

OFFERING MEMORANDUM



12112 Almeda Rd
Houston, TX 77045

partners

Listing Team



Hunter Stockard

Vice President

713 316 7026

hunter.stockard@partnersrealestate.com



Wyatt Huff

Vice President

713 316 7010

wyatt.huff@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Property Details



10,500
NET RENTABLE SQUARE FEET

6,500
WAREHOUSE SQUARE FEET

4,000
OFFICE SQUARE FEET

4,000
CLIMATE CONTROLLED SQUARE FEET

1.13 AC
TOTAL LAND SIZE

2000
YEAR BUILT

6
PARKING SPACES

Fully Insulated
INSULATION

3
GRADE LEVEL OVERHEAD DOORS

Multi-Tenant
CONFIGURATION

16'
CLEAR HEIGHT

600 Amp
POWER

Metal
CONSTRUCTION

Southwest Far
SUBMARKET

10.80%
SUBMARKET VACANCY RATE

partners

Property Highlights

10,500 SF metal building situated on 1.13 acres, providing an efficient balance of building area and land.

4,000 SF of fully built-out office space, including seven private offices and two break rooms/kitchens, ideal for administrative and operational functions.

Fully secured facility with an electronic gate and integrated security system.

Heavy power capacity with 600 amps available, supporting a wide range of industrial and manufacturing uses.

0.655 acres of concrete yard space, suitable for outdoor storage, equipment staging, or trailer parking.

Excellent accessibility to Houston's major thoroughfares, including Sam Houston Tollway, Highway 610, and South Freeway (288).

Flexible design that can be easily converted into a single-tenant or multi-tenant use.

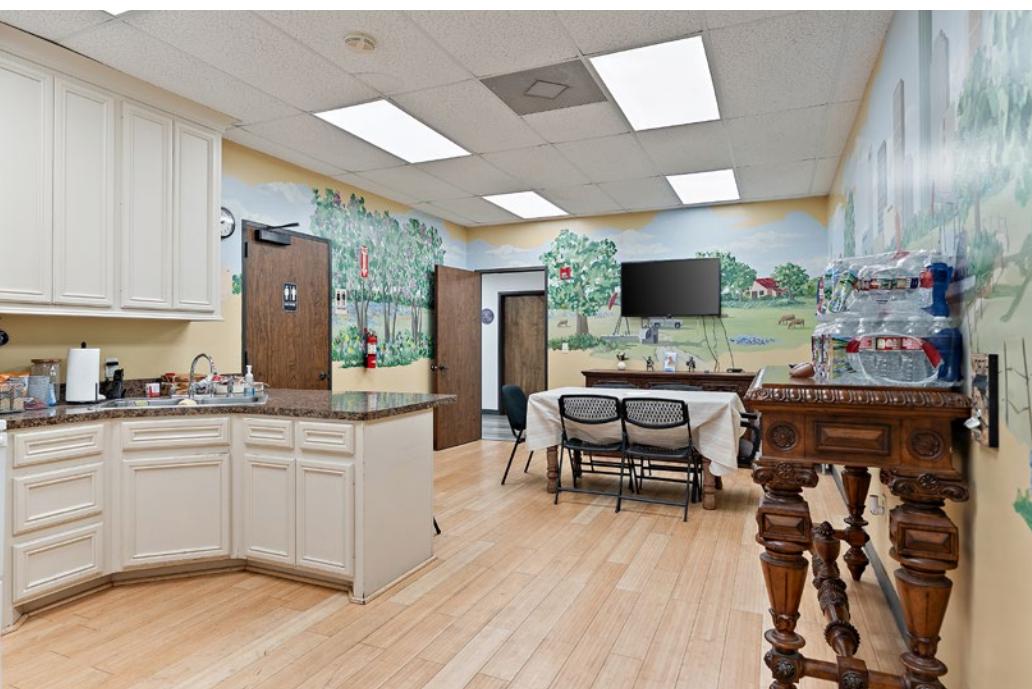
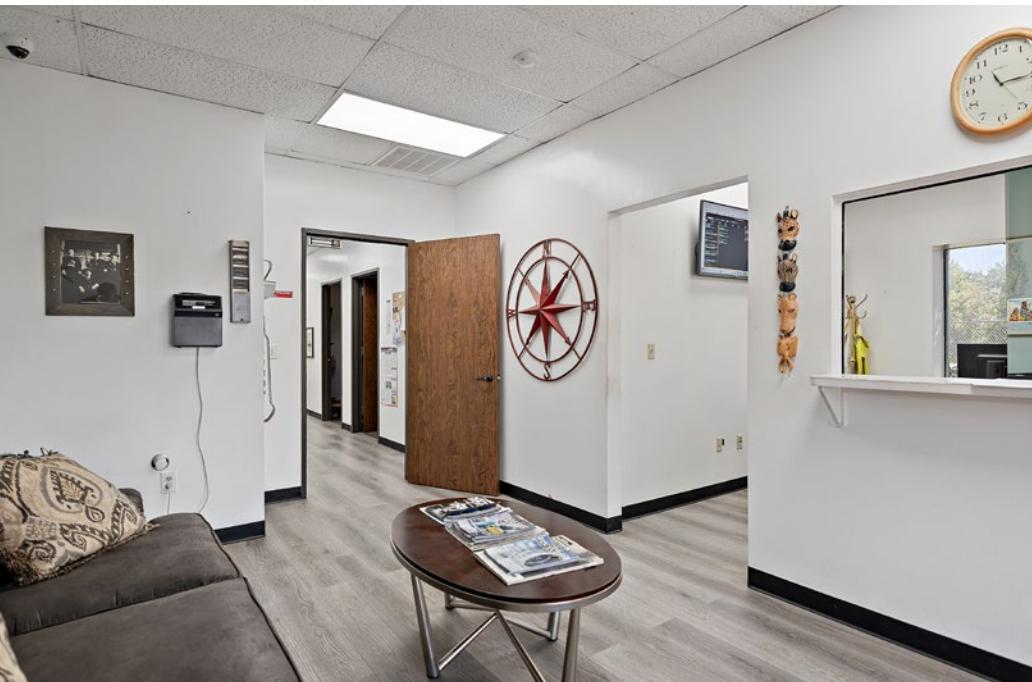
Three (3) grade-level overhead doors, allowing for efficient loading, unloading, and operational flow.



Property Aerial



Property Photos



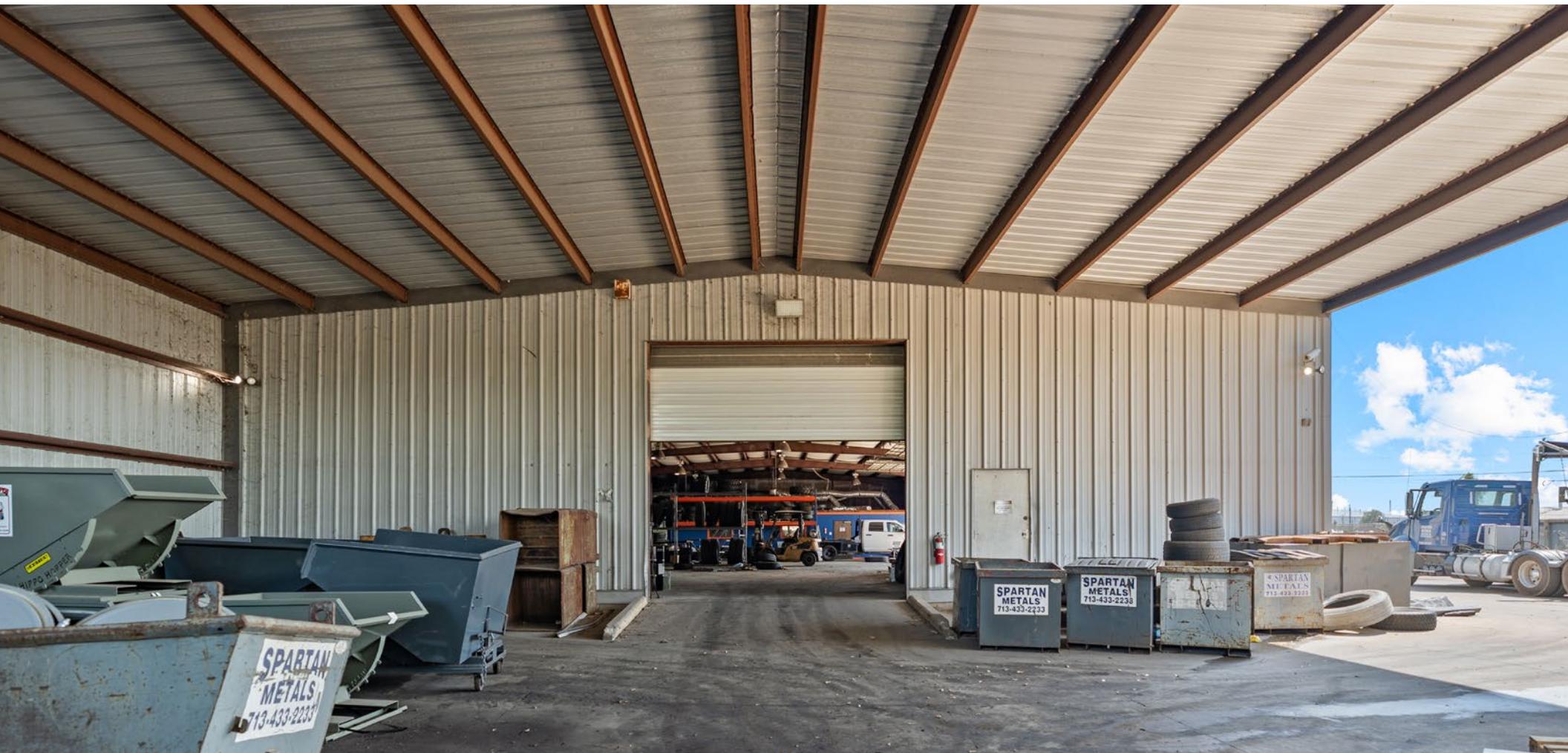
Investment Highlights

- Strong History of Submarket Rent Growth with Rents up 9.8% Over the Past Three Years
- Opportunity to Add Value by Implementing a Mark-to-Market Lease Strategy
- Property is 100% Occupied
- Healthy Submarket with an Average 12-Month Trailing Net Absorption of 1.27 Million SF



Rent Roll

Tenant	Suite	Square Feet	Lease Commencement	Lease Expiration	Annual Rent/SF	Total Rent/Mo	Total Rent/Yr	Lease Type
Chatarra Lucido, LLC	1	7,000	3/1/25	3/1/27	\$15.43	\$9,000	\$108,000	Gross
Texas Industrial Tire	2	3,500	12/1/24	12/1/26	\$10.29	\$3,000	\$36,000	Gross
Total/Average		10,500			\$13.71	\$12,000	\$144,000	



Submarket Overview

12 Mo Deliveries (SF)	12 Mo Net Absorption (SF)	Vacancy Rate	Market Asking Rent Growth
1.5M	543K	10.8%	3.3%



SUMMARY

The Southwest Far Submarket remains a strong performer in Houston's industrial market, with leasing activity still approximately 70% above pre-pandemic levels, despite easing from the peak seen in 2022 and 2023. Supply-side pressure is minimal, as the construction pipeline has largely cleared and new starts are at their lowest point since 2013. The submarket has emerged as one of the most in-demand areas in Houston, drawing attention from developers, investors, and tenants. Its strategic location with easy access to I-69 and Beltway 8 makes it particularly attractive for regional distribution and e-commerce firms serving nearby high-growth suburbs like Cinco Ranch, Sugar Land, Richmond, and Rosenberg.

Over the past three years, 4.9 million square feet of industrial space have been added, much of it speculative, reflecting strong confidence in the market's future. Despite some short-term challenges, annual rent growth remains positive at 3.3%, bolstered by gains in 2024. Looking ahead, the submarket is well-positioned for long-term growth, especially with the planned opening of the Grand Parkway. This major infrastructure project is expected to stimulate further residential and commercial development, reinforcing the area's importance within the Greater Houston industrial landscape.

Submarket Overview

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	23,897,507	11.5%	\$8.98	12.1%	(16,750)	0	165,434
Specialized Industrial	2,342,422	1.0%	\$12.07	7.2%	0	0	0
Flex	2,776,838	13.1%	\$15.56	15.8%	(20,236)	0	50,022
Submarket	29,016,767	10.8%	\$9.86	12.1%	(36,986)	0	215,456

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	3.0% (YOY)	8.5%	8.1%	15.1%	2004 Q2	2.9%	2008 Q3
Net Absorption SF	543K	621,859	1,094,781	3,642,275	2021 Q3	(639,710)	2003 Q3
Deliveries SF	1.5M	725,855	1,125,493	2,935,230	2022 Q2	59,683	2014 Q3
Market Asking Rent Growth	3.3%	2.6%	2.6%	8.6%	2000 Q2	-1.7%	2004 Q1
Sales Volume	\$112M	\$36.4M	N/A	\$358.7M	2025 Q1	\$0	2001 Q4

Source: Costar



Houston at a Glance

4th Largest City

Houston is the nation's 4th most populous city and is the 7th largest U.S. metro economy. The Houston MSA has grown at a 1.7 compound annual growth rate since 2017.



2.3 MILLION

City Of Houston Residents



7.5 MILLION

Residents In The Houston MSA

Employment

The major industries in Houston include energy, life sciences, aerospace & aviation, advanced manufacturing, digital technology & innovation, and transportation & logistics. There are 3.4 million jobs in the Houston MSA. Health, Education, and Business & Professional Services account for nearly 1 in 4 of the region's jobs. The goods-producing sector accounts for nearly 1 in 6 of the region's jobs. Houston is home to 70,450 engineers and architects, and approximately 238,000 people work in the region's manufacturing industry. 42 of the 113 publicly-traded oil and gas exploration firms are based in Houston.



3.4 MILLION

Jobs In The Houston MSA

Population Growth

The Houston Metro population growth surged in 2022, ranking second among the nation's major metros in population growth. Nearly 125,000 residents were added in 2022, up from the 75,000 added in 2021. The surge in population contributed to last year's robust job growth and strong demand for housing. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over the period covered by the Census data, i.e., the 12 months ending July 1, 2022. Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents.

Source: Greater Houston Partnership

Houston Industrial Market

Houston's industrial market exhibited resilience in Q1 2025, buoyed by a significant uptick in leasing activity and positive net absorption, despite a slight rise in vacancy and a moderated construction pipeline. Quarterly leasing velocity surged by 26% to 8.8 million sq. ft. from 7 million sq. ft. in Q4 2024, driven by heightened demand for warehouse/distribution and manufacturing space. Net absorption for the quarter totaled 1.02 million sq. ft., a decline from Q4 2024's 3.15 million sq. ft., yet still marking 62 consecutive quarters of positive absorption since 2009. The overall vacancy rate edged up slightly to 6.8% from 6.7%, reflecting a balance between demand and new deliveries of 3.57 million sq. ft. The construction pipeline grew by 25% quarter-over-quarter to 16.7 million sq. ft., though the lack of entitled properties in the greater Houston MSA continues to keep industrial supply in check, supporting market stability. Rental rates rose modestly to \$0.81 per sq. ft., a 2.5% increase from Q4 2024 and a 5.2% jump year-over-year, hitting a new record high.

World's Largest Medical Complex

The Texas Medical Center is the world's largest medical complex. It comprises 50 Million developed square feet, and there is currently \$3 Billion in construction projects underway. The Texas Medical Center employs 120,000+ workers and has 10 million annual patient

50 MILLION

Developed Square Feet

\$3 BILLION

In Construction Projects Underway

partners

Hunter Stockard
Vice President
713 316 7026
hunter.stockard@partnersrealestate.com

Wyatt Huff
Vice President
713 316 7010
wyatt.huff@partnersrealestate.com

partners