502

CANE ISLAND PARKWAY

KATY, TX

STATE OF THE ART DISTRIBUTION FACILITY IN HOUSTON'S FASTEST GROWING CORRIDOR

CBRE

OFFERING MEMORANDUM

502 CANE ISLAND PARKWAY

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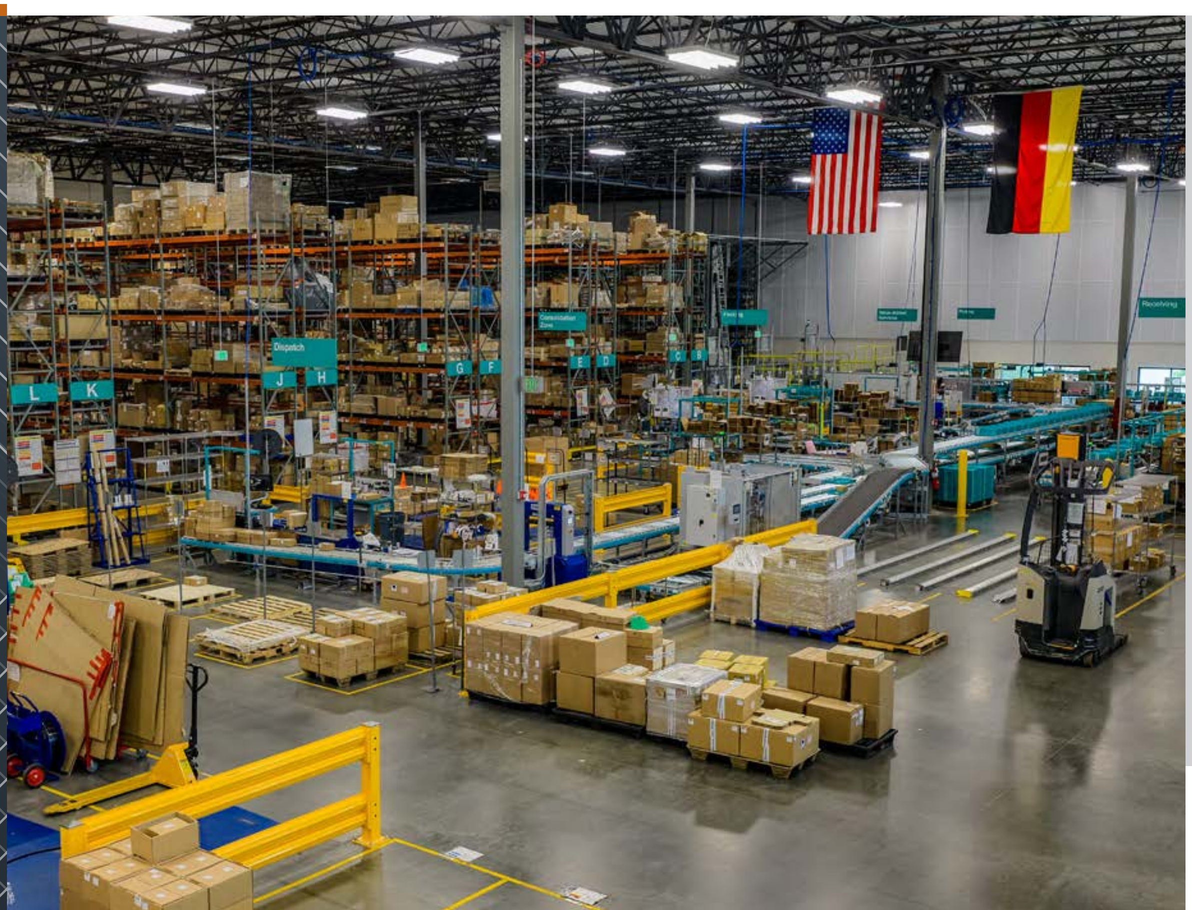
THE OFFERING

CBRE is pleased to present the opportunity to acquire 502 Cane Island Parkway, a best-in-class, institutional-quality manufacturing and corporate facility located in Katy, Texas—one of the most dynamic and fastest-growing submarkets in the Houston MSA.

Positioned on approximately 12.6 acres, the Property totals ±110,000 square feet and was constructed between 2017–2018 with modern specifications designed to support advanced manufacturing, logistics, and corporate headquarters operations. The asset combines high-quality office buildout, functional production space, and excess land, offering both immediate usability and long-term expansion potential.

The Property benefits from direct access to Interstate 10, providing seamless connectivity to Houston's primary population centers, labor pools, and distribution networks. With limited availability of comparable manufacturing facilities in the submarket, the offering presents a rare opportunity to acquire a highly functional asset in a supply-constrained location.



Investment Summary

ADDRESS
502 Cane Island Parkway

SITE AREA
±12.6 Acres

CONSTRUCTION
Modern

LOCATION
Katy, Texas (Houston MSA)

BUILDING SIZE
±110,000 SF

EXPANSION POTENTIAL
Ample Excess Land

OFFICE AREA
±24,272 SF (two-floor buildout)

WAREHOUSE/CLEAR HEIGHT
~30′–32′ Clear (varies by area)

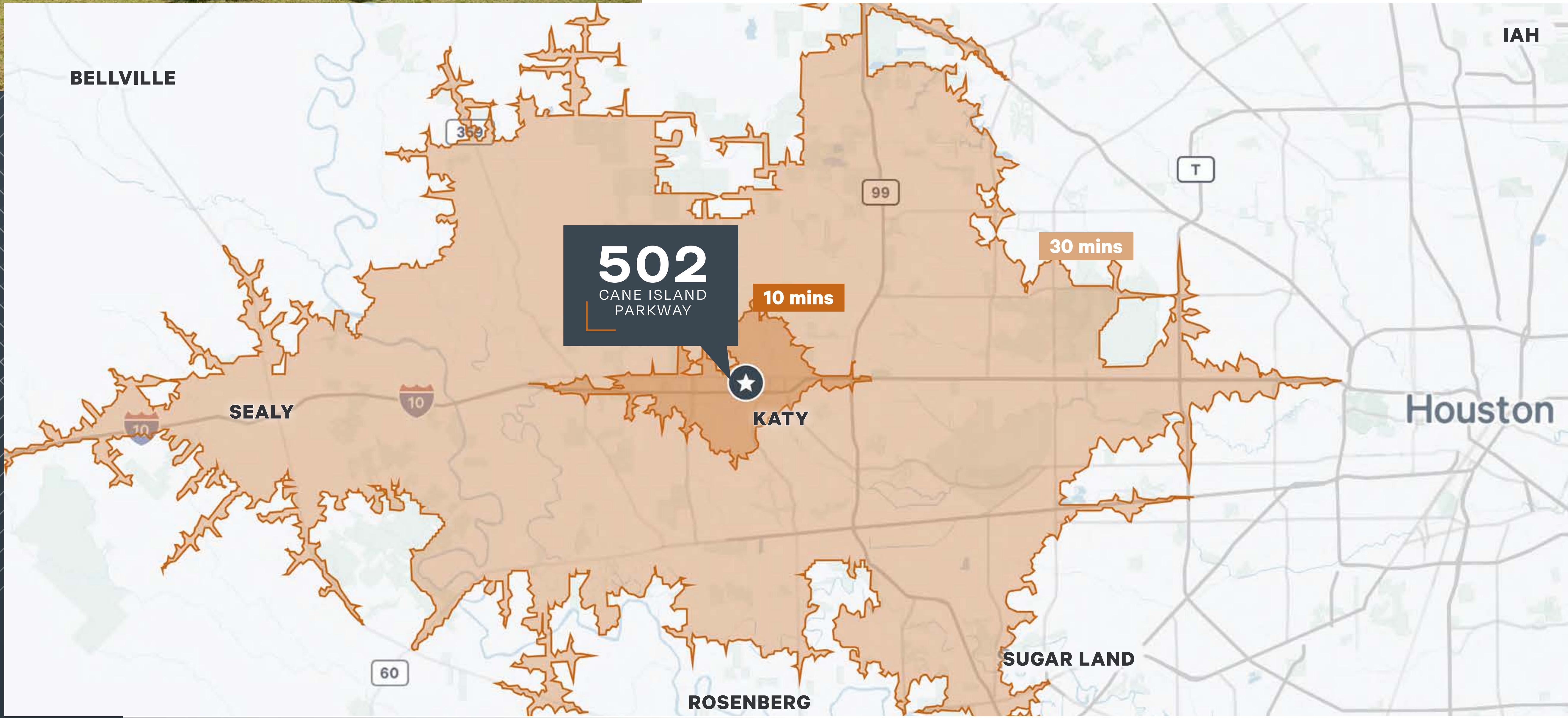
INVESTMENT HIGHLIGHTS

RARE MANUFACTURING OPPORTUNITY IN HIGH-GROWTH SUBMARKET

Limited availability of modern manufacturing facilities within the Katy/I-10 corridor creates strong long-term positioning and demand stability.

STRATEGIC LOCATION WITH EXCELLENT ACCESSIBILITY

Immediate access to Interstate 10 enables efficient distribution and workforce connectivity across the Houston region.



PROXIMITY TO DEEP LABOR POOL

Located near one of Houston's fastest-growing residential corridors, providing access to a skilled and expanding workforce.

INSTITUTIONAL-QUALITY IMPROVEMENTS

Recently constructed facility featuring modern infrastructure, high clear heights, robust power capacity, and high-quality office buildout.

CORPORATE HEADQUARTERS CAPABILITY

Significant two-story office component with conference rooms, training areas, and executive office space supports HQ operations.

EXPANSION POTENTIAL ON EXCESS LAND

Low site coverage allows for future building expansion, additional parking, or yard/storage use.

FUNCTIONAL, FLEXIBLE DESIGN

Well-configured layout accommodates manufacturing, assembly, and logistics users with integrated office and operational space.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CANE ISLAND PKWY
INTERSTATE
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PROPERTY DESCRIPTION

502 Cane Island Parkway is a modern, purpose-built manufacturing and distribution facility designed to accommodate a wide range of industrial uses. The building offers a highly functional mix of production, warehouse, and office space supported by strong infrastructure and utilities.

Detailed architectural drawings, site plans, and engineering documentation are available in the data room.

Building Specifications

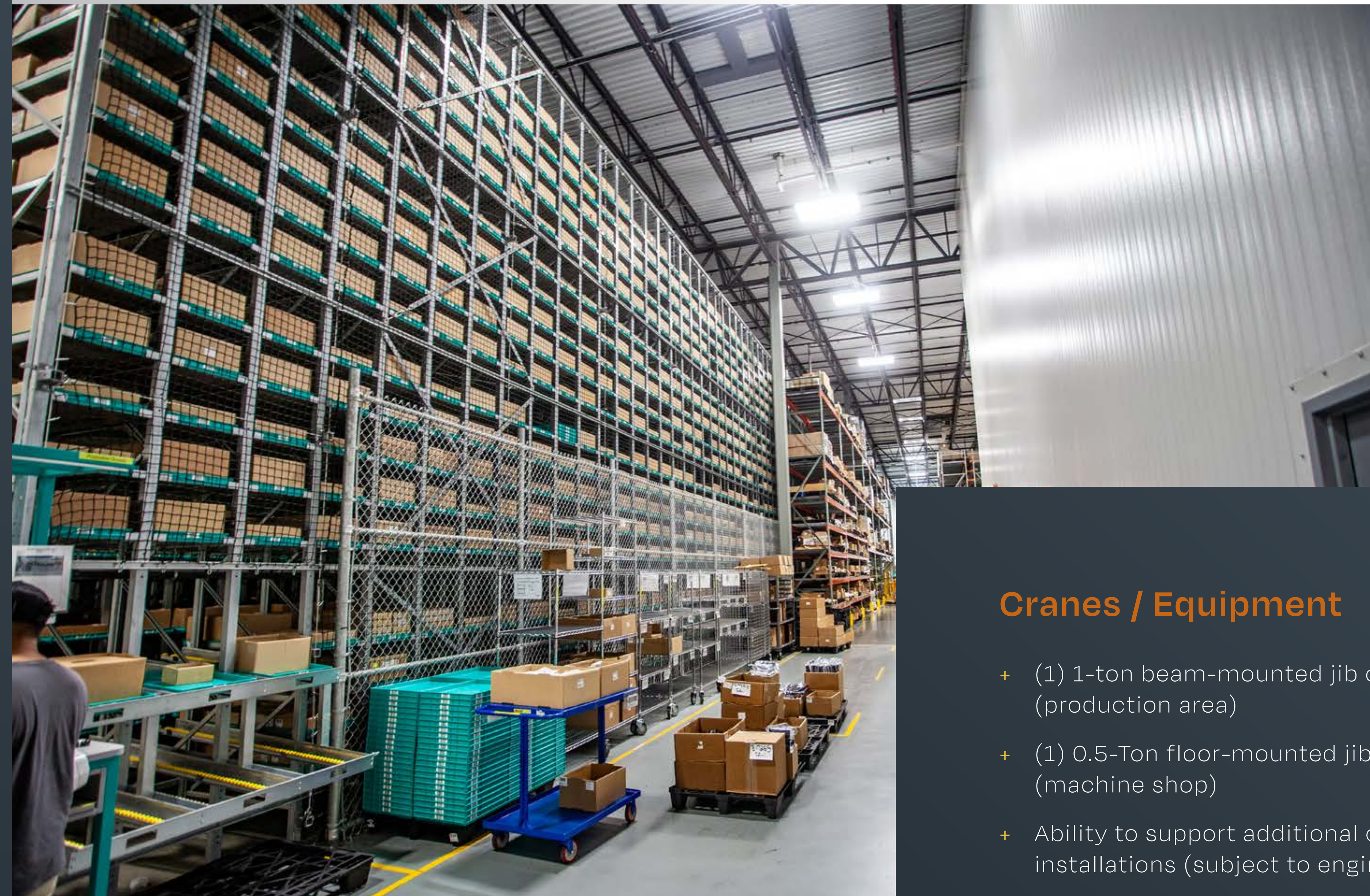
- Clear heights
  - Warehouse: ~30′–32′ clear (under truss)
  - Production area: ~29′–30′ clear (under truss)
- Office area
- Total office: ±24,272 SF
- First floor: reception, offices, training rooms, restrooms
- Second floor: offices, meeting rooms, server rooms, break areas
- Includes stairwells and elevator access
- Secondary mezzanine
- Total area: ±5,250 SF
- Offices: ~1,315 SF
- Mechanical room: ~3,679 SF (air compressor/dryer system)
- Remaining space used for storage

Warehouse & Storage Features

- Racking system
- 22′ upright height
- 12′ beam length
- 41″ depth
- (68) rack sections
- (345) storage locations (shelf + floor positions)

Power & Infrastructure

- 1,000 kVA / 480Y-277V pad-mounted transformer
- Main service breaker: 1500 AT / 3000 AF
- Emergency power:
  - (3) natural gas generators
  - 377 kW / 448 kVA each 480/277V



Cranes / Equipment

- (1) 1-ton beam-mounted jib crane (production area)
- (1) 0.5-Ton floor-mounted jib crane (machine shop)
- Ability to support additional crane installations (subject to engineering review)

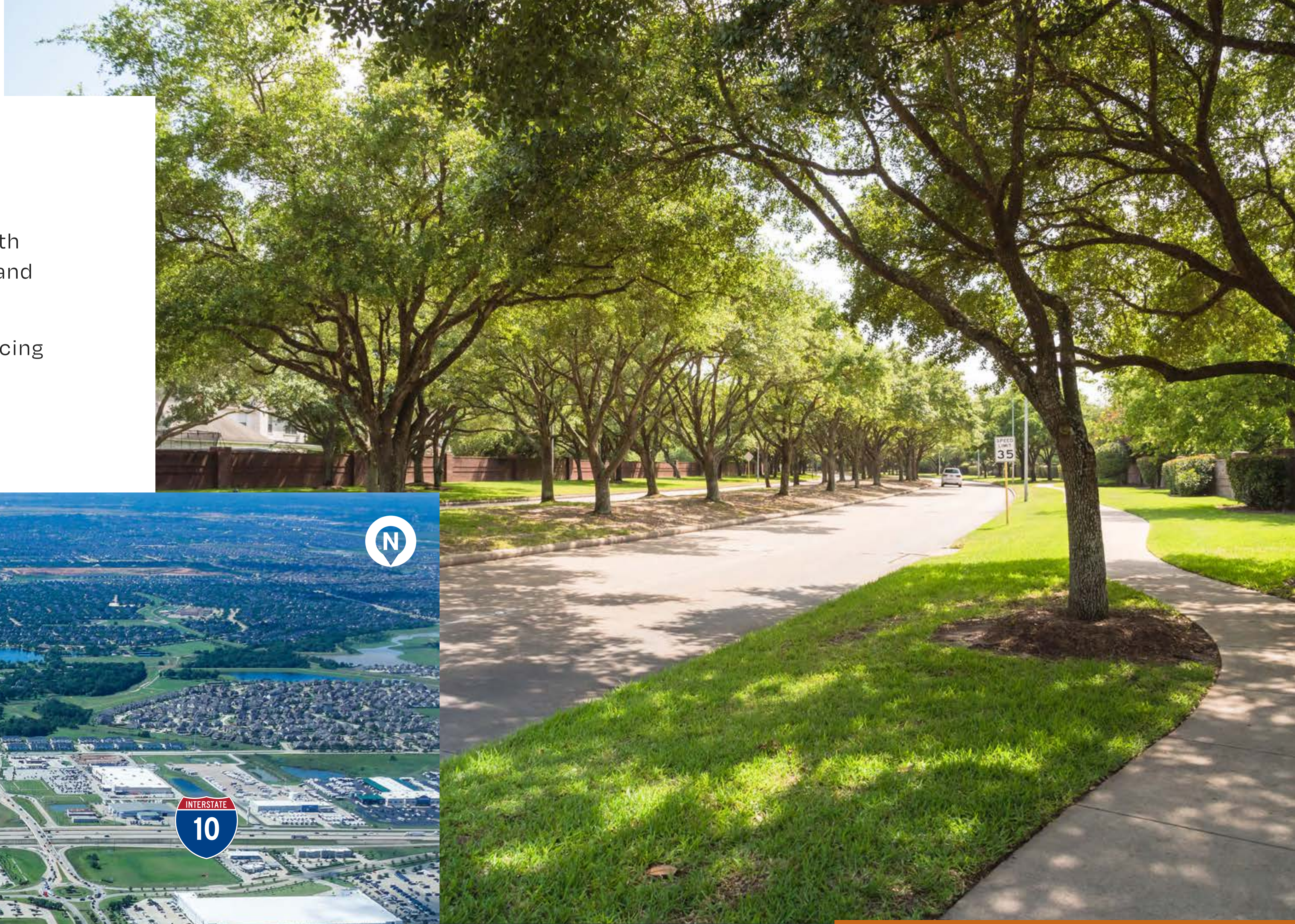
Site & Expansion Potential

- ±12.6-acre site provides significant excess land
- Ability to expand building footprint or add outdoor storage/yard area
- Campus-like environment with landscaped, park-like setting
- Raised building pad

KATY, TEXAS OVERVIEW

Katy, Texas is one of the fastest-growing communities in Texas and North America, benefiting from strong population growth, top-rated schools, and continued corporate and residential expansion.

The Property is primarily located within Waller County, an area experiencing rapid industrial and residential development driven by its proximity to Houston and access to major transportation corridors.



Key Market Drivers

- Population and household growth in West Houston
- Expansion along the Interstate 10 corridor
- Strong demand for industrial and manufacturing space
- Limited supply of modern, functional industrial product

Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CBRE

2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date