

3206 COTEAU ROAD NEW IBERIA, LA

[VIEW PROPERTY VIDEO](#)



109 KODAK BOULEVARD LONGVIEW, TX

GLOBAL VESSEL & TANK  
2 UNIT SALE-LEASEBACK PORTFOLIO

**BANG**  
REALTY

  
**ALPHA**  
REAL ESTATE ADVISORS

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DISCLAIMERS

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# PORTFOLIO SALE LEASBACK SUMMARY



OVERALL PRICE  
\$25,000,000



LIST CAP  
8.00%



NOI  
\$2,000,000



LEASE TERM  
15 - 20 YEARS



ANNUAL INCREASES  
2 - 3% ANNUALLY

## GLOBAL VESSEL & TANK S/L

3206 Coteau Rd  
New Iberia, LA 70560

109 Kodak Blvd  
Longview, TX 75602



3206 Coteau Rd New Iberia, LA

### REVENUE

Nearly Nine (9) Figure Revenue Company

### RENT/COVERAGE RATIO

9.10x Multiple

### 20% EBITDA MARGIN

Industry Leading Margins At 2x Competitor

### Debt Broker Information

**Niko Buntich**

Capital Markets

714.656.7500

[niko.buntich@trinitycapcorp.com](mailto:niko.buntich@trinitycapcorp.com)

LIC. # 01965084

Please contact Niko Buntich for  
debt sourcing opportunities.

# PORTFOLIO INFORMATION

LEASE DETAILS	
TENANT	Global Vessel & Tank Holdco, Inc. A Louisiana Corporation
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM	15 - 20 Years COE
INCREASES	2 - 3% Annually
OPTIONS	Six (6), Five (5) Years
TAXES	Tenant Pays Directly
INSURANCE	Tenant Pays Directly
COMMON AREA	Tenant Pays Directly
LANDLORD RESPONSIBILITIES	None







Global Vessel and Tank is a premier American manufacturer of ASME-certified pressure vessels and API tanks, known for delivering world-class fabrication solutions to energy, petrochemical, industrial, and infrastructure clients nationwide. With decades of expertise and a commitment to precision, the company has built a reputation for quality, safety, and on-time delivery across complex, large-scale projects.

Headquartered in New Iberia, Louisiana—with a second full-scale facility in Longview, Texas—Global Vessel and Tank leverages two strategic manufacturing hubs to serve clients efficiently across the Southern U.S. and beyond. Its New Iberia site specializes in vessel manufacturing, while the Longview facility focuses on tank production, creating a vertically integrated operation with scalable capacity and high-level engineering capabilities.

With over 100,000 SF of fabrication space between both sites—and a \$4 million expansion underway in Louisiana expected to unlock \$50 million in additional production revenue—Global Vessel and Tank is positioned for significant growth. Their dedicated team of certified welders, engineers, and project managers ensures that every product is built to the highest industry standards. From upstream oil & gas to power generation, Global Vessel and Tank continues to be a trusted partner for mission-critical fabrication across the industrial sector.

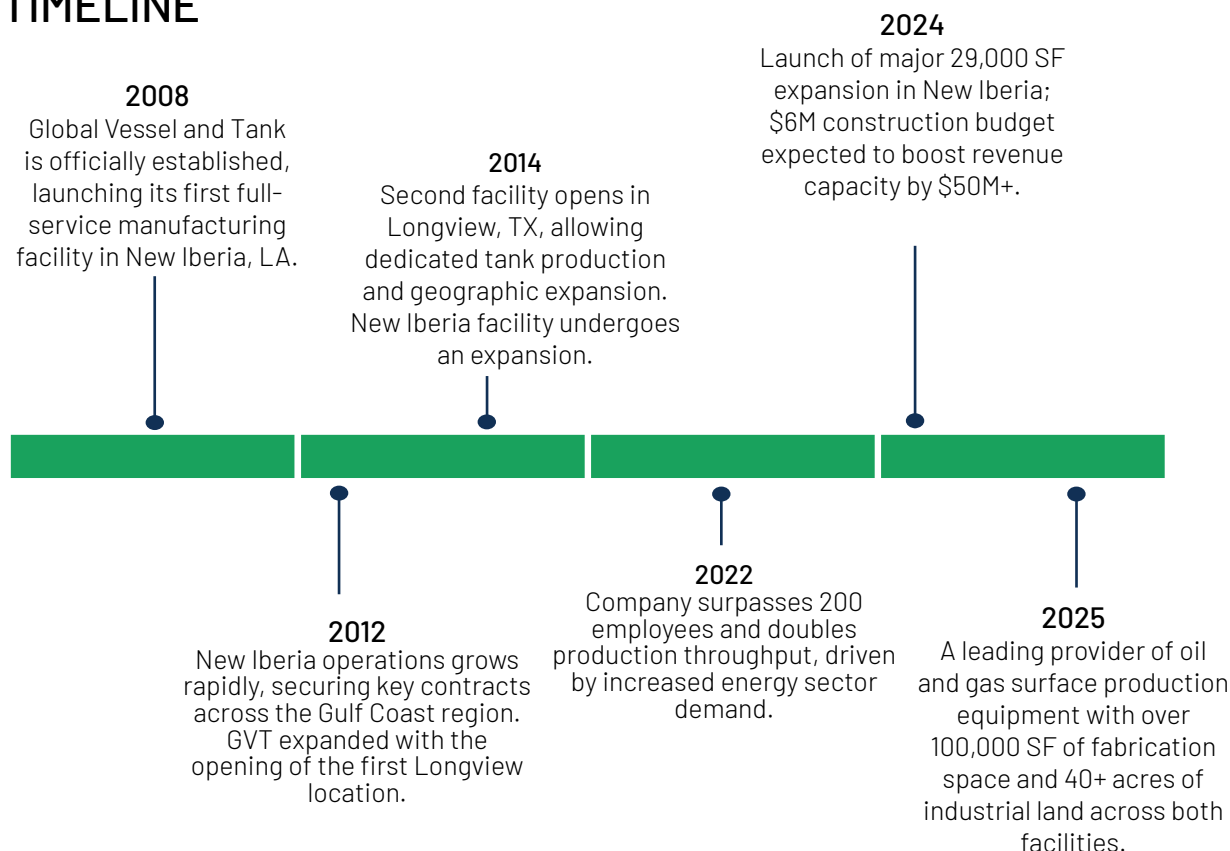
## GENERAL INFORMATION

HEADQUARTERS	New Iberia, LA
FOUNDED	2008
LOCATIONS	4 Locations
WEBSITE	<a href="http://www.globalvesselandtank.com">www.globalvesselandtank.com</a>



## GLOBAL VESSEL & TANK PROMOTIONAL VIDEO

## TIMELINE



# INVESTMENT HIGHLIGHTS

- ◆ **Absolute NNN Lease Structure**

Tenant is responsible for Taxes, Insurance, and Common Area Maintenance (CAM) making this an ideal investment for investors seeking true passive income producing assets with effectively zero landlord responsibilities.

- ◆ **Attractive 8% Cap Rate**

Property is being offered at an attractive 8% cap rate with potential for double digit cash on cash returns with current market financing.

- ◆ **Newly Constructed Long-Term Lease**

Tenant will commit to a brand new 15-20-year lease extension which will commence at the close of escrow.

- ◆ **Compounding Annual Rent Increases**

Property currently holds 2-3% annual rental increases throughout the duration of the lease term providing a strong hedge against inflation.

- ◆ **\$6 Million Dollar New Construction Project Underway**

New construction plans have commenced in New Iberia with current building renderings totaling an additional 20,000 SF estimated to generate \$50M in future revenue capacity.

- ◆ **Raw Land + Future Development Opportunities**

Included in the sale is roughly 20+ acres of raw, undeveloped land that can be seen as room for future expansion plans and or redevelopment purposes.

- ◆ **Significant Depreciation through Cost Segregation**

Substantial Improvements & Equipment attached to the premises that is included with sale.

- ◆ **Hedged Credit Risk – Corporate Guarantee**

The lease is corporately guaranteed by industry leader Global Vessel & Tank, Holdco, Inc. an ESOP Company.

- ◆ **New Iberia, LA (Lafayette, MSA)**

#1 Leading Gulf Inland Port – Serves & supports as a regional anchor for over 100 companies in fabrication, oilfield services, and logistics contributing roughly \$2 Billion to the local GDP.

- ◆ **Longview, TX – Strong GDP Growth**

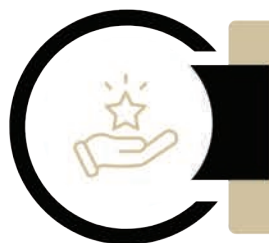
#2 – Largest economy in East Texas as both Mining/Oil & Gas, and Manufacturing account for roughly 1/3 (\$10 Billion) of the Metro's \$35 Billion GDP.





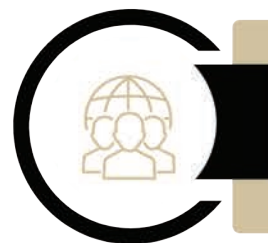
# Why It Matters?

A 100% ESOP structure empowers employees to act like true owners, fostering a culture of performance, accountability, and shared purpose. This alignment of interests not only drives operational excellence but also supports long-term value creation, company stability, and employee retention.



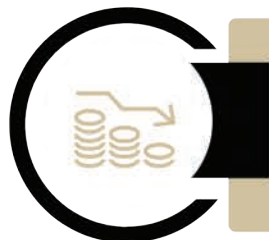
### Industry-Leading Margins

EBITDA margins ~2x industry average due to automation/robotic welding.



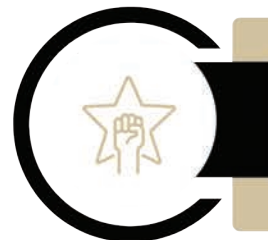
### Diversified Client Base

Employees act like owners—driving productivity & loyalty



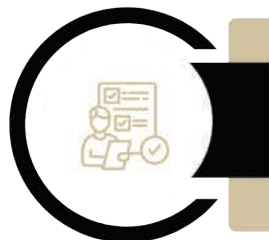
### Debt Reduction

Reduced company debt from \$99M to ~\$20M since 2020.



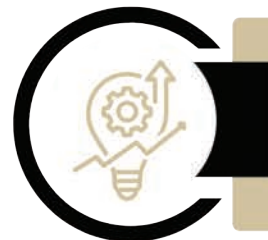
### Resilient Business Model

Revenue tied to drilling & completion phases—not just production.



### Tax-Advantaged Structure

Tax-exempt ESOP model reinvests profits and boosts ROI.



### Enhanced Oversight

Monitored by DOL, board, trustee = discipline & compliance.

# NEW IBERIA EXECUTIVE SUMMARY

## Vessel Manufacturing Facility

3206 Coteau Rd  
New Iberia, LA 70560



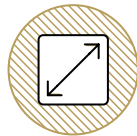
LEASE STRUCTURE

**ABSOLUTE  
NNN**



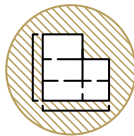
YEAR EST

**2016**



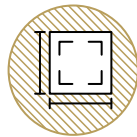
GLA

**52,830 SF**



BUILDING EXPANSION

**29,400 SF**



TOTAL GLA

**82,230 SF**



LOT SIZE

**31.22 AC**



TENANT	Global Vessel & Tank
PRIMARY SERVICE	Vessel Construction
LEASE TERM	15 - 20 Years
RENTAL INCREASES	2 - 3% Annually
OPTIONS	Six (6), Five (5) Years
BUILDING ADDITION	29,400 SF \$6M project under construction Estimated \$50M in revenue capacity
RAW LAND	20 Acres Future Development



## NEW IBERIA PROPERTY PHOTOS





## BUILDING ADDITION RENDERINGS



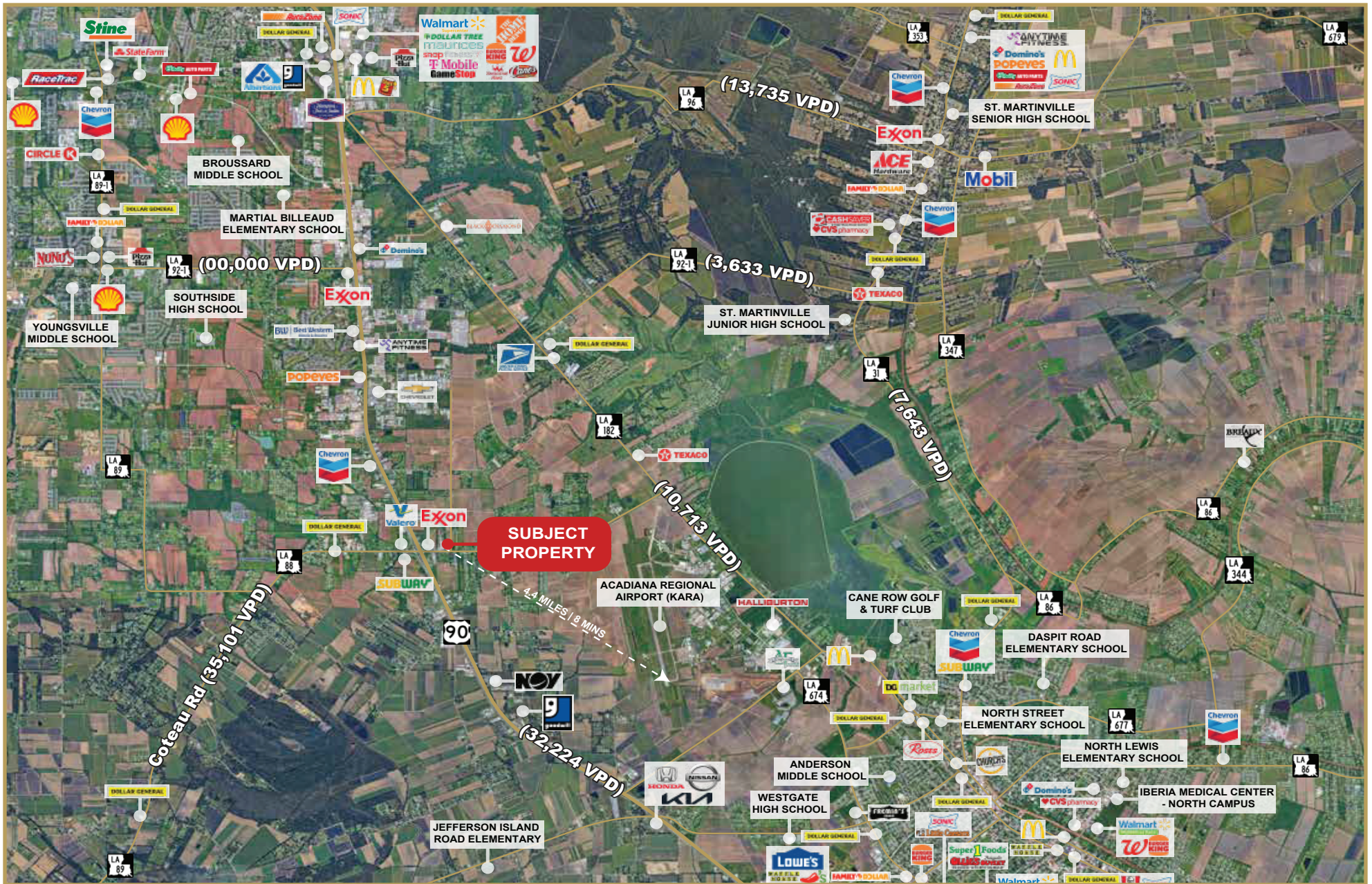


## SITE PLAN AERIAL OVERLAY





# NEW IBERIA RETAIL MAP





## Tank Manufacturing Facility

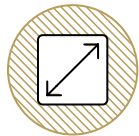
109 Kodak Blvd  
Longview, TX 75602



LEASE STRUCTURE  
**ABSOLUTE  
NNN**



YEAR EST  
**2014**



GLA  
**46,340 SF**



LOT SIZE  
**9.23 AC**



EQUIPMENT  
**ROBOTICS**



BRAND NEW ROOF  
**2023**



TENANT

Global Vessel & Tank

PRIMARY SERVICE

Tank Construction

LEASE TERM

15 - 20 Years

RENTAL INCREASES

2 - 3% Annually

OPTIONS

Six (6), Five (5) Years

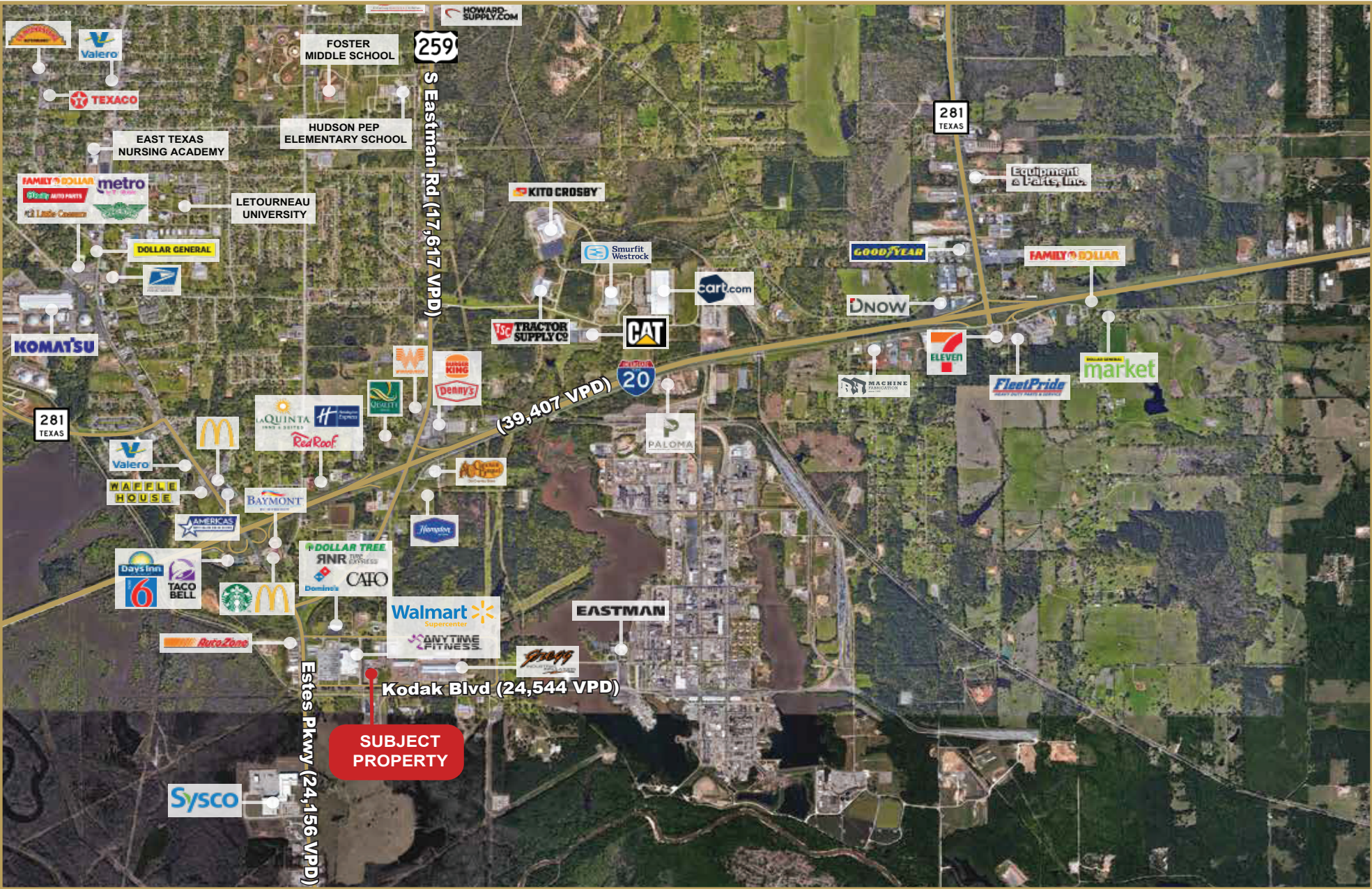


# LONGVIEW PROPERTY PHOTOS





# LONGVIEW RETAIL MAP





# New Iberia, LA (Lafayette MSA)

Located in the heart of Acadiana, New Iberia plays a vital role within the Lafayette Metropolitan Statistical Area (MSA)—one of Louisiana's key economic engines. Just 20 miles south of Lafayette, New Iberia benefits from close proximity to regional logistics hubs and workforce centers while maintaining direct access to the Gulf Coast's thriving industrial economy. The city is strategically positioned near the Acadiana Regional Airport and the Port of Iberia, providing seamless multimodal access for heavy industrial, fabrication, maritime, and energy-related operations.

New Iberia also boasts a skilled labor force and a pro-business climate, supported by robust workforce development programs at institutions like South Louisiana Community College. With a strong concentration of oilfield services, welding, machining, and offshore fabrication, New Iberia serves as a regional anchor for industrial growth and plays a critical role in advancing Acadiana's long-term economic momentum.

## KEY FACTS & DEMOGRAPHICS

- ◆ **Strategic Location:** New Iberia lies along U.S. Highway 90, a major east-west freight corridor with direct access to Interstate 10, Port of Iberia, and Acadiana Regional Airport, offering barge, rail, and heavy-cargo air service within 5–10 minutes of major industrial parks.
- ◆ **Skilled & educated workforce** with over 30% of Lafayette's adult population holding an associate's degree or higher, fueled by institutions like the University of Louisiana at Lafayette, which enrolls nearly 19,000 students and supplies a steady talent pipeline in engineering, industrial tech, and business.
- ◆ **Energy Sector Strength:** New Iberia is a key node in the Gulf Coast oil and gas supply chain, with strong demand for fabricated vessels, tanks, and modular assemblies used in energy and infrastructure projects.
- ◆ **Industrial Development Hub:** The Port of Iberia supports over 100 companies in fabrication, oilfield services, and manufacturing, contributing significantly to the \$1.8 billion local GDP.
- ◆ **Business-Friendly Climate:** Louisiana offers aggressive industrial tax incentives, including the Industrial Tax Exemption Program (ITEP) and Quality Jobs Program, encouraging capital investment like GVT's \$4M facility expansion.

### #1 – LEADING GULF INLAND PORT

The Port of Iberia is one of the top inland ports in Louisiana, providing direct access to the Gulf Intracoastal Waterway, Gulf of Mexico, and Class I rail—serving over 100 energy and fabrication-related companies.

### REGIONAL ECONOMIC ENGINE

The Lafayette MSA produced over \$22.6 billion in GDP in 2023, with \$3.46 billion from Iberia Parish alone—driven by manufacturing, oil & gas services, logistics, and agriculture.

### 2,939 JOBS – MANUFACTURING SECTOR

The manufacturing sector is one of Iberia Parish's largest employers, with nearly 3,000 jobs, reflecting the region's deep industrial base and skilled labor pool.

### \$1.3 BILLION IN CAPITAL PROJECTS

The Port of Iberia and surrounding industrial corridor have seen over \$1.3 billion in capital investment over the last decade, reinforcing Iberia Parish as a major hub for energy, fabrication, and maritime industries.



# Longview, TX

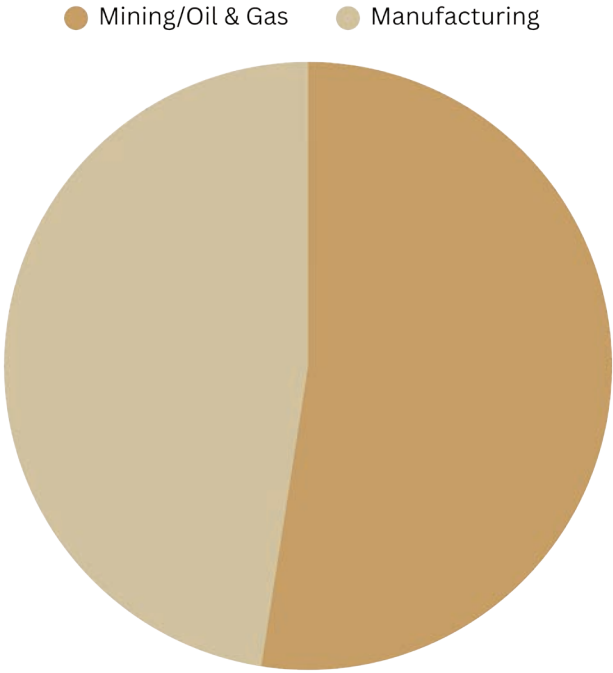
Longview serves as an industrial and logistics hub in East Texas, anchored by its strong manufacturing base and strategic transportation assets. The city benefits from multimodal connectivity, including East Texas Regional Airport, Union Pacific & BNSF rail, and Interstate 20, making it an ideal location for high-volume tank fabrication and distribution. Longview's economy is driven by durable industries such as manufacturing (13,974 jobs), oil & gas services, and healthcare, and the region continues to post steady employment growth (+1.04% in 2023)

## KEY FACTS & DEMOGRAPHICS

- ◆ Population: Longview is home to approximately 82,000 residents, with a metro area population of over 286,000 (2024 estimate), supporting a strong labor and consumer base.
- ◆ Industrial Strength: Longview is a regional hub for manufacturing, oil & gas, and logistics, with manufacturing employment accounting for nearly 14,000 workers, making it one of the top employment sectors in the area.
- ◆ Transportation Infrastructure: The city benefits from direct access to I-20, rail connections, and East Texas Regional Airport, making it a strategic location for industrial operations and distribution.
- ◆ GDP Growth: The Longview metro GDP reached \$34.96 billion in 2023, with manufacturing contributing \$5.01 billion and oil & gas adding another \$5.53 billion, demonstrating a robust industrial economy.

### BY THE NUMBERS

#2 - LARGEST ECONOMY IN EAST TEXAS	TOP 10 IN TEXAS FOR MANUFACTURING GDP	4.5% GDP GROWTH YEAR-OVER-YEAR (2023)
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Metro GDP:34.96 Billion

GDP BY SECTOR (2023)	
Mining/Oil & Gas	5.53 Billion
Manufacturing	5.01 Billion

# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information 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. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





▶ VIEW PROPERTY VIDEO



EXCLUSIVELY LISTED BY

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Alpha Real Estate Advisors	9010424	info@alphare.com	323-391-7182
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Braden Crockett	831271	braden@alphare.com	310-947-8007
Designated Broker of Firm	License No.	Email	Phone
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