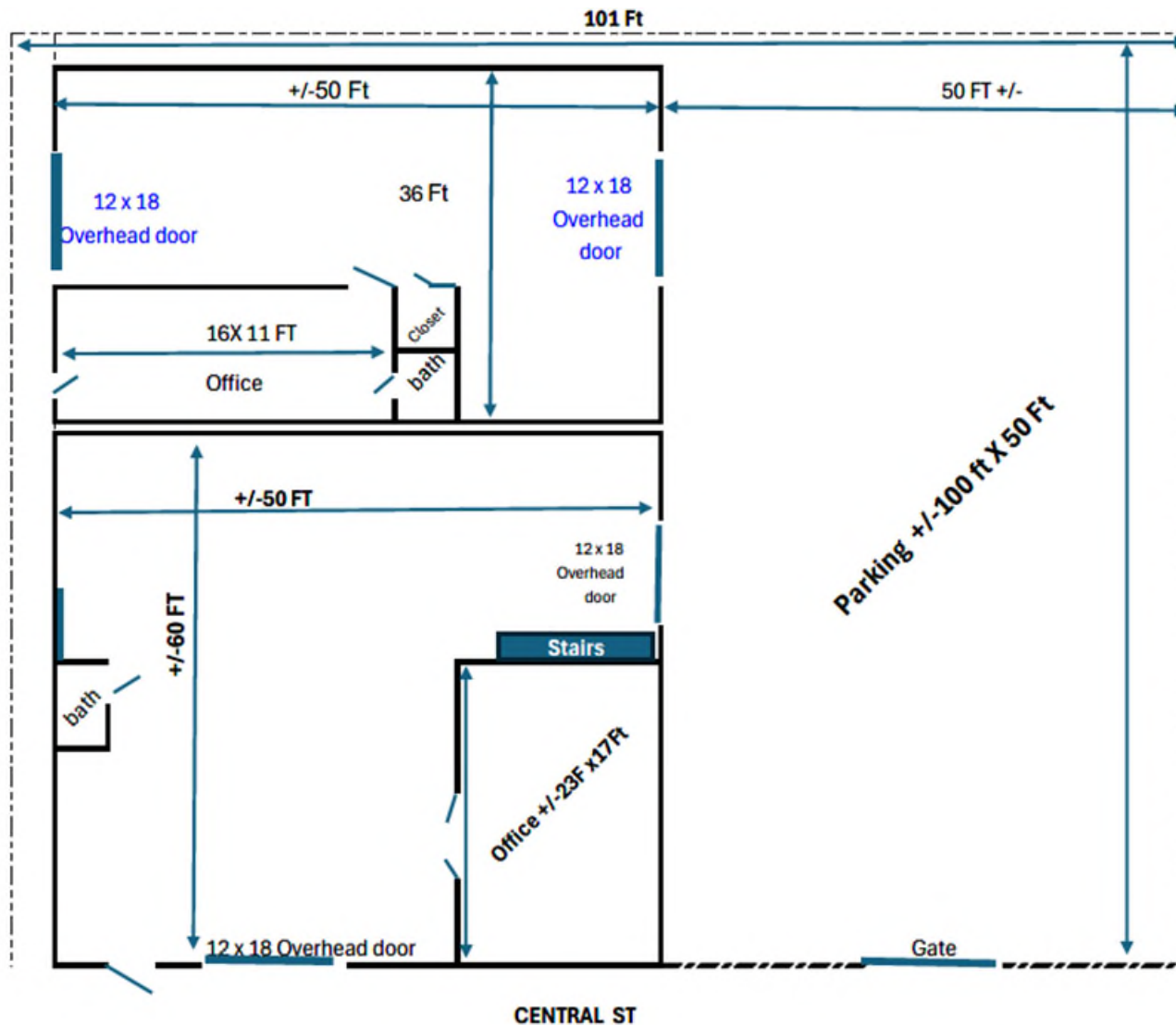
Maps - Location





Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Site Plans and Floor Plans



All floor plan sizes and measurements are approximate and may vary. The end user is responsible for verification, and final approval rests with the property owner. We are not liable for discrepancies, and new management must conduct final measurements.



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Demographics Economic **Powerhouse & Job Creation**

- **Port Houston Dominance:**

- Generates **\$439B in statewide economic value** and supports **1.54M Texas jobs** (1 in 5 Houston jobs tied to port activity) ¹⁴.
- Handles **74% of U.S. Gulf Coast container traffic** (5th largest U.S. container port), driving demand for logistics/warehousing near the Ship Channel

- **Energy & Industrial Hub:**

- **10 major refineries** process 2.6M+ barrels of crude daily (27.4% of U.S. production)
- Oil/gas sector grew **9.7% YoY (2024)**, adding 6,694 jobs, fueling demand for industrial support services

2. Key Demand Generators

- **Reshoring & Manufacturing Growth:**

- Tariffs and supply-chain shifts accelerated **onshoring**, boosting Houston's industrial leasing by **26% in Q1 2025** (8.8M sq. ft. leased)
- Manufacturing requirements surged, with Tesla leasing **1.6M sq. ft.** and petrochemical firms expanding near refineries

- **Logistics & Trade Expansion:**

- Port Houston's **\$222.5B in foreign cargo value** (2023) attracts import/export businesses needing last-mile warehousing
- **3,600+ energy companies** and 600+ exploration firms rely on local logistics corridors for equipment storage



Prime Industrial Asset in Houston’s Logistics Corridor
dual-building flexibility (5561 SF total),

3. Labor Force & Infrastructure

- **Skilled Workforce:**
 - **4.2% unemployment rate** (Dec 2024), with 47,177 jobs added in 2024 across trade/transportation (+14,220 jobs) and construction (+4.2% growth)
 - Proximity to **East End revitalization zones** enhances access to technical labor for manufacturing/logistics
- **Strategic Connectivity:**
 - **5 mins to Port Houston terminals** (Barbours Cut/Bayport) and **I-610/Clinton Dr** highways
 - **24/7 operations** with heavy power (3-phase) and outdoor storage capabilities

4. Real Estate Market Metrics

Indicator	Value	Trend
Avg. Rent (NNN)	\$0.99sq. ft./month	▲ 5.2% YoY (record high)
Vacancy Rate	6.8%	62+ quarters of positive absorption
New Construction	16.7M sq. ft.	▲ 25% QoQ (supply constrained) 10
Cap Rates	7.0% avg.	Competitive sales (\$197/sq. ft. avg.) 10



Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

5. Target Industries Driving Demand

- **Petrochemicals:** ExxonMobil, Valero, and Phillips 66 suppliers needing storage/tooling space.
- **Maritime Logistics:** Companies handling containerized cargo (74% of Gulf Coast volume) ¹⁴.
- **Oilfield Services:** 170+ pipeline firms requiring equipment yards and parts warehouses.
- **Manufacturing:** Steel, automotive, and aerospace firms reshoring production





Broker Listing Contact - **WinHill Advisors Kirby**

Joe Fer Mitchell

CIPS & Investment - Development

C + (832) 416-3739 - Office (713) 574-3141 US

Joe@WinHillAdvisorskirby.com

Joe Fer is a seasoned CIPS Real Estate Associate with over 20 years of diverse business ownership experience. He specializes in procurement and project development across sectors such as Oil & Gas, Heavy Construction, and international sales, consistently delivering excellence. As a key member of the investment team in Houston, Joe provides invaluable insights into residential and commercial investments. His expertise in analyzing feasibility and risks, along with financial modeling, ensures prudent investment decisions. Clients can rely on Joe for integrity, dedication, and expert guidance throughout their real estate journey.

Santiago Venegas EXP

Coop – Agent Master Business Administration

Residential Investments + 281-907-1849

svenegas.bol@gmail.com

Coop -Real Estate Associate with a master's in finance administration large experience in commercial and residential investments. He specializes in the markets of Mexico and Houston

Prime Industrial Asset in Houston's Logistics Corridor
dual-building flexibility (5561 SF total),

Charlie Kriegel

Broker Owner | CEO, WinHill Advisors-Kirby

Realtor of the Year Nominee, GHBA 2017

C + 832.496.2614 - Office (713) 574-3141 US

charlie@winhilladvisorskirby.com

With over two decades of experience in the real estate industry, Charlie exemplifies expertise and innovation. As the co-founder and CEO, he has successfully guided the company through various market landscapes, ranging from luxury residential projects to complex commercial investments.

His strategic focus on pioneering Build-to-Rent (BTR) developments has positioned the company as a leader in the field.

