

Marcus & Millichap
TAG INDUSTRIAL GROUP

931 SILVERADO TRAIL

ROSENBERG, TX 77471

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 36,499 Square Feet Situated on a Corner Lot of 3.58 Acres
- Flexible Space for Owner-User, Used for Both Industrial and Retail in the Past
 - Located in the Center of Rosenberg, Near Interstate 90
- Ability to Pave Additional Space to Allow for More Outdoor Storage
- 9.15 Acres of Land Ideal for Development Near Center of Rosenberg

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 931 Silverado Trail in Rosenberg, Texas. The subject property consists of approximately 36,499 square feet of space and is situated on 3.58 acres of land. The asset features 9.15 acres of land that is ideal for development or can be easily paved to allow for additional outdoor storage space. Located near the center of Rosenberg, the flex property is ideal for owner-use and was previously occupied by both industrial and retail tenants. With proximate access to Interstate 90, the property is conveniently situated along a railway in the Far Southwest submarket.

Located about 30 miles southwest of Downtown Houston, Far Southwest has undergone significant population growth over the last decade that has supported the local industrial and retail markets. Despite the pandemic, the retail vacancy rate sits at just 6.0 percent, with market rents growing at 2.4 percent annually. At \$265, the market sale price per-square-foot sits at a historically high rate, suppressing market cap rates to a record low of 6.6 percent. In recent years, Grand Parkway has attracted multiple retail developments such as the District West, a \$250 million mixed-use development that upon build-out will house roughly 500,000 square feet of retail, restaurant, office, healthcare, and hospitality developments. On the industrial front, vacancy rates have fallen by 5.5 percentage points over the last year to 9.0 percent. Since the start of the year, the annual growth rate for industrial rents has risen steadily to 2.9 percent. Far Southwest industrial tenants consist both of large manufactures, such as Niagra (207,000 square feet) and Dow Chemical (200,000 square feet), and retailers like Dollar Tree (1.2 million square feet) and Amazon (1 million square feet) (CoStar).

As the fifth most populous metro area in the U.S., Houston houses nearly 6.9 million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for import/export. Houston's economy has diversified in recent years, with the healthcare and technology sectors showing strong growth. As Houston's population continues to grow, primarily to the northwest, many companies are expanding to the region to provide goods and services to the increasing population.

PROPERTY DETAILS

931 SILVERADO TRAIL,
ROSENBERG, TX 77471

Number of Suites	1
Number of Buildings	1
Total Square Feet	36,499
Year Built	1996
Lot Size	3.58 Acres
Type of Ownership	Fee Simple
Parking Spaces	20 Spaces
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Grade Level Doors	3
Construction	Metal
Roof Type	Pitched Metal
HVAC Units	Yes
Market	Houston
Submarket	Far Southwest
Market Vacancy	5.90%

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OFFERING HIGHLIGHTS

931 SILVERADO TRAIL

ROSENBERG, TX 77471

OFFERING PRICE
\$2,100,000

PRO-FORMA CAP RATE
8.69%

Offering Price	\$2,100,000
Pro-Forma Cap Rate	8.69%
Price/SF	\$57.54
Total Square Feet	36,499
Tenancy	Single
Occupancy	0.00%

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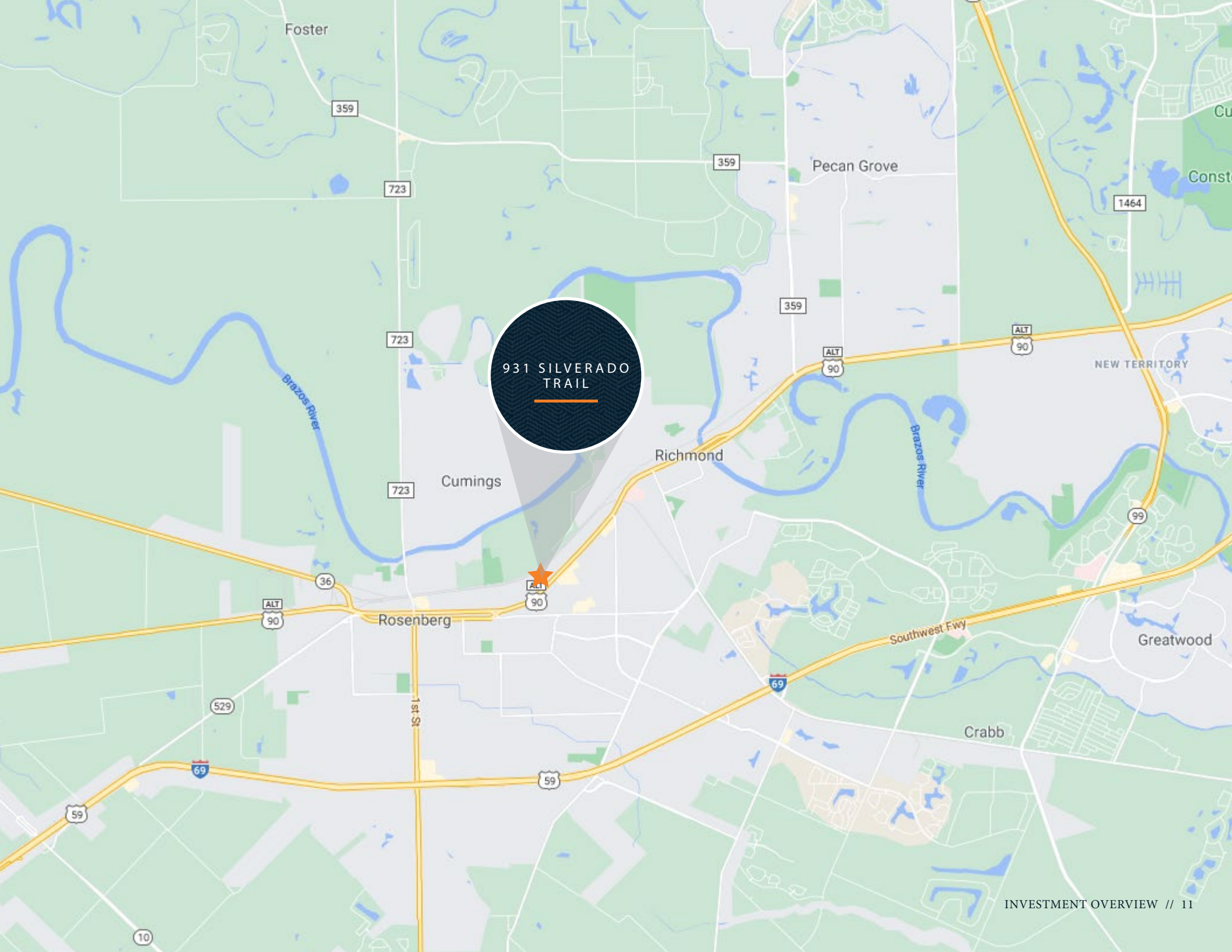


931 SILVERADO TRAIL

Old Richmond Rd

Silverado Trail

Silverado Trail



931 SILVERADO TRAIL

Foster

359

723

359

Pecan Grove

1464

723

359

ALT 90

ALT 90

NEW TERRITORY

Brazos River

Richmond

Brazos River

723

Cumings

99

36

ALT 90

Rosenberg

ALT 90

Southwest Fwy

Greatwood

529

1st St

Crabb

69

59

59

10



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

HOUSTON TEXAS

As the fifth most populous metro area in the U.S., Houston houses more than 7.1 million people in southeastern Texas. Roughly one third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west.



CORPORATE
GROWTH



HIGHER
EDUCATION



LOW COST OF LIVING,
DOING BUSINESS



METROPLEX GROWTH

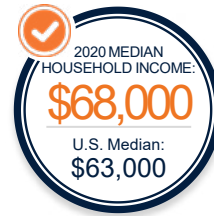
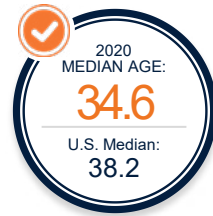
ECONOMY

The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics; the metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Healthcare is gaining economic prominence. Specialized medical education and training institutions boost the local economy and supply a growing hospital system. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



METROPLEX GROWTH

The Houston metro is expected to add 720,700 people through 2025, translating to the formation of roughly 263,600 households, generating demand for housing. The homeownership rate of 61 percent slightly trails the national rate of 64 percent. The median home price of roughly \$282,000 is \$40,000 below the U.S. average. The metro's median household income exceeds \$68,000, surpassing the national rate by roughly \$5,000.

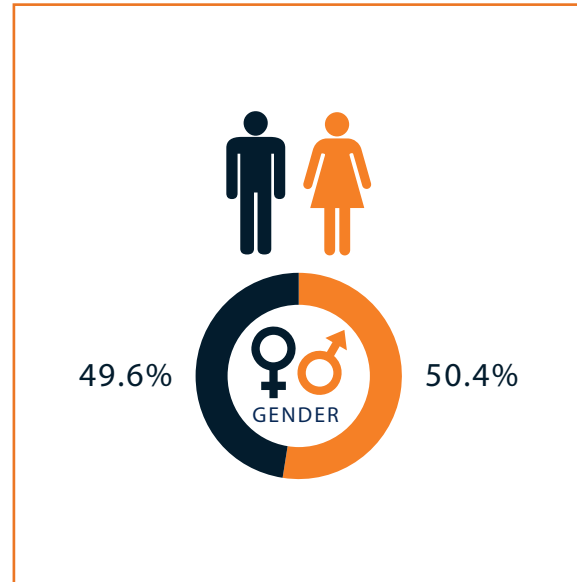
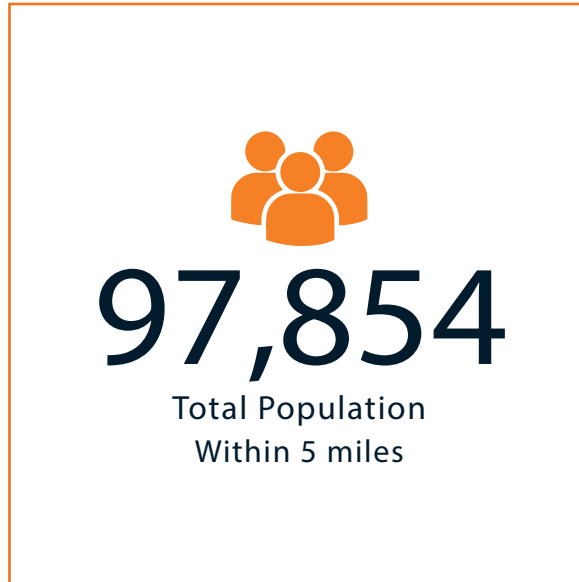


QUALITY OF LIFE

The metro's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston, as well as more than 500 local parks and open spaces and various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metro is also known internationally for its medical community and is home to the Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	13,688	64,924	117,691
2020 Estimate			
Total Population	12,550	57,118	97,854
2010 Census			
Total Population	10,517	45,078	68,652
2000 Census			
Total Population	9,463	37,902	48,511
Daytime Population			
2020 Estimate	16,776	56,450	82,957
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	4,506	22,279	39,721
2020 Estimate			
Total Households	4,102	19,342	32,738
Average (Mean) Household Size	2.9	2.9	3.0
2010 Census			
Total Households	3,355	14,605	22,245
2000 Census			
Total Households	3,000	11,825	15,209

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	2.7%	5.3%	9.7%
\$150,000-\$199,999	2.8%	5.7%	8.9%
\$100,000-\$149,999	8.8%	12.9%	17.0%
\$75,000-\$99,999	9.2%	8.2%	9.5%
\$50,000-\$74,999	18.1%	17.8%	15.7%
\$35,000-\$49,999	17.1%	15.4%	12.9%
\$25,000-\$34,999	12.5%	11.2%	8.9%
\$15,000-\$24,999	13.3%	12.3%	9.0%
Under \$15,000	15.5%	11.3%	8.5%
Average Household Income	\$61,360	\$78,259	\$102,949
Median Household Income	\$42,936	\$49,814	\$66,018
Per Capita Income	\$20,123	\$26,755	\$34,641
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	12,550	57,118	97,854
Under 20	31.3%	29.8%	29.9%
20 to 34 Years	23.4%	22.6%	21.6%
35 to 39 Years	7.5%	7.3%	7.5%
40 to 49 Years	12.4%	12.8%	13.2%
50 to 64 Years	13.8%	15.1%	15.9%
Age 65+	11.5%	12.4%	12.0%
Median Age	31.9	33.4	34.0
Population 25+ by Education Level			
2020 Estimate Population Age 25+	7,734	36,072	62,188
Elementary (0-8)	11.8%	11.5%	8.8%
Some High School (9-11)	13.1%	12.7%	9.9%
High School Graduate (12)	33.1%	30.1%	25.8%
Some College (13-15)	19.8%	19.8%	20.7%
Associate Degree Only	7.6%	6.3%	7.3%
Bachelor's Degree Only	10.3%	13.0%	17.8%
Graduate Degree	4.3%	6.6%	9.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	31.0	33.0



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.

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