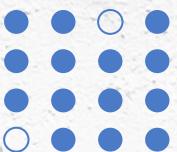


SINGLE TENANT PROPERTY FOR LEASE



3214 Pasadena Fwy, Pasadena, TX 77503



EXCLUSIVE LEASING AGENTS:



DOC PERRIER

VICE PRESIDENT & DIRECTOR
Direct (346) 223-5954
doc.perrier@matthews.com
License No. 703159 (TX)



PAYTON HERLETH

ASSOCIATE
Direct (281) 220-1636
payton.herleth@matthews.com
License No. 842029 (TX)

PATRICK GRAHAM

BROKER OF RECORD
License No. 9005919 (TX)



TABLE OF CONTENTS

04

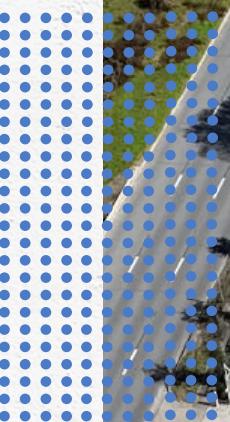
LISTING OVERVIEW

06

TENANT MAP

07

MARKET OVERVIEW



*RENDERING

LISTING OVERVIEW

±20,550 SF TOTAL BUILDING AREA, INCLUDING ±2,500 SF OF OFFICE SPACE

- Additional acre of paved yard may be available
- Multiple access points for efficient ingress and egress
- Improvement plans in place
 - Fresh paint on the interior and exterior
 - Carpet
 - Warehouse LED lighting
 - Additional access point
- Prominent freeway frontage with direct visibility and convenient access to the Port of Houston
- ±20' clear height suitable for various industrial uses
- Five oversized, electric grade-level doors for easy loading and unloading
- Fully secured perimeter with chain link fencing, electric gate, and razor wire for added security
- Three-Phase power
- Natural gas
- Contact broker for pricing and additional information

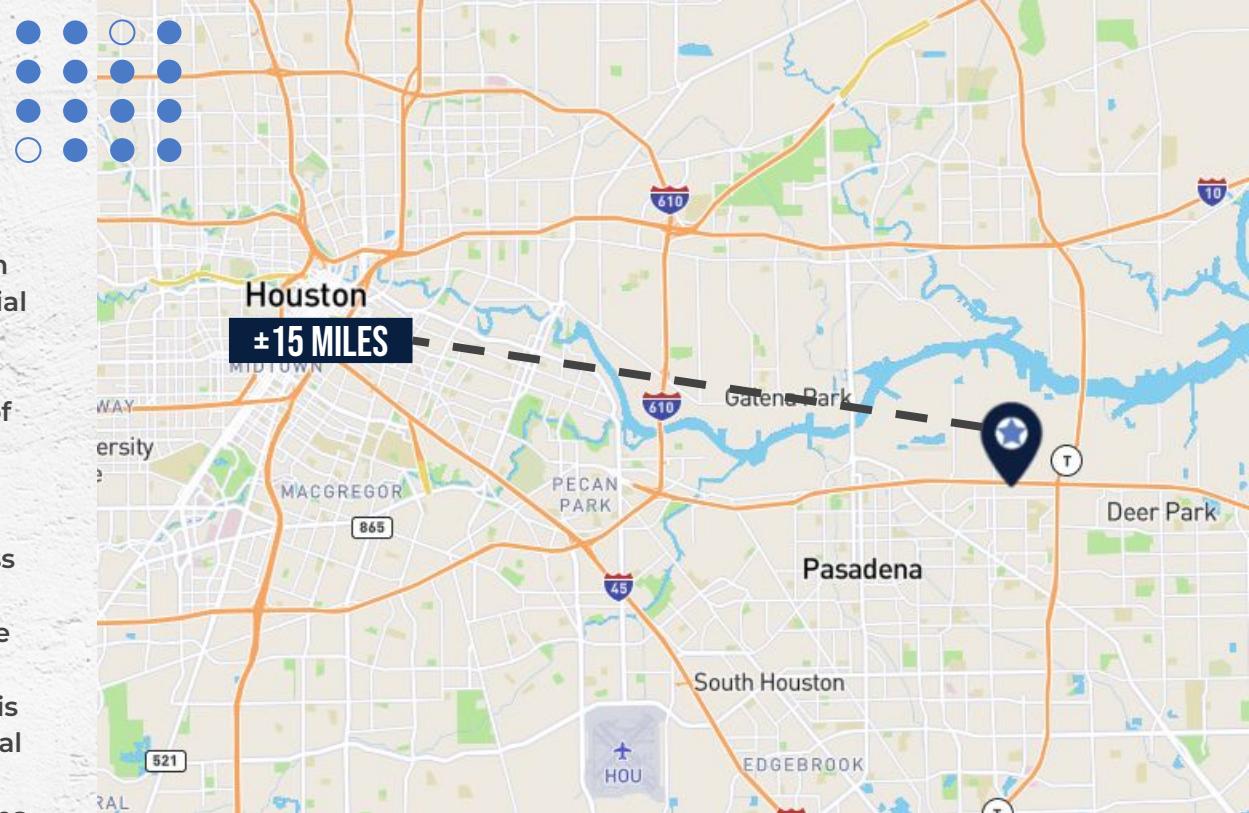




MARKET OVERVIEW

Pasadena, Texas, is a city located in the southeastern part of the Houston metropolitan area, offering a mix of industrial, commercial, and residential development. The city is known for its connection to the petrochemical sector, with several refineries and manufacturing facilities playing a significant role in the local economy. Pasadena is also home to a range of retail centers, restaurants, and service businesses that support the growing population.

The city has a well-established transportation network, with direct access to major highways such as State Highway 225 and Beltway 8, providing connectivity to Houston and surrounding areas. The Port of Houston, one of the busiest ports in the country, is nearby, contributing to Pasadena's role in logistics and trade. In addition to roadway infrastructure, the city is served by multiple rail lines, further supporting industrial and commercial activity. Educational institutions, including San Jacinto College, provide workforce training and higher education opportunities. The city maintains a variety of parks and recreational facilities, as well as annual events that contribute to community engagement. With a mix of industrial, retail, and residential development, Pasadena continues to be a focal point for economic activity in the region.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,912	75,140	215,871
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,420	32,076	90,810
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$162,253	\$120,134	\$123,473

HOUSTON, TX MSA

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities as the city's land-use regulations and legal covenants have played a similar role. Houston has the fifth tallest skyline in North America (after New York City, Chicago, Toronto, and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings.

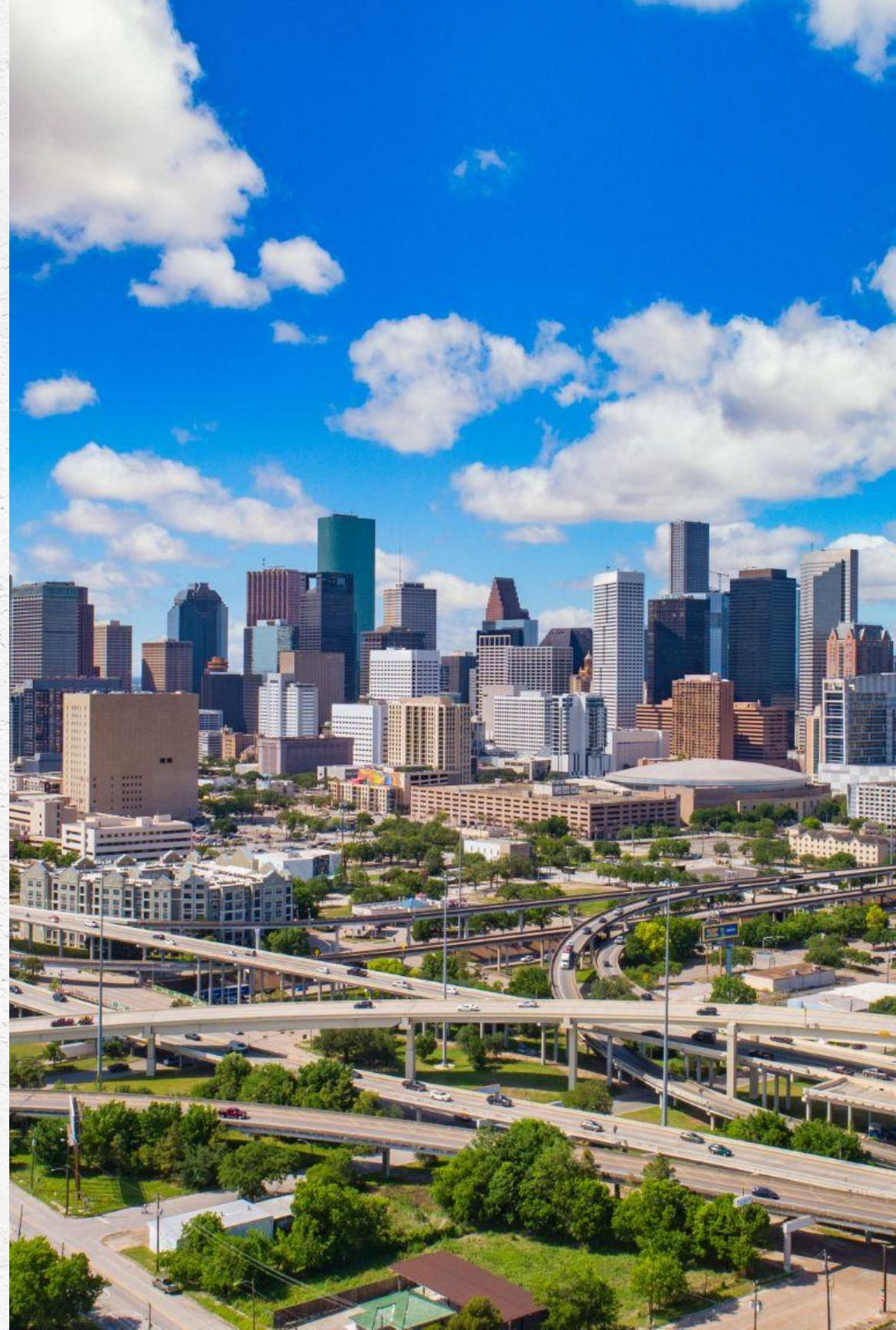
Centered on Post Oak Boulevard and Westheimer Road, the Uptown District boomed during the 1970s and early 1980s when a collection of mid rise office buildings, hotels, and retail developments appeared along Interstate 610 West. Uptown became one of the most prominent instances of an edge city. Located in the American South, Houston is a diverse city with a large and growing international community. Houston is highly regarded for its diverse food and restaurant culture. Several major publications have consistently named Houston as one of "America's Best Food Cities".



22.3 MILLION
NUMBER OF ANNUAL VISITORS



\$18 BILLION
ANNUAL REVENUE



ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. According to Forbes, Houston has a gross metro product of \$482.1 billion.

ECONOMIC DEVELOPMENT

Recently, Houston has experienced substantial economic development driven by a diversified growth strategy and investment in key sectors. The city has seen significant advancements in the technology, healthcare, and energy industries, bolstering its role as a major economic hub. Notable projects include the expansion of the Texas Medical Center, which strengthens Houston's position as a leader in healthcare and biotechnology, and the growth of innovation districts that foster tech startups and research initiatives. Additionally, the city's infrastructure improvements, such as enhanced public transit systems and new commercial developments, support both business expansion and quality of life for residents. These initiatives reflect Houston's ongoing commitment to economic diversification and sustainable growth.



#5 TALLEST SKYLINE IN NORTH AMERICA
(U.S. NEWS & WORLD REPORT)



#1 LARGEST CITY IN U.S.
(U.S. NEWS & WORLD REPORT)

FORTUNE 500 COMPANIES IN HOUSTON, TX

Phillips 66, Sysco, Enterprise Products Partners, **Hewlett Packard Enterprise**, Plains GP Holdings, Baker Hughes, ConocoPhillips, Occidental Petroleum, **Waste Management**, Halliburton, Kinder Morgan, Quanta Services, EOG Resources, Group 1 Automotive, Cheniere Energy, CenterPoint Energy, **Targa Resources**, Westlake Chemical, NOV, Crown Castle International, KBR



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of **3214 Pasadena Fwy, Pasadena, TX 77503** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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 lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.

SINGLE TENANT PROPERTY FOR LEASE

3214 Pasadena Fwy, Pasadena, TX 77503

OFFERING MEMORANDUM

EXCLUSIVE LEASING AGENTS:

DOC PERRIER

VICE PRESIDENT & DIRECTOR

Direct (346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)

PAYTON HERLETH

ASSOCIATE

Direct (281) 220-1636

payton.herleth@matthews.com

License No. 842029 (TX)

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)



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	