

9720 LANDRY BLVD

Spring, TX 77379

Industrial Owner/User
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Harrison Balmer

Analyst

(346) 547-5290

harrison.balmer@matthews.com

License No. 839997 (TX)



Doc Perrier

FVP & Director

(346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham

Broker of Record | Broker

Lic No. 528005 (TX)

Firm Lic No. 9005919 (TX)

MATTHEWS™



INVESTMENT HIGHLIGHTS

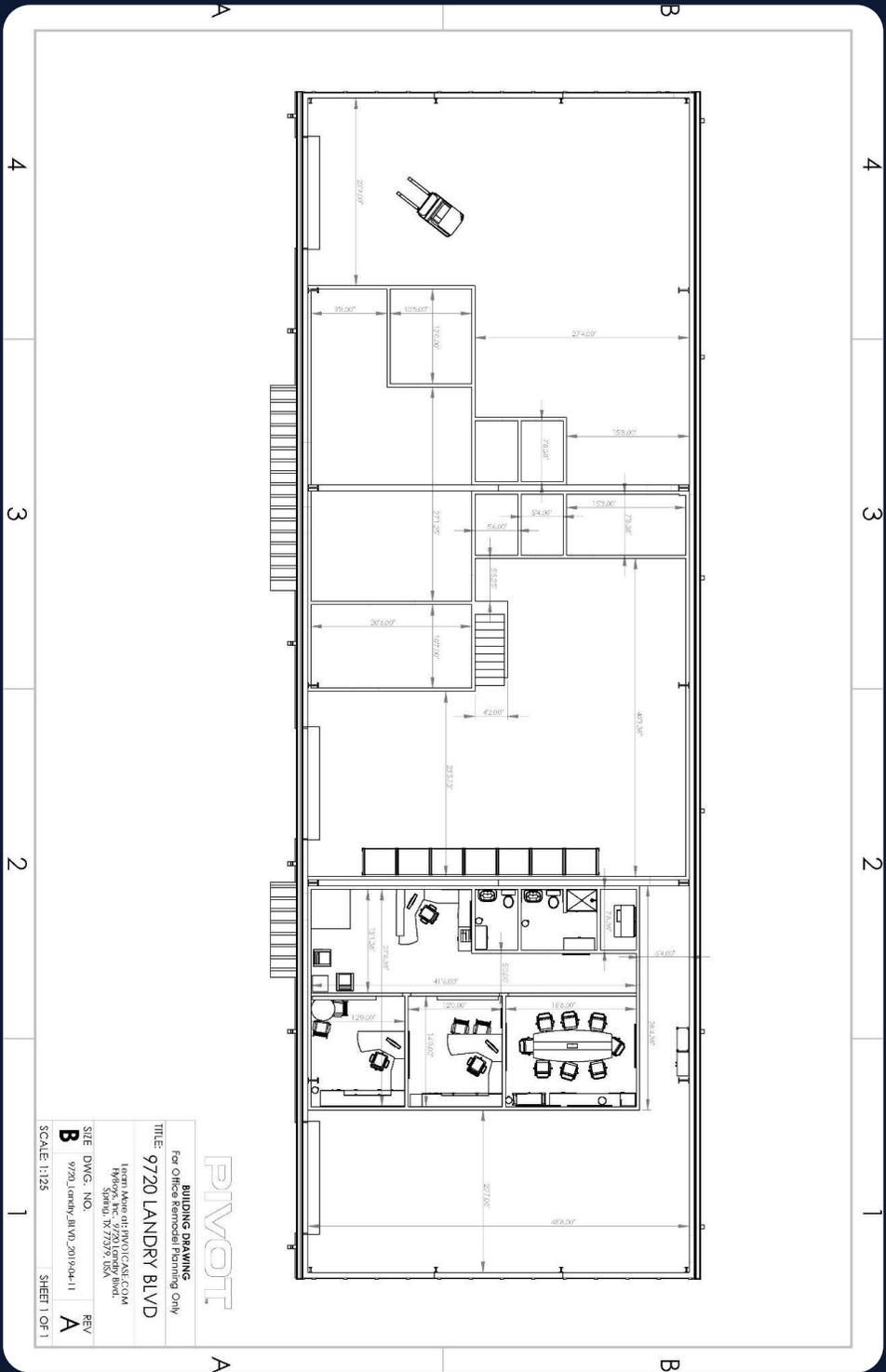
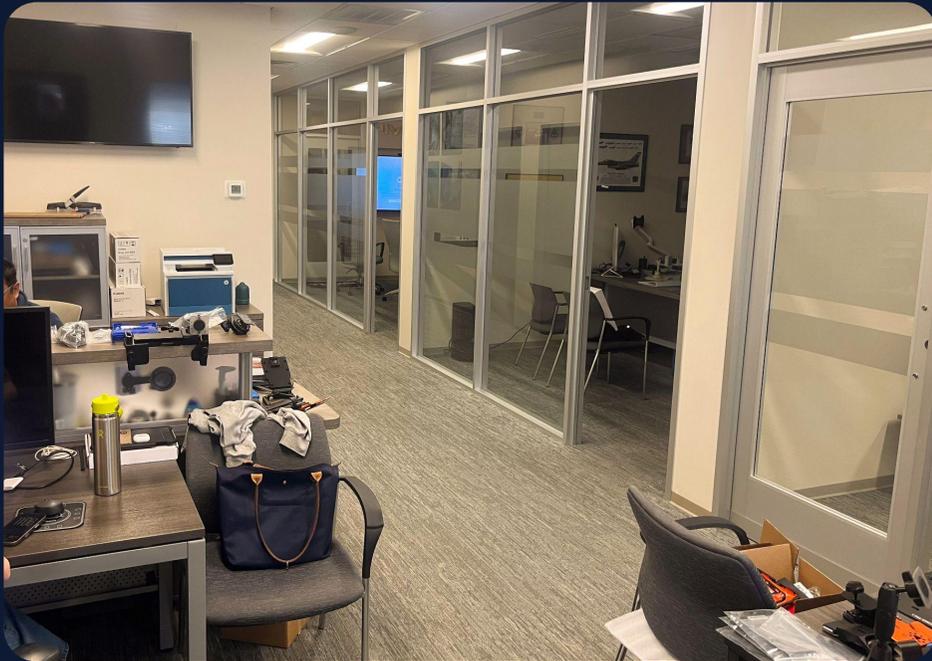
CONTACT BROKER
For Pricing

Property Highlights

- **±7,500 SF Warehouse with Class A Office** - High-quality industrial facility featuring a professional office build-out suitable for a wide range of users.
- **Clear-Span Layout with Demisable Walls** - Functional clear-span warehouse with three demisable walls, offering flexibility for single-tenant or multi-tenant configurations.
- **± 0.40 Acre Site** - Efficiently positioned on a ±0.40-acre lot with adequate parking and circulation.
- **Three (3) Grade-Level Doors** - Multiple grade-level doors support efficient loading and operational flow.
- **Three-Phase Power** - Heavy power capacity ideal for manufacturing and industrial users.
- **Approximately 2 Miles from Highway 249** - Strategic location providing quick access to major transportation routes.
- **Owner-User or Investor Opportunity** - Well-suited for an owner-user or a multi-tenant investor seeking flexible industrial space.



IPROPERTY PHOTOS





Hoelscher
DOORS

✈ David Wayne Hooks
Memorial Airport
±23 Miles Away

Walmart
Supercenter

99

DPR
CONSTRUCTION

±61,500 VPD

H-E-B

Industrial Neighbors
United Rentals amazon
CORE MiTek QXO



99

Distribution Center
macy's

Subject
Property

H-E-B

ACM
AMERICAN CONSTRUCTION METALS

MVP
MIDSTREAM VALVE PARTNERS
Moving at the Speed of Midstream

McLANE GLOBAL

✈ George Bush
Intercontinental Airport
±23 Miles Away

H-E-B

±68,600 VPD

Walmart
Supercenter

45

±57,300 VPD

MEXCOR
INTERNATIONAL

Willowbrook Mall

macy's ROUND rack
Dillard's OLD NAVY DICK'S
JCPenney CHAMPS SEPHORA

The Lotus Group
Good for the Earth, Good for Us

LOWE'S

249

Sortation Center

TARGET

±263,400 VPD

±185,700 VPD

Distribution Center

THE HOME
DEPOT

Distribution Center

Advance
Auto Parts

±105,400 VPD

Distribution Center
Walgreens

amazon Serta

Industrial Neighbors
amazon Sysco HD
Coca-Cola Dr Pepper SUPPLY
TESLA Aurora

amazon

Distribution Center
Walmart
Supercenter

Google Earth

HOUSTON, TX

Market Demographics



2,300,000

Total Population

\$62,894

Median HH Income

916,536

of Households

42%

Homeownership Rate

1,140,000

Employed Population

36%

% Bachelor's Degree

34.3

Median Age

\$253,400

Median Property Value

Local Market Overview

Houston's market remains steady in late 2025, supported by a diversified economy and population growth. Employment has increased about 1.8% year-over-year, driven by energy, healthcare, and business services, while the metro's population has surpassed seven million. Housing prices have stabilized, with the median sale price around \$340,000 and inventory levels near five months, indicating a more balanced market. Although average home values have dipped slightly, demand remains resilient in suburban growth areas like Katy and Tomball. Rising supply has shifted conditions toward buyers, but analysts expect only modest softening in prices through 2026 rather than a significant decline.

In the commercial sector, retail vacancy sits near 5.3%, with strong demand for essential and suburban-focused retail. New developments continue across the metro, including mixed-use and luxury residential projects such as a Ritz-Carlton tower in The Woodlands and high-rise additions near Buffalo Bayou. Industrial and office sectors are stable, supported by ongoing infrastructure and corporate expansion. Key opportunities lie in suburban growth corridors, infill redevelopment, and the built-to-rent segment, while challenges include interest rate volatility, flood risks, and uneven performance between submarkets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,778	112,943	287,996
Current Year Estimate	15,388	109,441	280,165
2020 Census	13,621	104,771	258,310
Growth Current Year-Five-Year	9.03%	3.20%	2.80%
Growth 2020-Current Year	12.97%	4.46%	8.46%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,906	39,455	102,770
Current Year Estimate	5,297	37,708	98,632
2020 Census	4,546	36,100	91,832
Growth Current Year-Five-Year	11.49%	4.63%	4.20%
Growth 2020-Current Year	16.52%	4.45%	7.40%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$143,847	\$128,975	\$122,943

MATTHEWS™

EXCLUSIVELY LISTED BY



Harrison Balmer

Analyst

(346) 547-5290

harrison.balmer@matthews.com

License No. 839997 (TX)



Doc Perrier

FVP & Director

(346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) Firm Lic No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9720 Landry Blvd, Klein, TX, 77379** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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