

OFFERING MEMORANDUM

Aegeus Inspection Solutions

11801 S Sam Houston Pkwy W
Houston, TX 77031

Net Lease Industrial
Beltway 8 Frontage
Gated Outdoor Storage



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trade Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trade Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trade Properties in compliance with all applicable fair housing and equal opportunity laws.

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TRADE PROPERTIES

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Dallas, TX 75248

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SECTION 1

ABOUT THE INVESTMENT

OFFERING SUMMARY

Trade Properties, on behalf of Ownership, is pleased to offer for sale 11801 S Sam Houston Parkway W in Houston, Texas.

The offering represents the opportunity to acquire a ±20,060 SF building (±9,860 SF industrial & ±10,200 SF office) on ±1.66 AC in Houston, Texas, the nation's sixth-largest market economy and a premier global trade hub. Built in 2006, the metal building with brick façade is 100% leased to Aegeus Inspection Solutions on a NNN lease with 3.0% annual escalations and no remaining tenant renewal options offering landlord flexibility.

Aegeus Inspection Solutions provides non-destructive testing, inspection, and engineering solutions for energy, defense, and aerospace. Aegeus has been at this location since February 2007. The property offers stable NNN income with Beltway 8 frontage (115,000 VPD) and excellent visibility. The Property features an attractive brick façade, 100% HVAC, three grade-level doors, and more than one half-acre of fenced, gated, and paved outdoor storage.

INVESTMENT HIGHLIGHTS

LONG-TERM TENANT

Tenant in place since Feb 2007 with a current lease through 3/31/2029, no renewal options

3.0% ANNUAL RENT ESCALATIONS

Current NOI of \$268,149 (\$13.37 PSF)

ESTABLISHED TENANT

Aegeus Inspection Solutions, 40+ years in US energy/defense/aerospace

2006 CONSTRUCTION

±20,060 SF metal building with pitched roof on ±1.66-acre lot, attractive brick facade

SINGLE-TENANT, 100% OCCUPIED

True passive NNN investment with minimal landlord responsibilities

HIGHLY FUNCTIONAL BUILDING

Building features ±24' eaves, full HVAC, 3-phase power, three 14'x14' grade-level rear doors

OUTSIDE STORAGE/CONTRACTOR YARD

Fenced and paved rear yard offering secure storage for trucks, equipment, and materials

PRIME HOUSTON LOCATION

Beltway 8 frontage with excellent visibility, highly desirable commercial corridor with 115,000+ vehicles per day

INCOME TAX-FREE STATE

Texas has no state income tax



OFFERING SUMMARY

Price	Contact Broker
Cap Rate	Contact Broker
Current NOI	\$266,209
Ownership Interest	Fee Simple

PROPERTY SUMMARY

Address	11801 S Sam Houston Pkwy W, Houston, TX 77031
Total Building Size (SF)	20,060
Lot Size (AC)	1.66
Lease Types	NNN
Tenancy	Single
Property Type	Industrial/Flex/IOS
Year Built	2006
Occupancy	100%
Total Suites	1

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	11,396	166,279	429,835
Total Households	4,359	61,485	154,770
Avg. HH Income	\$77,812	\$67,299	\$80,612

SITE OVERVIEW



ALSO AVAILABLE
FOR SALE



N







SECTION 2

LEASE INFORMATION & TENANT OVERVIEW

LEASE ABSTRACT

Aegeus Inspection Solutions

Guarantor	N/A
Suite	11801 S Sam Houston Pkwy W Houston, TX 77031
RBA (% GLA)	±20,060 SF (100%)
Initial Term	~22 yrs (Feb 2007 - Mar 2029)
Lease Commencement	2/1/2007
Lease End	3/31/2029
Term Remaining	~3.0 yrs (from Apr 2026)
Annual Rent	\$268,149 (\$13.37 PSF)
Monthly Rent	\$22,346
Increases	3.0% annual
Renewal Options	None
Option Increases	N/A
Lease Type	NNN
CAM	Tenant Pays Proportional Share
Unrecovered CAM	\$1,940 (2025 Annual)
Landlord Repair & Maintenance Responsibilities	Landlord covers roof and structure
Tenant Repair & Maintenance Responsibilities	Tenant pays pro rata share (100%) of CAM, taxes, insurance
Insurance	Tenant Pays
Taxes	Tenant Pays
Utilities	Tenant Pays

RENT ROLL

LEASE YEAR	DATES		ANNUAL	RENT		
	START	END		PSF	MONTHLY	INC
1	4/1/2019	- 3/31/2020	\$218,030	\$10.87	\$18,169	-
2	4/1/2020	- 3/31/2021	\$224,571	\$11.19	\$18,714	3.00%
3	4/1/2021	- 3/31/2022	\$231,308	\$11.53	\$19,276	3.00%
4	4/1/2022	- 3/31/2023	\$238,247	\$11.88	\$19,854	3.00%
5	4/1/2023	- 3/31/2024	\$245,394	\$12.23	\$20,450	3.00%
6	4/1/2024	- 3/31/2025	\$252,756	\$12.60	\$21,063	3.00%
7	4/1/2025	- 3/31/2026	\$260,339	\$12.98	\$21,695	3.00%
8	4/1/2026	- 3/31/2027	\$268,149	\$13.37	\$22,346	3.00%
9	4/1/2027	- 3/31/2028	\$276,194	\$13.77	\$23,016	3.00%
10	4/1/2028	- 3/31/2029	\$284,479	\$14.18	\$23,707	3.00%



Aegeus

Inspection Solutions

Locations: 11

Business Type: NDT / Inspection

Founded: 40+ Years

Headquarters: Houston, TX

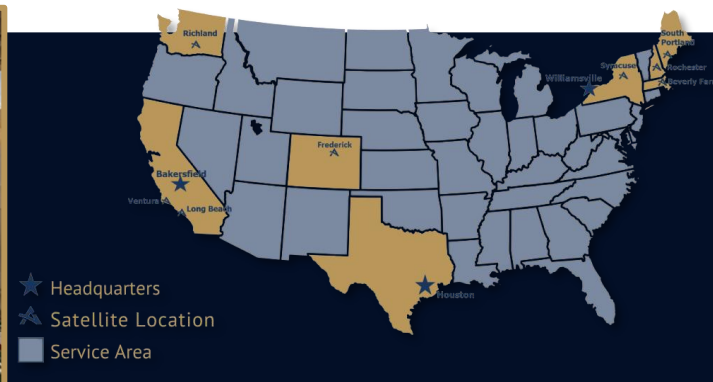
Aegeus Inspection Solutions delivers conventional and advanced non-destructive testing (NDT), inspection, engineering, and staff augmentation solutions for the energy, defense, and aerospace sectors. Operating in the US for over 40 years, Aegeus comprises experienced technical professionals who provide a wide range of services to secure the integrity, dependability, and safety of clients' assets.

The tenant, Aegeus Inspection Solutions, Inc. (formerly RTD Quality Services USA / Applus RTD), occupies the entire ±20,060 SF building at 11801 S Sam Houston Pkwy W, Houston, TX 77031. The tenant has been at this location since February 2007. The current NNN lease has annual escalations of 3.0% and expires March 31, 2029. Current NOI is \$260,338.68 (effective April 2025).

Aegeus is part of the Aegeus Group, which also includes Kiefner & Associates (pipeline engineering) and JANX (testing and inspection). The company's seasoned professionals craft customized inspection programs to meet goals including cost reduction, performance enhancement, and regulatory compliance across energy, defense, aerospace, and civil sectors.

AEGEUS
INSPECTION SOLUTIONS

Company	Aegeus Inspection Services
Business Type	Inspection and Engineering Services
Locations	11
Website	aegeusinspections.com
Services	Inspection Services Engineering Services Vendor Surveillance Non-Destructive Testing Methods Testing Services





SECTION 3

LOCATION OVERVIEW

IMMEDIATE TRADE AREA





HOUSTON TEXAS

Market: Houston, TX
Land Area: 671 Square Miles
County: Harris
Population: 2.3M+ (7.3M+ MSA)

Houston is the fourth-largest city in the United States and the economic anchor of a 7.3 million-person MSA. The Houston metro is home to the Texas Medical Center (the world's largest), the Port of Houston (the nation's busiest), and the NASA Johnson Space Center. With a GDP exceeding \$500 billion, Houston's economy spans energy, healthcare, aerospace, manufacturing, and an expanding tech sector. The city's low cost of living, no state income tax, and deep labor pool continue to attract corporate relocations and population growth.

The property at 11821 S Sam Houston Pkwy W benefits from direct Beltway 8 frontage, one of Houston's primary orbital freeways carrying 200,000+ vehicles daily. The SW Houston / Fort Bend corridor has experienced significant residential and commercial growth, with major retail, dining, and entertainment developments nearby. The Houston industrial market remains one of the tightest in the Sun Belt, with strong demand for small-bay industrial space and continued rent growth across the metro.



Houston's Economy is Growing Faster Than Nearly Every Major U.S. City>>>

HOUSTON, TX MSA

Labor force	3.4M+
Employment growth	+2.8%
Avg. hourly earnings	\$36.50
Avg. household income	\$95,000+
Median home price	\$340,000
Major employers	Energy, TMC, NASA
Houston MSA population	7.3M+
Population growth (5yr)	+10.5%



Downtown/CBD



Texas Medical Center



Port of Houston

HOUSTON, TX

Katy / Grand Parkway West

Logistics; Corporate; Retail

Fastest-growing corridor
Distribution centers; corporate relocations;
major retail nodes

Energy Corridor

Oil & Gas; Petrochemicals

300+ energy companies; 26M sq ft office
HQs of Shell, BP America, ConocoPhillips

Uptown / Galleria

Retail; Hospitality; Office

\$4B+ retail economy; 24M annual visitors
Houston's 2nd CBD; luxury retail; major
corporate offices

Sugar Land / Fort Bend

Tech; Healthcare; Corporate

One of the top-growth US counties
Wealthiest county in Texas; diversified
corporate campuses

Texas Medical Center

Healthcare; Life Sciences

\$25B+ annual impact; 106K+ employees;
60+ institutions
World's largest medical complex

Greenspoint / IAH

Energy; Logistics; Aviation

8M+ sq ft office
North energy corridor; Bush IAH freight
hub

Downtown / CBD

Finance; Legal; Convention

150K daytime workers
Financial services hub; corporate HQs;
George R. Brown Convention Center

Port of Houston

Trade; Logistics; Petrochemicals

#1 US port by tonnage; \$802B annual
trade; 1.35M jobs statewide
Ship Channel corridor; major freight
and petrochemical hub

NASA / Clear Lake

Aerospace; Defense

Johnson Space Center; 100+ aerospace
firms in Clear Lake
10K+ JSC employees

TEXAS POWERHOUSE

31M \$2.7T



GDP

8th Largest Economy in the World

#1 State in Exports

AMARILLO

Cattle & Dairy
Wind Energy
Defense (Pantex)
Logistics Hub

MIDLAND-ODESSA

Permian Basin Oil & Gas
Aerospace & Spaceport
Distribution & Logistics

EL PASO

#2 US Land Port
\$200B Trade Volume
Home to Fort Bliss

LAREDO

#1 US Land Port
\$354B Trade Volume
(+4.4% YoY) (2025)

LUBBOCK

Cotton & Dairy
Texas Tech University
Healthcare
Food Processing

DFW

Tech
Distribution
Banking/Finance
Healthcare

AUSTIN

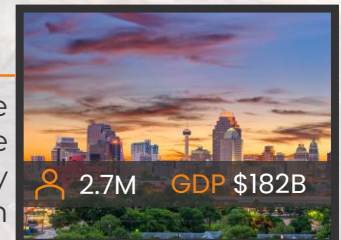
State Capital
Tech & Innovation
Semiconductors

HOUSTON

Port of Houston
Oil & Gas
Petrochemicals
Healthcare

SAN ANTONIO

Military & Defense
Healthcare
Cybersecurity
Tourism



Fastest Growing Large State

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,396	166,279	429,835
Average Age	41.9	35.2	36.4
Average Age (Male)	40.1	34.2	35.8
Average Age (Female)	41.9	35.4	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,359	61,485	154,770
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,812	\$67,299	\$80,612
Average House Value	\$258,012	\$217,728	\$244,010

2023 American Community Survey (ACS)

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TRADE PROPERTIES

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SIGN UP



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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.

2-10-2025



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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Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Adams	TX #619855	cadams@tradeproperties.com	972.597.9686
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date