



INDUSTRIAL LEASE OPPORTUNITY

215 N JENKINS

HOUSTON, TX 77003



INTERACTIVE LEASING BROCHURE



LEASING AGENTS



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PROPERTY OVERVIEW



\$10,000 GROSS/MO

LEASE RATE



±1.05 AC

LOT SIZE



±20,983 SF

TOTAL GLA



±1,000 SF

OFFICE SPACE GLA

PROPERTY HIGHLIGHTS

LOCATED IN EAST DOWNTOWN HOUSTON,
PROPERTY OFFERS EXCELLENT ACCESS
TO MAJOR HIGHWAYS

LEASE RATE IS COMPETITIVELY PRICED AT
\$5.72 PER SQUARE FOOT ANNUALLY ON
AN INDUSTRIAL GROSS BASIS

FEATURES FIVE CRANES AND 3 JIB
CRANES

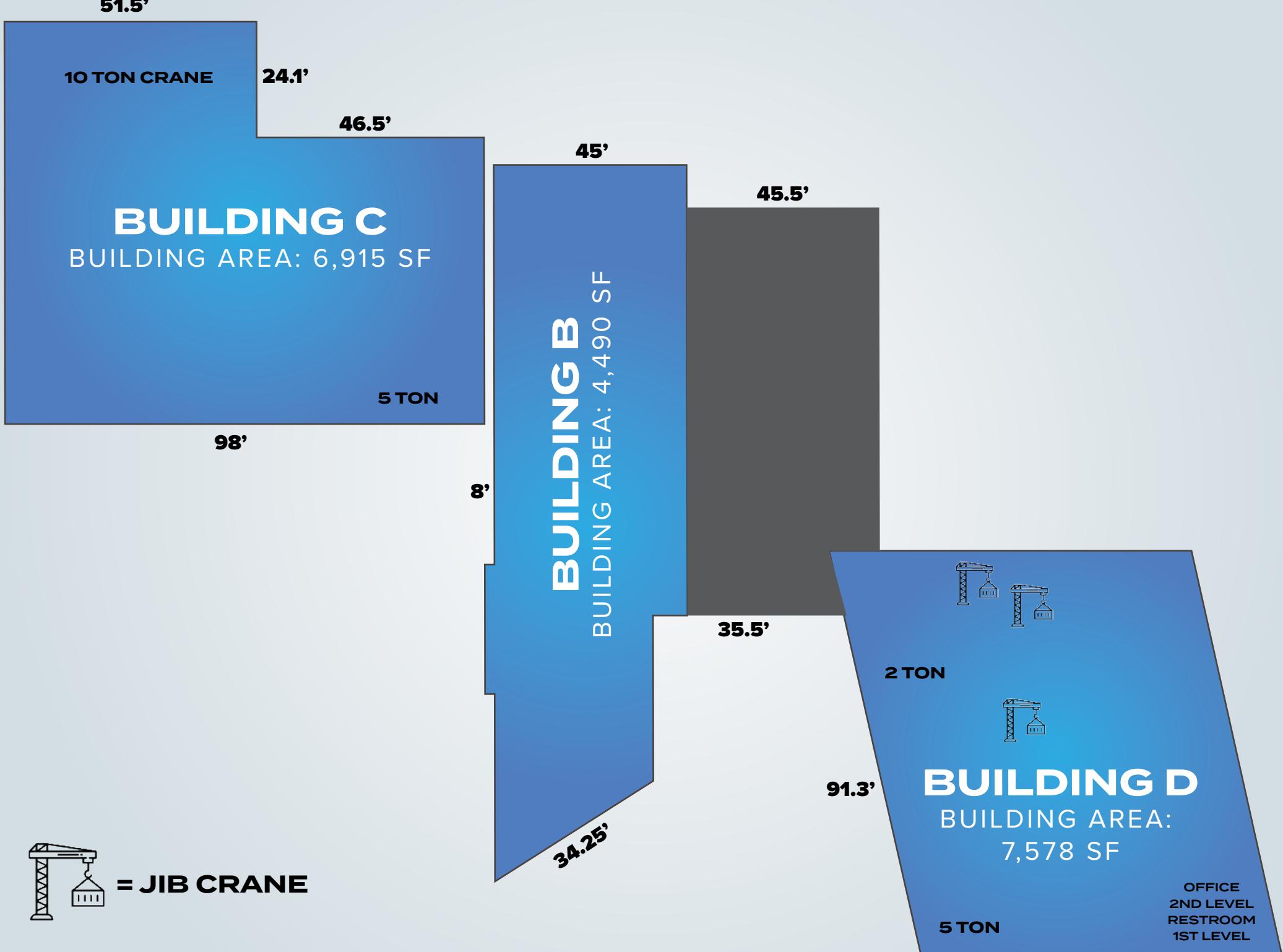
FACILITY IS IMMEDIATELY
AVAILABLE FOR OCCUPANCY

5 GRADE LEVEL DOORS WITH HEAVY
POWER CAPACITY ALLOWS FOR
LOADING EFFICIENCY AND INTENSIVE
INDUSTRIAL OPERATIONS

LIMITED AVAILABILITY OF SIMILAR
CRANE-EQUIPPED PROPERTIES IN
THE AREA







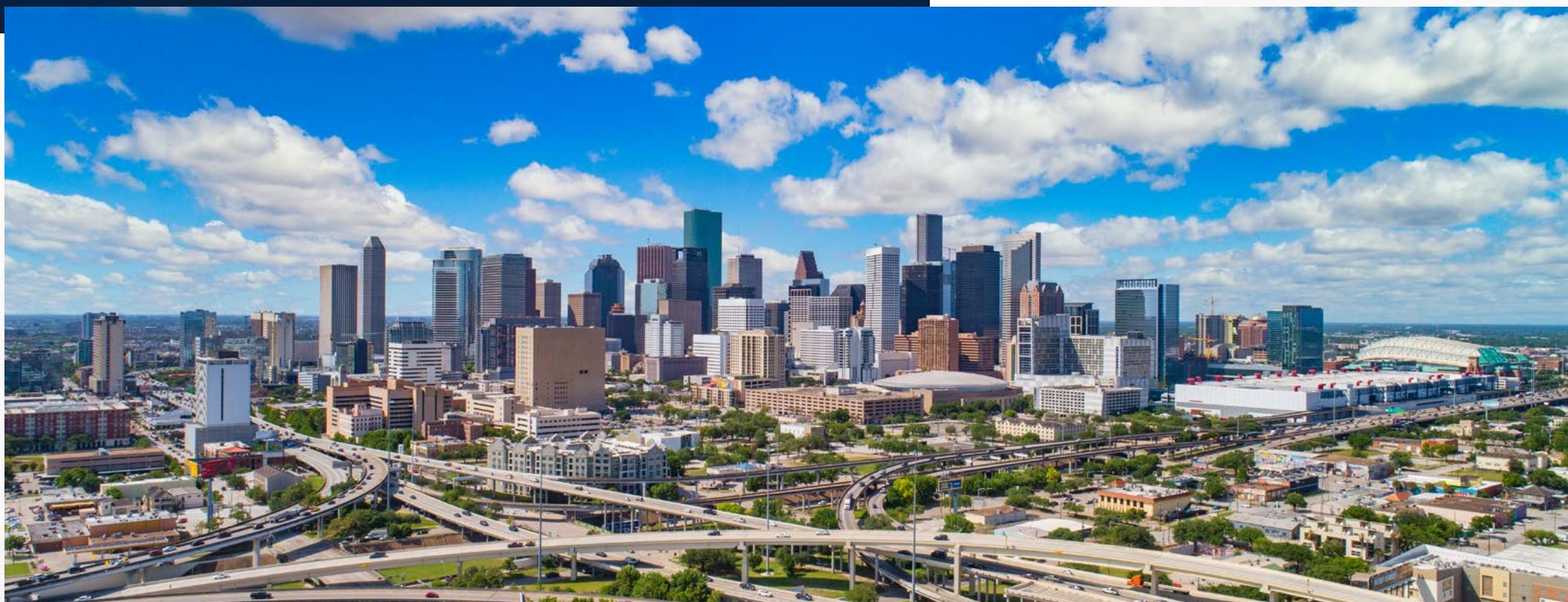
HOUSTON, TX

Houston, Texas is one of the largest and most economically diverse cities in the United States, with a population exceeding 2.3 million and a metro area that ranks among the top five nationwide. Known globally for its leadership in the energy sector—particularly oil, natural gas, and renewables—Houston is also a major player in aerospace, life sciences, advanced manufacturing, and technology. It's home to the Texas Medical Center, the world's largest medical complex, and the Johnson Space Center, where NASA directs human spaceflight. With two major airports, extensive rail lines, and one of the busiest ports in the nation, Houston serves as a key gateway for domestic and international commerce.

Culturally, Houston reflects a rich blend of global influences, shaped by one of the most ethnically and linguistically diverse populations in the country. More than 140 languages are spoken in the city, and this diversity is evident in its culinary scene, arts institutions, and community festivals. Houston supports a nationally recognized arts district, numerous professional sports franchises, and over 50,000 acres of parks and green space. The region's business-friendly climate, absence of a state income tax, and relatively low cost of living continue to attract both corporations and residents, fueling steady growth in real estate, construction, and infrastructure investment.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	11,855	144,341	366,799
2025 Estimate	13,342	159,822	404,327
2030 Projection	13,912	165,849	419,799
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	4,985	53,262	150,775
2025 Estimate	5,612	59,957	167,658
2030 Projection	5,855	62,566	174,590
INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$62,682	\$76,798	\$92,003



HOUSTON MARKET OVERVIEW

Proximity to I-45 (Gulf Freeway): The apartments are situated along one of Houston's major highways, providing direct access to downtown Houston, the Texas Medical Center, and other employment hubs.

Close to Hobby Airport: Being near Hobby Airport makes the area attractive to airport employees, frequent travelers, and professionals seeking proximity to transit.

Access to Southeast Houston Growth: This area is part of a growing region, with increasing developments in retail, logistics, and transportation, which contribute to rising demand for rental properties.

Consistent Occupancy Rates: Apartment complexes in this area tend to maintain high occupancy rates due to demand from long-term renters, including local workers, students, and service employees, offering stable cash flow potential for investors.

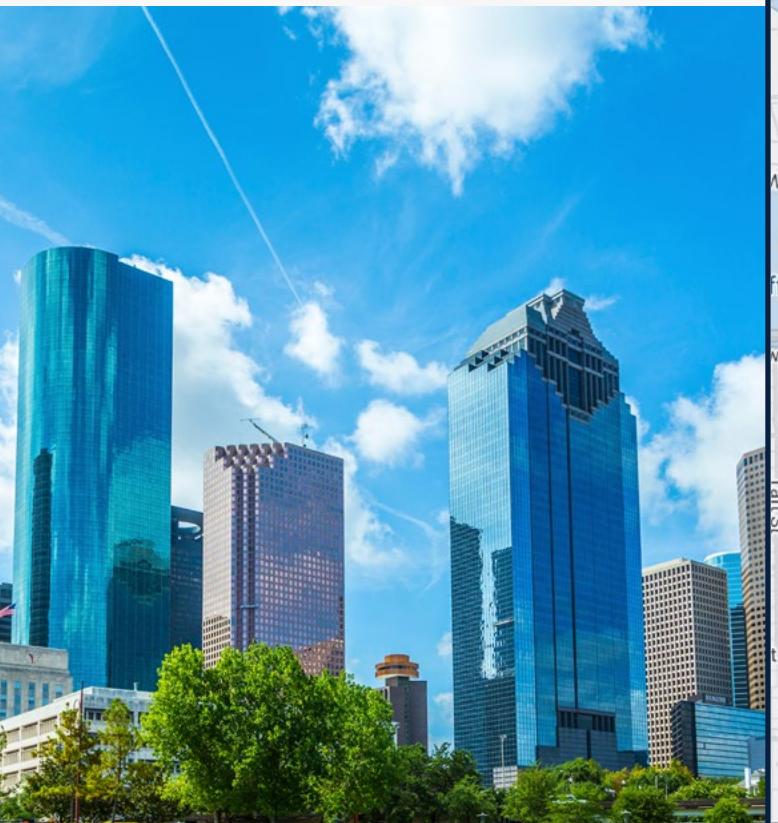
Rent Growth Potential: Houston has experienced moderate rent increases over the years, and with continued economic growth, properties in this region may benefit from upward pressure on rental rates, increasing ROI.

Population Growth in Houston: Houston is one of the fastest-growing metro areas in the United States, attracting new residents each year due to job opportunities in energy, healthcare, manufacturing, and tech. This contributes to a solid rental market.

Proximity to Major Employers: Areas around the Gulf Freeway have access to Houston's large employment hubs, including the petrochemical industry, medical sectors, and logistics firms, all of which create a consistent base of renters.



LOCAL AREA MAP



**±10 MIN FROM DOWNTOWN
HOUSTON**



LEASING BROCHURE





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PATRICK GRAHAM

Broker of Record

License No. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs located at 215 N Jenkins, Houston, TX 77003 ("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.

215 N JENKINS
HOUSTON, TX 77003



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