

An aerial photograph of the Northport Business Park. The central focus is a large, rectangular industrial building with a brown, flat roof. The roof is divided into two main sections by a central corridor or driveway. Several FedEx delivery trucks are parked along the sides of the building. To the left of the building, there is a large area of green trees and a parking lot. To the right, there is a parking lot filled with various cars and a few larger vehicles. In the background, a multi-lane highway with traffic is visible, along with other industrial buildings and more greenery.

OFFERING MEMORANDUM

NORTHPORT BUSINESS PARK

7101-7157 NORTH LOOP EAST | HOUSTON, TX 77028
SF AVAILABLE ($\pm 6,232$ SF - 24,475 SF)

A dark, stylized background image for the Matthews logo. It features a silhouette of a city skyline with various buildings and structures, set against a dark, moody sky with some light clouds. The overall tone is industrial and professional.

MATTHEWS™

NORTHPORT BUSINESS PARK

7101-7157 NORTH LOOP EAST | HOUSTON, TX 77028

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)

BROKER OF RECORD

PATRICK GRAHAM

License No. 9005919 (TX)

MATTHEWSTM





PROPERTY OVERVIEW

7101-7157 NORTH LOOP EAST

HOUSTON, TX 77028



MIN CONTIGUOUS
±6,232 SF



CLEAR
18'



MAX CONTIGUOUS
24,475

PROPERTY HIGHLIGHTS

Prime location along Interstate 610 with visibility to approximately ±168,100 VPD

Functional loading combination, including both dock-high and grade-level access

Clear height of 18 feet, suitable for a range of industrial uses

Natural gas onsite

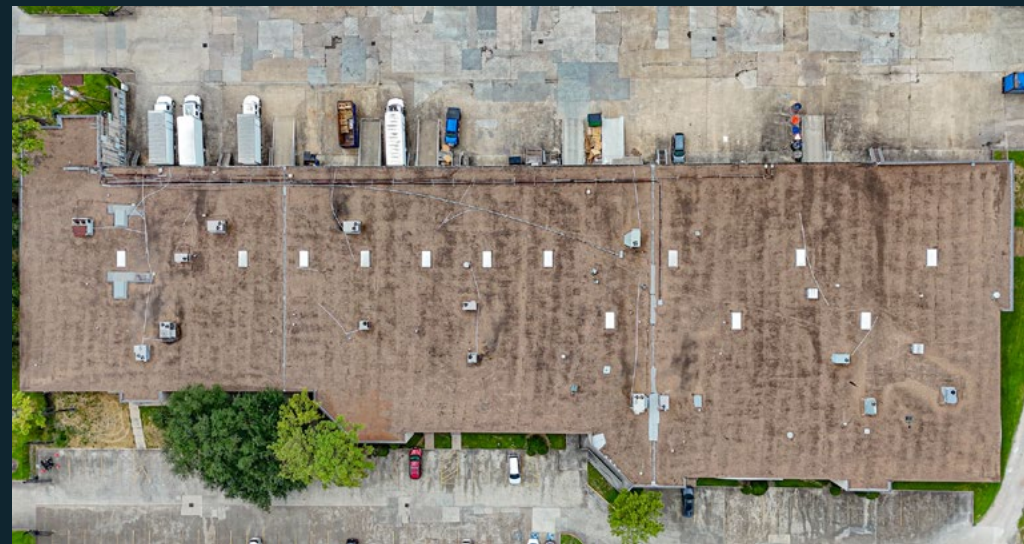
Heavy power capacity, accommodating energy-intensive tenants

Rear-loading configuration enhances logistics and circulation

Concrete tilt-up construction offering structural durability and long-term resilience

Fully sprinklered for enhanced fire protection

Move-in ready office



Downtown Houston
±7.8 Miles Away



Union Pacific Englewood West End Mechanical Department



±168,100 VPD

Subject Property





AVAILABLE SUITES

SUITE 7101

FINANCIAL SUMMARY



±10,479 SF with
±1,179 SF Office



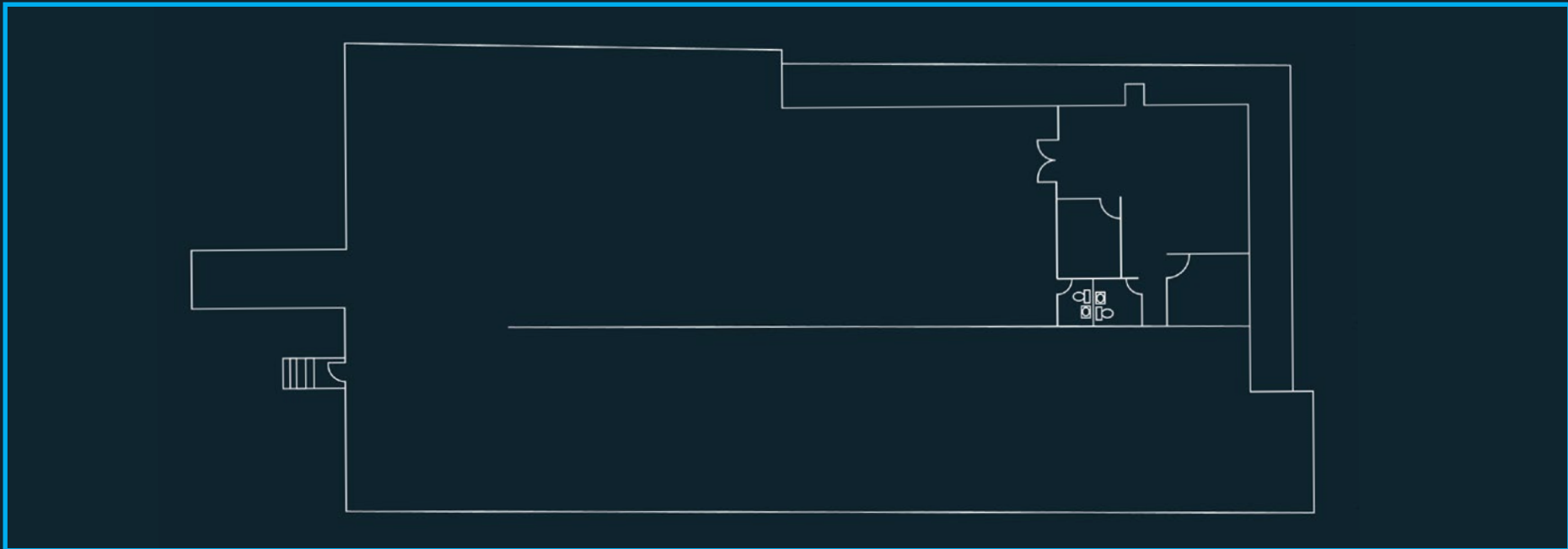
Three Dock High
One Grade Level



Asking \$0.70
PSF NNN



Immediately
Available



SUITE 7125

FINANCIAL SUMMARY



±8,700 SF with
±4,478 SF Office
(Office can be removed)

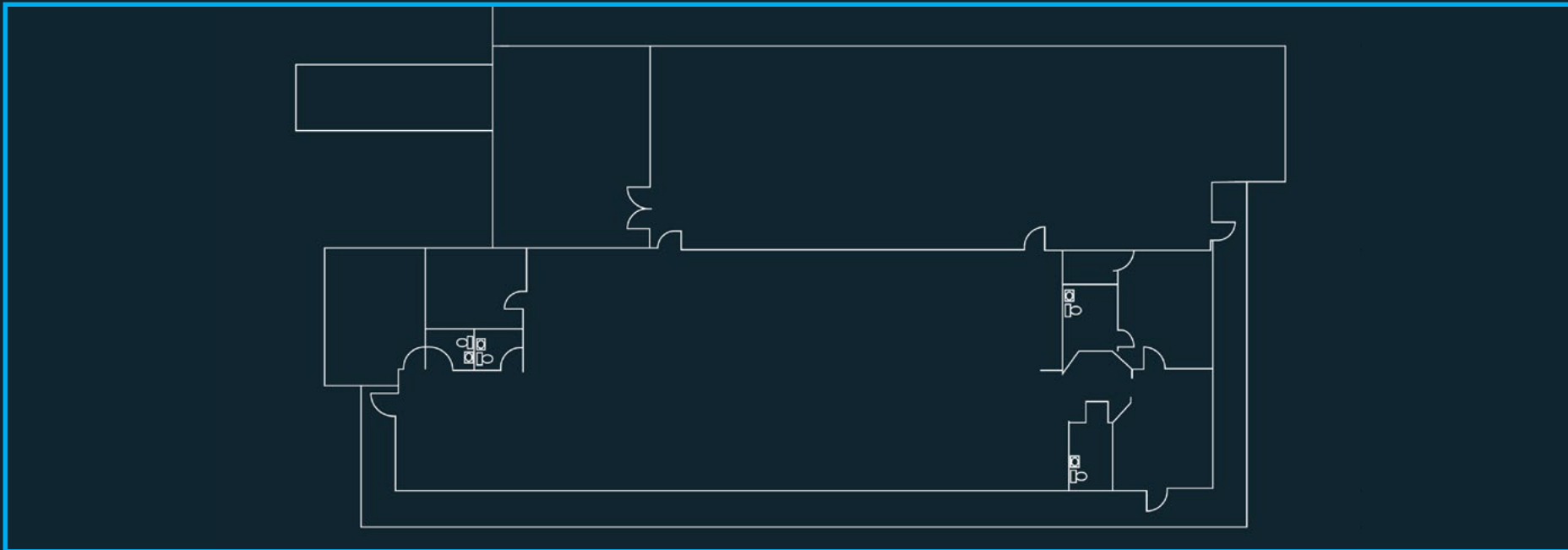


One Dock High
One Grade Level



Asking \$0.73 NNN

IMMEDIATELY AVAILABLE



SUITE 7155

FINANCIAL SUMMARY



±6,232 SF with
±1,114 SF Office

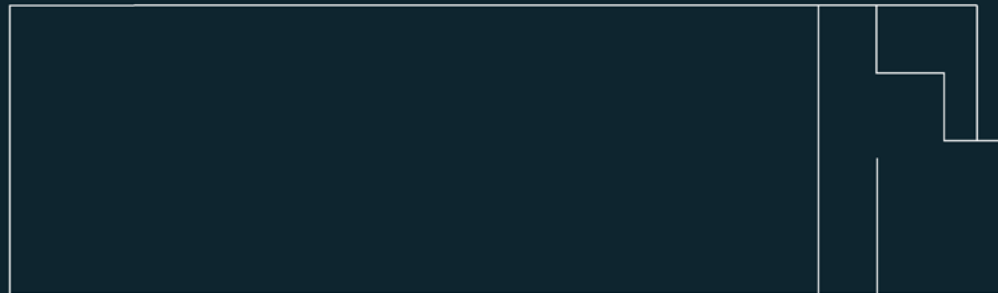


Two Dock High
One Grade Level



Asking \$0.73 NNN

IMMEDIATELY AVAILABLE



SUITE 7157

FINANCIAL SUMMARY



±18,243 SF

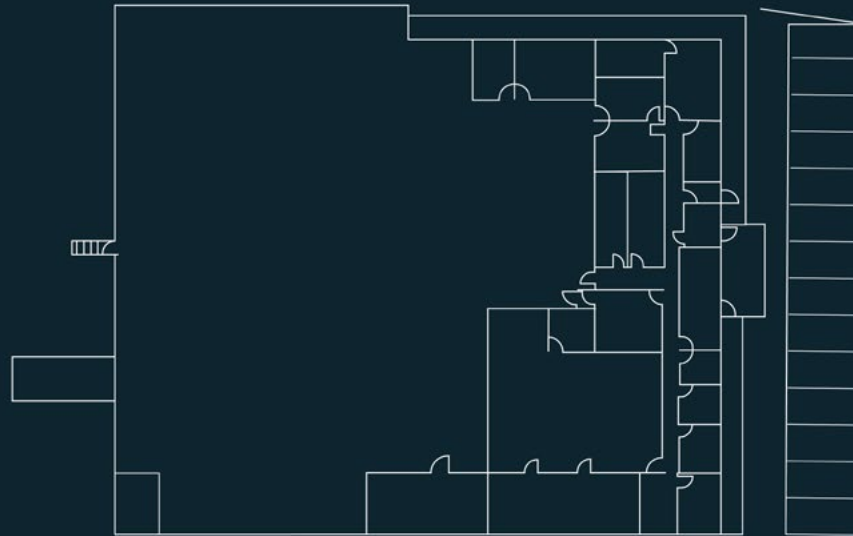


Three Dock High
One Grade Level



Asking \$0.66 NNN

IMMEDIATELY AVAILABLE



SUITES 7155 & 7157

FINANCIAL SUMMARY



±24,475 SF

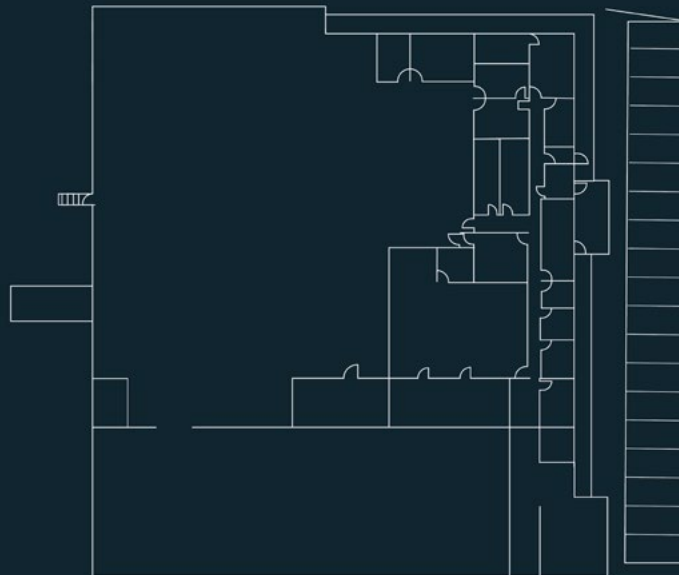


Five Dock High
One Grade Level



Asking \$0.66 NNN

IMMEDIATELY AVAILABLE

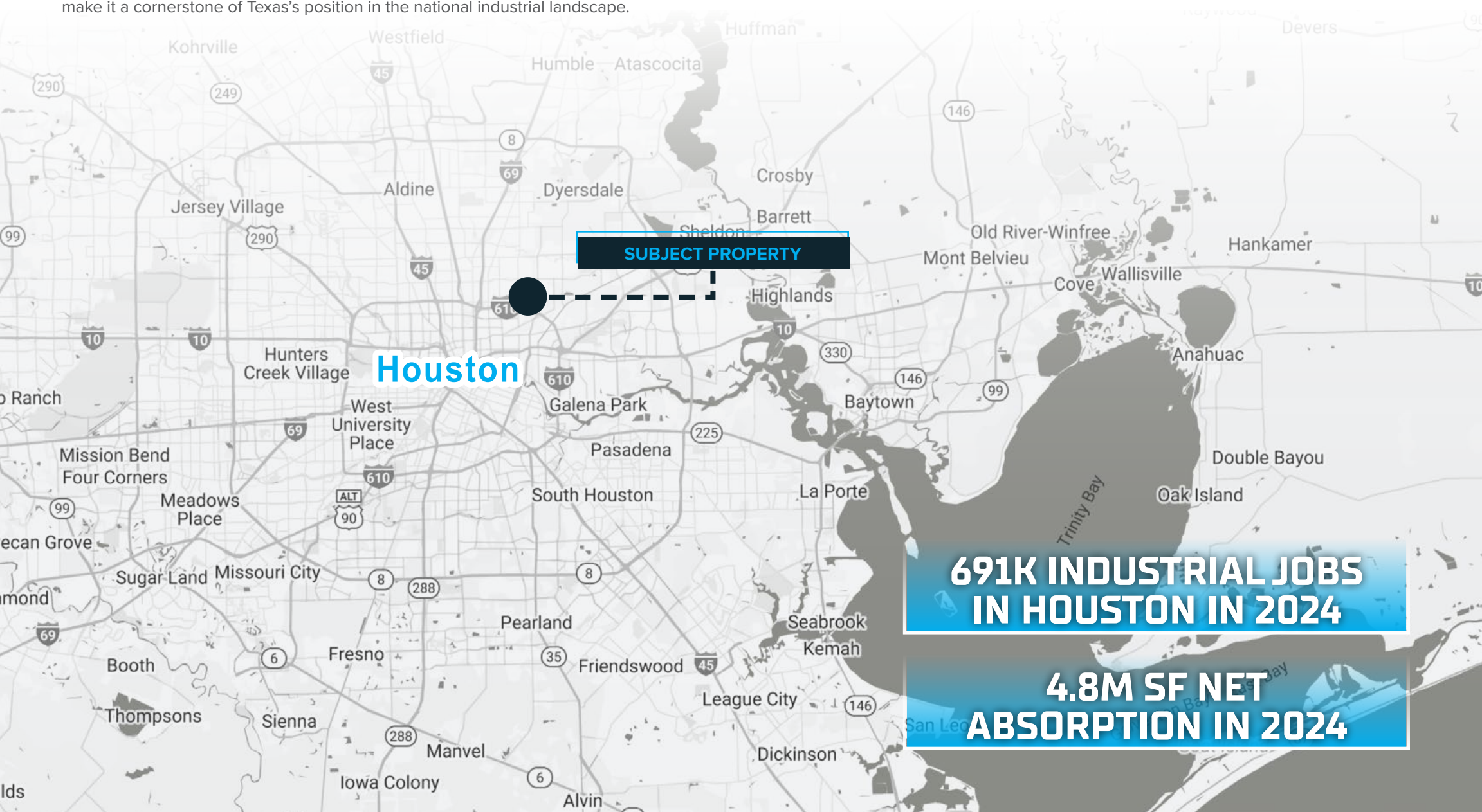




MARKET OVERVIEW

HOUSTON: A POWERHOUSE OF INDUSTRIAL DEVELOPMENT

Houston serves as one of Texas's most significant and strategically positioned industrial markets. Known globally as the **energy capital of the world**, it anchors its industrial strength in petrochemicals, oilfield equipment manufacturing, and port-related logistics. **The Port of Houston**—consistently ranked among the busiest in the United States—drives high demand for **warehousing, distribution centers, and heavy industrial infrastructure**. Industrial growth is further propelled by the **expansion of advanced manufacturing, e-commerce, and third-party logistics providers**. Key corridors like Beltway 8, the I-10 Energy Corridor, and the areas surrounding the Port have seen major investment in modern distribution facilities, speculative developments, and build-to-suit projects. The market is also emerging as a hub for cold storage, bulk distribution, and last-mile delivery, serving both the local population and regional supply chains. Houston benefits from **extensive infrastructure, access to rail and interstate networks, and a large labor pool with expertise in engineering, logistics, and energy services**. Its pro-business environment, low taxes, and availability of developable land continue to attract national and international investment, supporting both greenfield construction and the modernization of legacy assets to meet evolving logistics and manufacturing standards. Altogether, Houston's scale, location advantages, and industrial diversity make it a cornerstone of Texas's position in the national industrial landscape.



HOUSTON, TX

Houston plays a pivotal role in the U.S. industrial commercial real estate (CRE) sector, driven by its strategic geographic location, robust infrastructure, and strong ties to the energy and logistics industries. The city is **home to one of the nation's largest and most active industrial markets**, anchored by the Port of Houston—one of the busiest in the country—and a vast network of highways, rail lines, and air freight facilities. These transportation advantages enable efficient regional and international distribution, making Houston a vital logistics hub. The industrial market supports a wide range of tenants, including those in **petrochemicals, manufacturing, construction, and third-party logistics**. Combined with Houston's relatively low land and development costs, this mix of infrastructure, connectivity, and tenant diversity continues to attract institutional investors and developers seeking long-term growth and stability.

In recent years, the metro has experienced sustained growth in warehouse and e-commerce fulfillment activity, leading to record construction pipelines and historically low vacancy rates. Despite fluctuations in oil prices and broader economic cycles, Houston's industrial market remains resilient due to its diversified tenant base and continued population growth fueling consumption and last-mile delivery needs. As a result, developers are increasingly targeting submarkets such as **North Houston, the Southeast corridor, and the Port submarket, where demand for Class A industrial space continues to grow.**



PORT OF HOUSTON

The Port of Houston is one of the largest and most strategically important ports in the United States. Located along the Houston Ship Channel, it is a hub for international trade and petrochemical transport, handling more than 247 million tons of cargo annually. The port comprises more than 200 private and public terminals and is vital for both domestic manufacturing and global exports, particularly for oil, gas, plastics, and agricultural commodities. Its infrastructure supports a diverse array of shipping, logistics, and refining operations, making it a key engine for regional and national economic activity. Owning land near the Port of Houston offers significant advantages for investors, developers, and businesses. Proximity to the port allows for reduced transportation costs and faster delivery times, especially critical for industries reliant on import/export operations or time-sensitive supply chains. Industrial real estate near the port also benefits from strong demand due to ongoing expansion in logistics, warehousing, and petrochemical manufacturing. Moreover, as global trade continues to grow and the port invests in further modernization and capacity upgrades, nearby land is likely to appreciate in value, offering both operational and speculative upside.

\$906 BILLION
ANNUAL ECONOMIC REVENUE

3.37 MILLION
OF JOBS PROVIDED NATIONWIDE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7101-7157 North Loop East, Houston, TX 77028** ("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™ 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.

OFFERING MEMORANDUM

NORTHPORT BUSINESS PARK

7101-7157 NORTH LOOP EAST | HOUSTON, TX 77028

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)

BROKER OF RECORD

PATRICK GRAHAM
License No. 9005919 (TX)

MATTHEWS™



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
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