STANCLIFF TECHNOLOGY & LABORATORY CENTER

HOUSTON, TX
(HOUSTON MSA)

Stancliff Technology & Laboratory Center

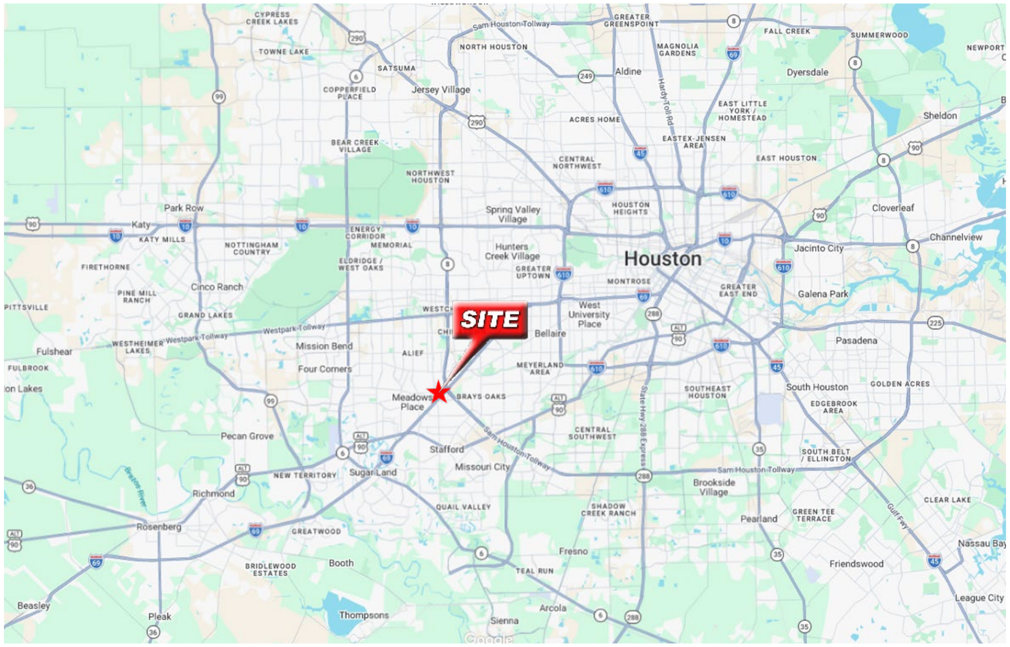
10450 Stancliff Rd
Houston, TX 77099

OFFERING SUMMARY	
Price	$8,580,000
Cap Rate	9.00%
Net Operating Income	$779,657
Year Built/ Renovated	1984/2017
Gross Leasable Area	51,246 SF
Lot Size	3.66 Acres

LEASE OVERVIEW	
Original Lease Term	10 Years
Lease Commencement	June 1, 2018
Lease Expiration	May 31, 2028
Remaining Lease Term	2 Years
Lease Type	NN
Roof & Structure	Landlord Responsibility
Rental Increases	1% Annually
Guarantor	Corporate Guarantee

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
9	6/1/26-5/31/27	$779,657	1%
10	6/1/27-5/31/28	$787,453	1%
NET OPERATING INCOME		$779,657	



COMPANY SUMMARY	
Company	ALS Group USA, Corp
Ownership	Publicly traded on ASX
Number of Locations	450+
Years in Business	163 Years
Headquarters	Brisbane, Australia
Website	alsglobal.com

ALS Group USA, Corp is a subsidiary of ALS Limited, one of the world's largest analytical and testing services companies, with partnerships across major sectors including mining, natural resources, environmental, food, pharmaceutical, industrial and inspection services. With corporate headquarters in Brisbane, Australia, and Global Operations in Houston, Texas, the company is an ASX100 company with a multi-billion-dollar market capitalization. With more than 450 sites in 70 countries across the globe, ALS Limited has built a global reputation by embracing the most advanced technologies and innovative methodologies to deliver high quality testing services. As of May 5th, 2026, the company reported a total revenue of $3.19 billion (AUD) for the fiscal year, an 13% increase year-over-year.

- **Strong Tenant Profile -** ALS Limited traces its origins back to 1863 and has evolved into one of the world's leading testing, inspection, and certification companies. Publicly traded on the Australian Securities Exchange since 1952, ALS operates more than 450 locations globally with over 22,000 employees. With more than 150 years of operating history, the company has established a strong international reputation and long-term corporate stability.
- **Prime Location -** the property is positioned with quick access to Interstate 69 and Sam Houston Tollway- two major Houston MSA thoroughfares. Highly desirable location reduces re-leasing risk
- **Energy Capital -** Houston remains the global hub of the energy sector, driving sustained demand for specialized users such as environmental labs
- **Laboratory Space Need –** Vacancy rate of 2% for laboratory space in Houston MSA
- **Mark-to-Market Upside –** Ability to increase rent to market rates.
- **High Population Density -** Over 1,500,000 People Located Within a 10-Mile Radius
- **Versatile property -** 2 Individual Buildings – Converting to Multi-Tenant can Capture Higher Rents
- **High household income -** Average Household Income within 10-mile radius is over $106,000

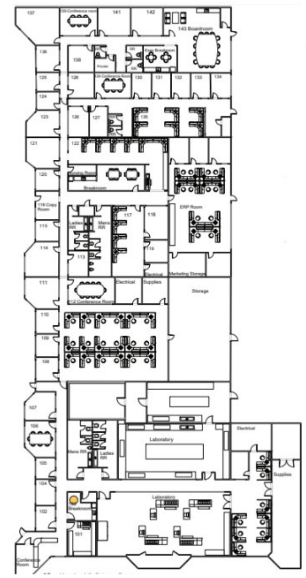
SNAPSHOT

1,514,652
Population:
10 Mile Radius

$105,687
Average Household
Income

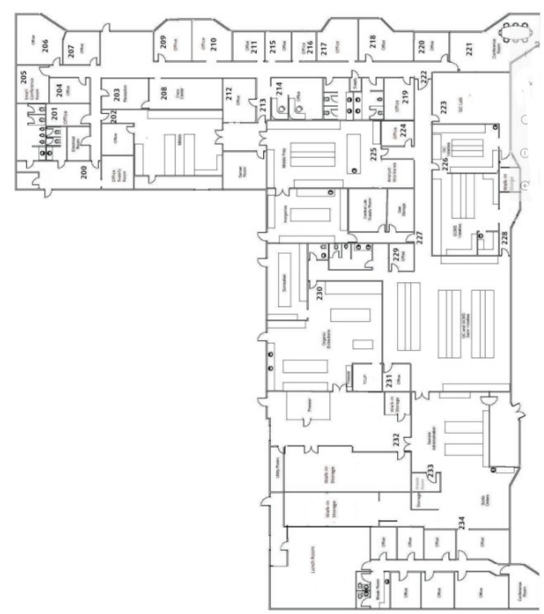
BUILDING 1

- **NUMBER OF OFFICES:** ±31 Private Offices, ± Cubicle Office Spaces
- **CONFERENCE ROOMS:** 4
- **LABS/TESTING STATIONS:** 2
- **NUMBER OF RESTROOMS:** Sets of Restrooms, 5 Individual Restrooms
- **AMENITIES:** Private Nursing Room
- **LUNCH/BREAK ROOMS:** 3 Break Rooms



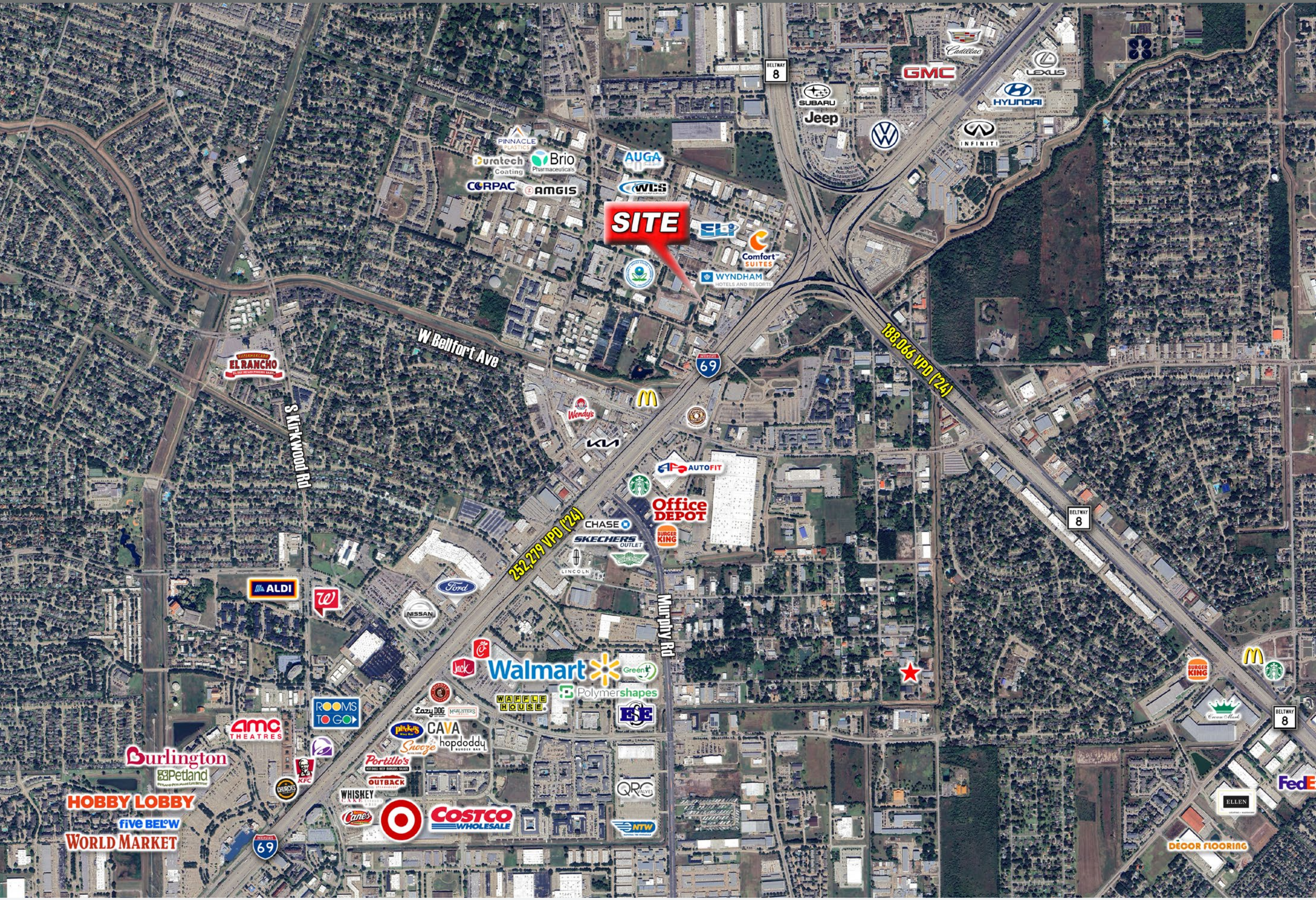
BUILDING 2

- **NUMBER OF OFFICES:** ±25 Private Offices
- **CONFERENCE ROOMS:** 3
- **LABS/TESTING STATIONS:** 8
- **NUMBER OF RESTROOMS:** 1
- **LUNCH/BREAK ROOMS:** 1 Break Room, 1 Lunchroom




12:00
EXIT


SITE


SITE
W Bellfort Ave
S Kirkwood Rd
Murphy Rd
252,279 VPD ('24)
188,066 VPD ('24)
69
8
PINNACLE PLASTICS
Duratech Coating
Brio Pharmaceuticals
CORPAC
AMGIS
AUGA
WCS
ELI
Comfort SUITES
WYNDHAM HOTELS AND RESORTS
GMC
Cadillac
LEXUS
HYUNDAI
SUBARU
Jeep
INFINITI
EL RANCHO
Wendy's
KIA
AUTOFIT
CHASE
SKECHERS OUTLET
LINCOLN
Office DEPOT
BURGER KING
ALDI
Ford
NISSAN
Walmart
Polymershapes
WAFFLE HOUSE
ROOMS TO GO
amc THEATRES
Lazy DOG
CAVA
hopdoddy
Burlington
Petland
Portillo's
OUTBACK
HOBBY LOBBY
five BELOW
WORLD MARKET
WHISKEY CAKE
Canes
COSTCO WHOLESALE
NTW
QRC VALVES
FedEx
ELLEN
DÉCOR FLOORING

OVERVIEW

Houston is one of the most dynamic and economically influential cities in the United States. As the fourth most populous city in the country, it serves as the heartbeat of a sprawling metropolitan area that is home to more than 7 million people. Its diverse and growing population, coupled with a strong infrastructure and pro-business environment, has helped Houston become one of the nation's top destinations for talent, capital, and innovation.

The city boasts the second-largest concentration of Fortune 500 company headquarters in the U.S., trailing only New York. Major players in energy, healthcare, logistics, aerospace, and finance all maintain significant operations here. Houston is also recognized as the nation's top metro for exports, shipping more than $140 billion in goods annually through its robust port and international trade network.

Often referred to as the "Energy Capital of the World," Houston is home to over 23,000 energy-related companies, including global leaders in oil, gas, and renewables. The region's economic diversity extends well beyond energy, however, with strengths in manufacturing, life sciences, aerospace, and information technology. The city ranks 7th in the U.S. for total GDP, underscoring its role as a key contributor to both national and global economic output.

Houston's healthcare and life sciences ecosystem is also a major economic engine. The Texas Medical Center, the largest in the world, spans more than 50 million square feet and supports over 100,000 healthcare professionals. This sector not only provides world-class care but also drives research, innovation, and biotech investment.

Houston's low cost of living relative to other major U.S. metros, abundant land, and commitment to infrastructure investment have also supported rapid growth in both commercial and residential real estate. New developments continue to emerge across the metro, reflecting the city's adaptability and momentum. With a resilient economy, global reach, and a strong talent pipeline, Houston is well-positioned to lead in the next chapter of American growth and innovation.

QUICK STATS

No. 1 Largest U.S. export market by metro area - over $140 Billion annually

2nd Most Fortune 500 company HQs among U.S. cities

4th Most populous city in the U.S.

7th Largest metro economy in the U.S. by GDP

23K Energy-related companies based in the region

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	16,921	166,280	454,195
2025 Population	18,506	176,575	481,164
2030 Population Projection	19,857	189,610	518,432
Annual Growth 2020-2025	1.9%	1.2%	518,432
Annual Growth 2025-2030	1.5%	1.5%	1.6%
Median Age	33.4	35.4	36.6
Bachelor's Degree or Higher	14%	21%	25%
U.S. Armed Forces	0	28	236
Population by Race			
White	1,972	26,814	87,809
Black	4,887	43,829	116,324
American Indian/Alaskan Native	246	2,765	6,870
Asian	2,565	23,199	77,982
Hawaiian & Pacific Islander	11	159	420
Two or More Races	8,825	79,808	191,759
Hispanic Origin	9,836	90,421	217,606
Housing			
Median Home Value	$208,948	$235,542	$258,883
Median Year Built	1982	1980	1981

	1 Mile	3 Mile	5 Mile
Households:			
2020 Households	6,001	58,201	160,420
2025 Households	6,526	61,844	169,932
2030 Household Projection	7,011	66,615	183,508
Annual Growth 2010-2025	1.6%	1.4%	1.4%
Annual Growth 2025-2030	1.5%	1.5%	1.6%
Owner Occupied	1,462	23,736	76,963
Renter Occupied	5,550	42,879	106,545
Avg Household Size	2.8	2.8	2.8
Avg Household Vehicles	1	2	2
Total Consumer Spending	$131.9M	$1.5B	$4.4B
Income			
Avg Household Income	$51,964	$68,562	$78,534
Median Household Income	$41,223	$50,805	$56,117
< $25,000	1,627	13,749	33,701
$25,000 - 50,000	2,271	16,713	42,358
$50,000 - 75,000	1,305	12,254	32,247
$75,000 - 100,000	703	6,912	19,909
$100,000 - 125,000	180	4,626	13,497
$125,000 - 150,000	280	2,799	8,151
$150,000 - 200,000	129	2,387	9,547
$200,000 +	31	2,405	10,522

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Commercial Disclaimer

STRIVE hereby advises all prospective purchasers of commercial property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

Agency Representation Information

THIS IS NOT A CONTRACT OR AGENCY AGREEMENT

Who Do Real Estate Agents Represent in a Real Estate Transaction? Arkansas law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

What Does It Mean to Represent a Seller? A Real Estate Agent who enters into an agreement to sell property for an owner is known as the "Listing Agent" or "Agent for the Seller." A Listing or Seller's Agent represents the Seller in the transaction. That means that the Listing or Seller's Agent's primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller's Agent since that Seller's Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer's real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent a Buyer? A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the "Buyer's Agent." A Buyer's Agent represents the Buyer in the transaction. That means that the Buyer's Agent may assist the Seller who is not represented in selling the property, or deal with the Seller's Agent, but the Buyer's Agent's primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer's Agent since that Buyer's Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller's reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Seller and Buyer? A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a "Dual Agent." A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

exclusively listed

STRIVE

469.844.8880 STRIVERE.COM