



INDUSTRIAL OPPORTUNITY FOR SALE

4734 CREEKMONT DR

HOUSTON, TX 77091



INTERACTIVE OFFERING MEMORANDUM





EXCLUSIVELY LISTED BY



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PROPERTY OVERVIEW



CONTACT BROKER
FOR PRICING



±24,375 SF
RBA



±1.12 AC
LOT SIZE



3-PHASE HEAVY
POWER

PROPERTY HIGHLIGHTS

±2,700 SF OF OFFICE SPACE

OVERHEAD CRANES: (1) 5-TON (1) 10-TON

5 JIB CRANES

BUILT IN 1979, RENOVATED IN 2010

METAL CONSTRUCTION

±18' EAVE HEIGHT

OFFICE AND WAREHOUSE SPACE 100% HVAC

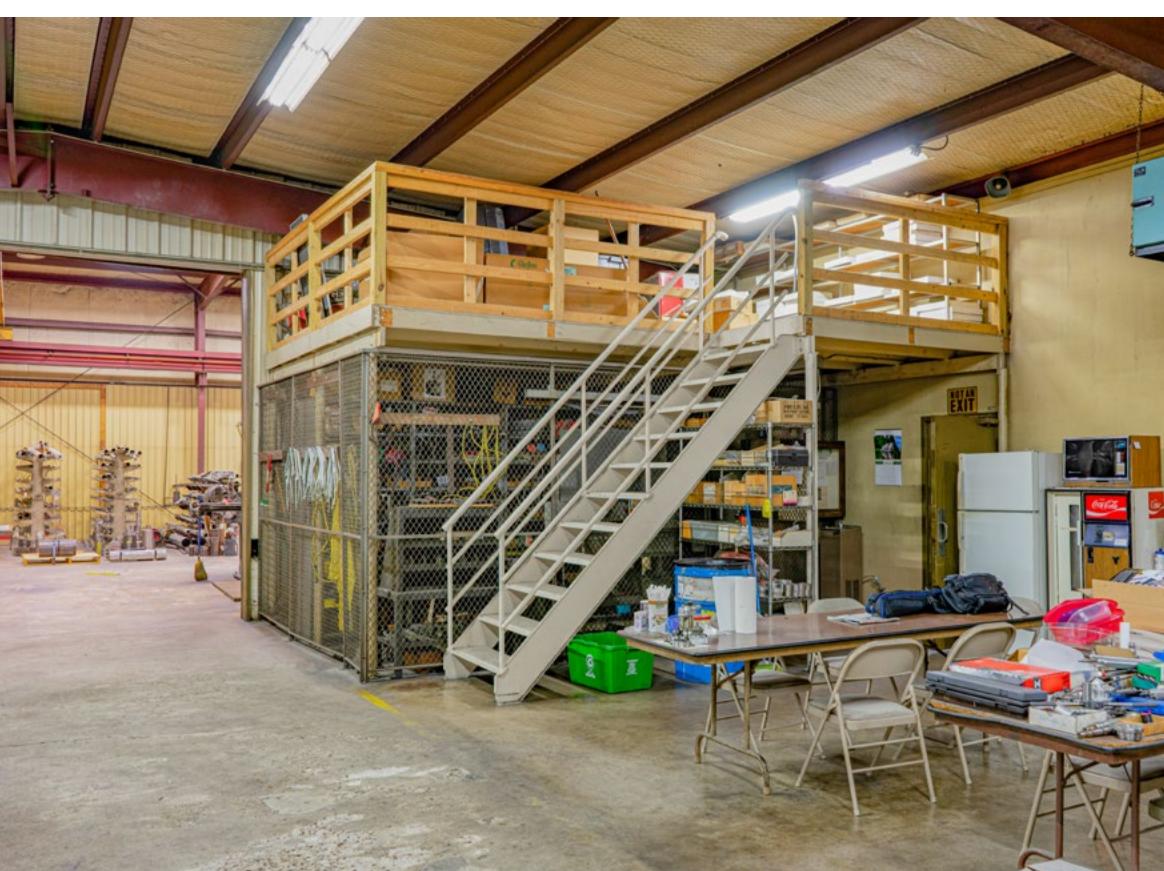
4734 CREEKMONT DR

PROPERTY SUMMARY

Address	4734 Creekmont Dr
RBA	$\pm 24,375$ SF
Lot Size	± 1.12 AC
Construction	Metal
Year Built/Renovated	1979/2010
Grade Level Doors	7









DRIVING DISTANCE FROM SUBJECT PROPERTY

Downtown Houston..... ±12.6 Miles
George Bush Airport..... ±15.2 Miles
Houston Hobby Airport.. ±20.9 Miles



±12.6 MI FROM DOWNTOWN



DEMOGRAPHICS

WITHIN 3 MILES OF THE SUBJECT PROPERTY



\$82.3K
AVG HH INCOME



47,852
HOUSEHOLDS



14,957
BACHELOR'S DEGREE



123,018
DAYTIME POPULATION

HOUSTON, TX

Houston, located in Southeast Texas, is the largest city in the state and the fourth-largest in the United States, encompassing over 640 square miles. Recognized for its strategic importance, Houston benefits from an extensive transportation network that includes multiple interstate highways, Class I railroads, and one of the country's largest seaports—the Port of Houston. Its central position within the U.S. and close proximity to international markets through Gulf Coast shipping lanes make it an essential gateway for domestic and global commerce. In addition to its strong logistics advantages, Houston

features a growing metropolitan population exceeding seven million residents, supporting substantial demand for industrial, commercial, and residential real estate. Recent investments in infrastructure, urban development, and business-friendly initiatives have further enhanced Houston's appeal, making it a preferred location for corporate relocations, expansions, and large-scale industrial operations. With continued growth across suburban industrial corridors such as Northwest Houston, the Eastside, and Port-adjacent submarkets, Houston remains a key player in national supply chain networks.





HOUSTON, TX



\$513.28B

GROSS METRO PRODUCT



6 MILLION+

TOTAL POPULATION



1.42%

GROWTH RATE

HOUSTON ECONOMY

Houston's economy is one of the most resilient and diversified among major U.S. cities, driven by a combination of legacy industries and emerging growth sectors. Historically recognized as the energy capital of the world, Houston hosts the headquarters of numerous multinational oil and gas companies, but over the last two decades, the city has strategically expanded into healthcare, advanced manufacturing, aerospace, life sciences, and technology. The Texas Medical Center—the largest medical complex globally—anchors Houston's healthcare sector, while NASA's Johnson Space Center continues to influence innovation in aerospace and defense industries. Industrial growth is further supported by the Port of Houston, ranked first in the nation for

foreign waterborne tonnage and a major economic engine generating billions in annual revenue. Houston's economy benefits from a relatively low cost of doing business, no state income tax, a skilled labor force, and major investments in freight, roadway, and energy infrastructure. These factors position Houston as a leading national market for industrial real estate, particularly in distribution, manufacturing, and energy-related industries, ensuring long-term stability and sustained demand across all property types.

MAJOR EMPLOYERS

MEMORIAL
HERMANN

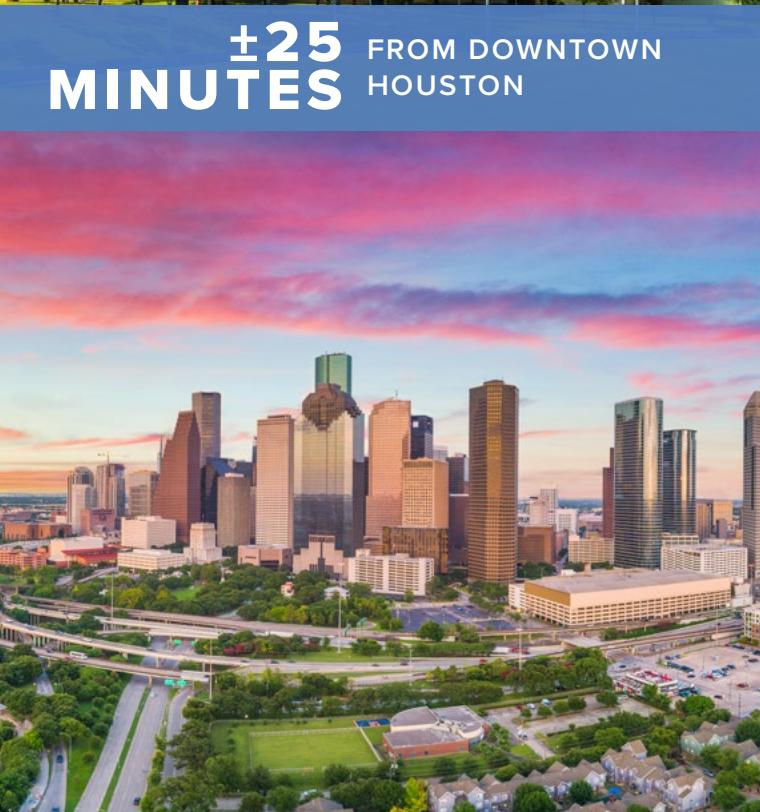
Walmart 
Save money. Live better.

HOUSTON
Methodist[®]
BLANTON EYE INSTITUTE

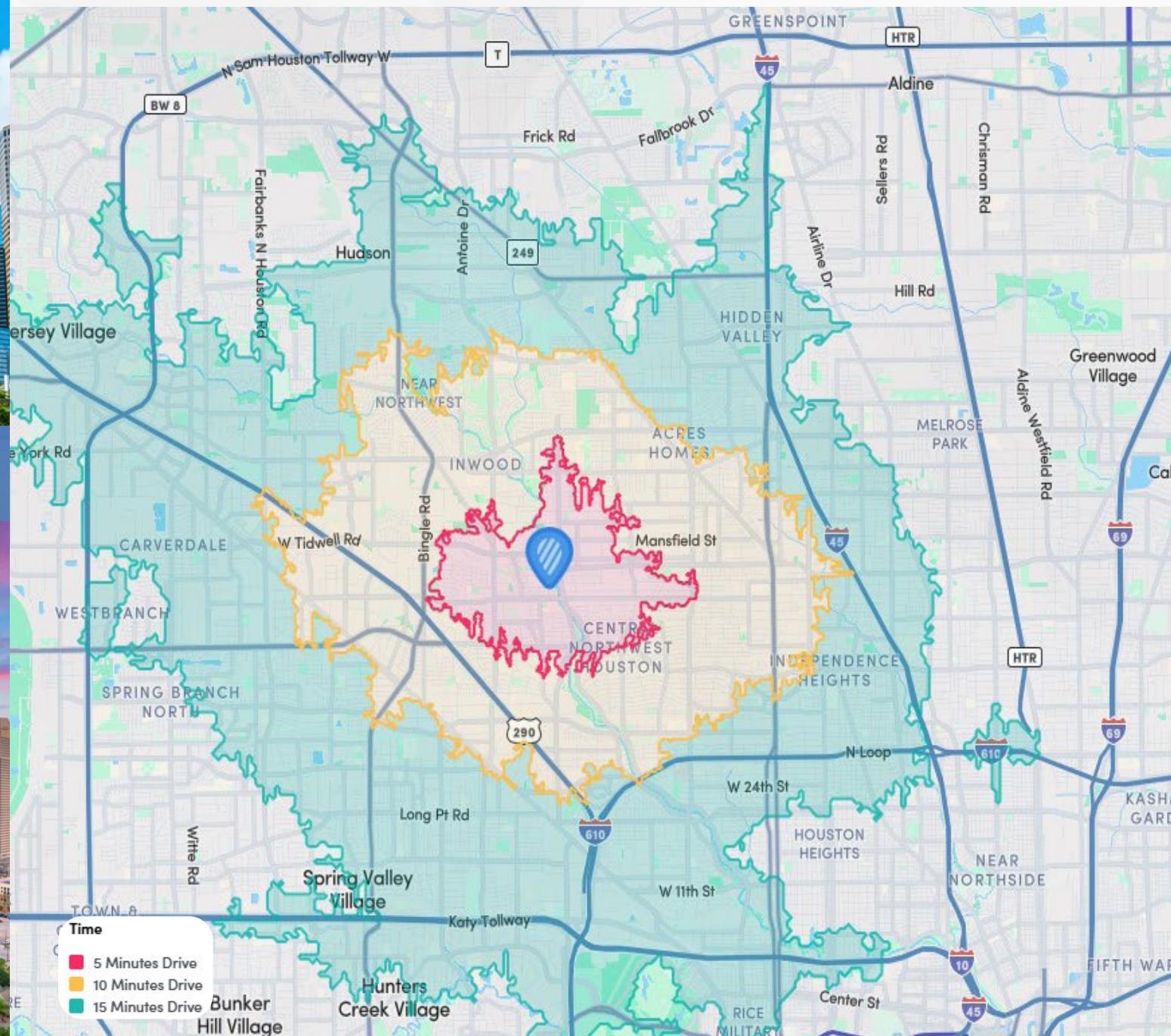
Kroger



±25 MINUTES FROM DOWNTOWN HOUSTON



DRIVETIME MAP



HOUSTON, TX

DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings.



THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With more than 26 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.

SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts including the Apollo 17 command module, the Saturn V, and more.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4734 Creekmont Dr, Houston, TX 77091** (“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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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 Real Estate Investment Services™ 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 Real Estate Investment Services™, the property, or the seller by such entity.

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 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 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 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.

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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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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