

Marcus & Millichap
TAG INDUSTRIAL GROUP

2421 WADSWORTH STREET

HOUSTON, TX 77015

AMERICAN
PLATING

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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

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The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, multi-level structure with a complex network of steel beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Redevelopment Opportunity with 64,468 Square Feet of Land in Tight Industrial Pocket
 - Proximate Access to East Sam Houston Tollway
 - Submarket Anchored by Oil Refineries and Port of Houston
- 1% Vacancy Ranks as Lowest Among Houston's 29 Submarkets (Costar)
- Lack of Industrial Development Supports Value of Existing Properties

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2421 Wadsworth Street in Houston, Texas. The subject property consists of approximately 31,500 square feet of warehouse space and is situated on 1.47 acres of land (equivalent to 64,468 square feet). The vacant asset features four buildings, metal construction, and three-phase power. Sitting adjacent to the Sam Houston Tollway, the property also has close proximity to Interstate 10. Given the condition of the property, this sale offers investors a rare redevelopment opportunity in the East Interstate 10 Outer Loop submarket.

Containing 15.6 million square feet of industrial space, the mid-size submarket is anchored by oil refiners and the Port of Houston. With land available for development in limited supply, the submarket had no industrial properties under construction at the midpoint of 2023. Along with a rebound in demand, tight supply pushed the vacancy rate down to a six-year low of just 1.2 percent in the second quarter, which ranked as the lowest among Houston's 29 industrial submarkets. While annual rent growth slowed to just 4.1 percent during this time, the rate of growth remains above the three-year average of 3.7 percent (CoStar). As the global demand for oil rises an estimated 2.4 percent in 2023 (Reuters), industrial activity will likely remain robust in the East Interstate 10 Outer Loop submarket.

As the fifth most populous metro area in the U.S., Houston houses over seven 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

2421 WADSWORTH STREET,
HOUSTON, TX 77015

Number of Suites	1
Number of Buildings	4
Total Land Square Feet	64,468
Building Square Feet	31,500
Year Built	1941
Lot Size	1.47 Acres
Type of Ownership	Fee Simple
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Construction	Metal
Power	3 Phase
Roof Type	Metal
Market	Houston
Submarket	East I-10 Outer Loop
Market Vacancy	1.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0040359)





2421 WADSWORTH STREET

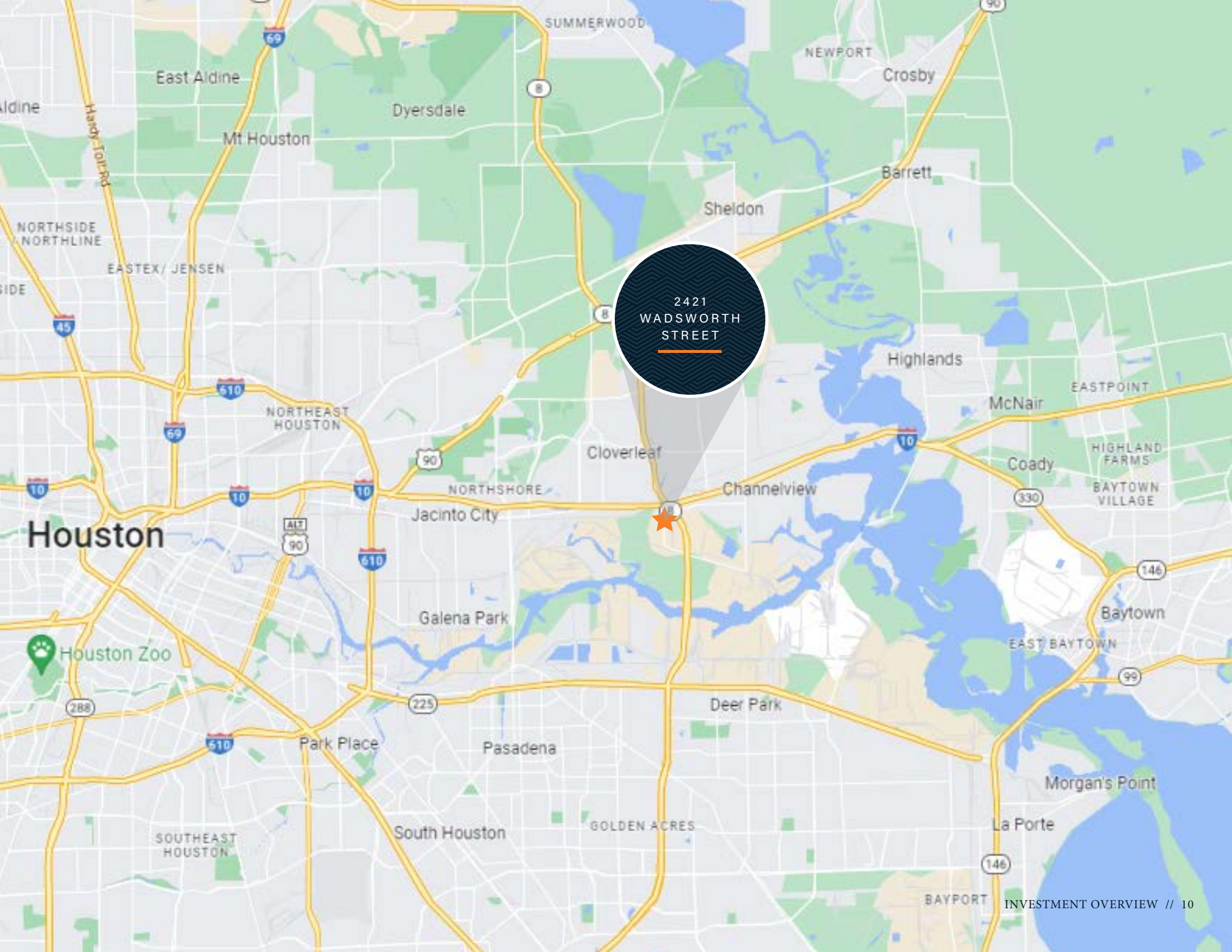
HOUSTON, TX 77015

OFFERING PRICE

\$900,000

Offering Price	\$900,000
Price/SF	\$13.96
Total Square Feet	64,468
Tenancy	Single
Occupancy	Vacant

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2421
WADSWORTH
STREET

Houston

Houston Zoo



2421
WADSWORTH
STREET



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 2,143 debt
and equity
financings in 2022



National platform operating
within the firm's
brokerage offices



\$12.8 billion total
national volume
in 2022



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

.....

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or factory floor.

SECTION 2

MARKET OVERVIEW

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HOUSTON TEXAS

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 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 health care. 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. Health care is gaining economic prominence. Specialized medical education and training institutions boost the 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.



7%
MANUFACTURING



16%
PROFESSIONAL AND
BUSINESS SERVICES



14%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



5%
FINANCIAL
ACTIVITIES



21%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



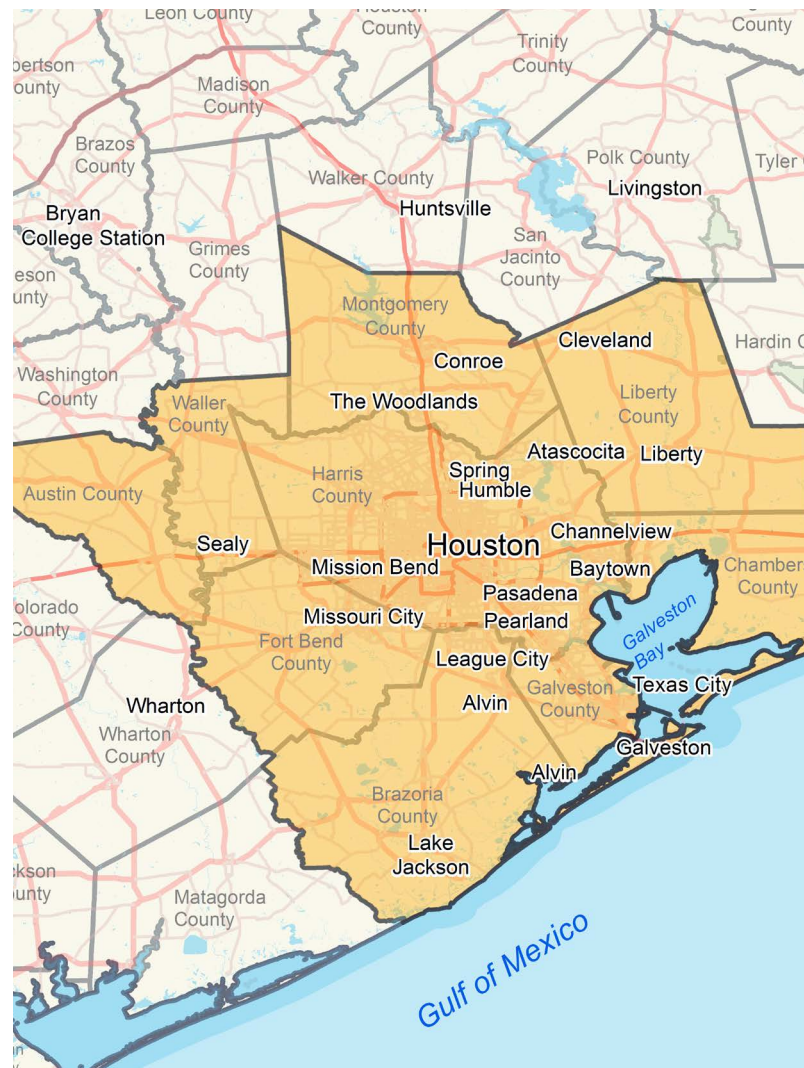
13%
EDUCATION AND
HEALTH SERVICES



1%
INFORMATION



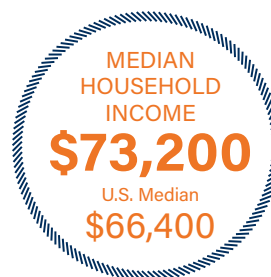
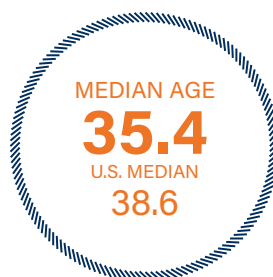
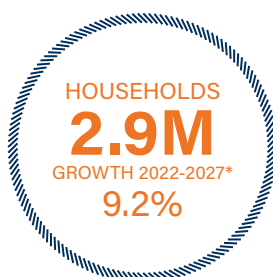
4%
OTHER SERVICES



METROPLEX GROWTH

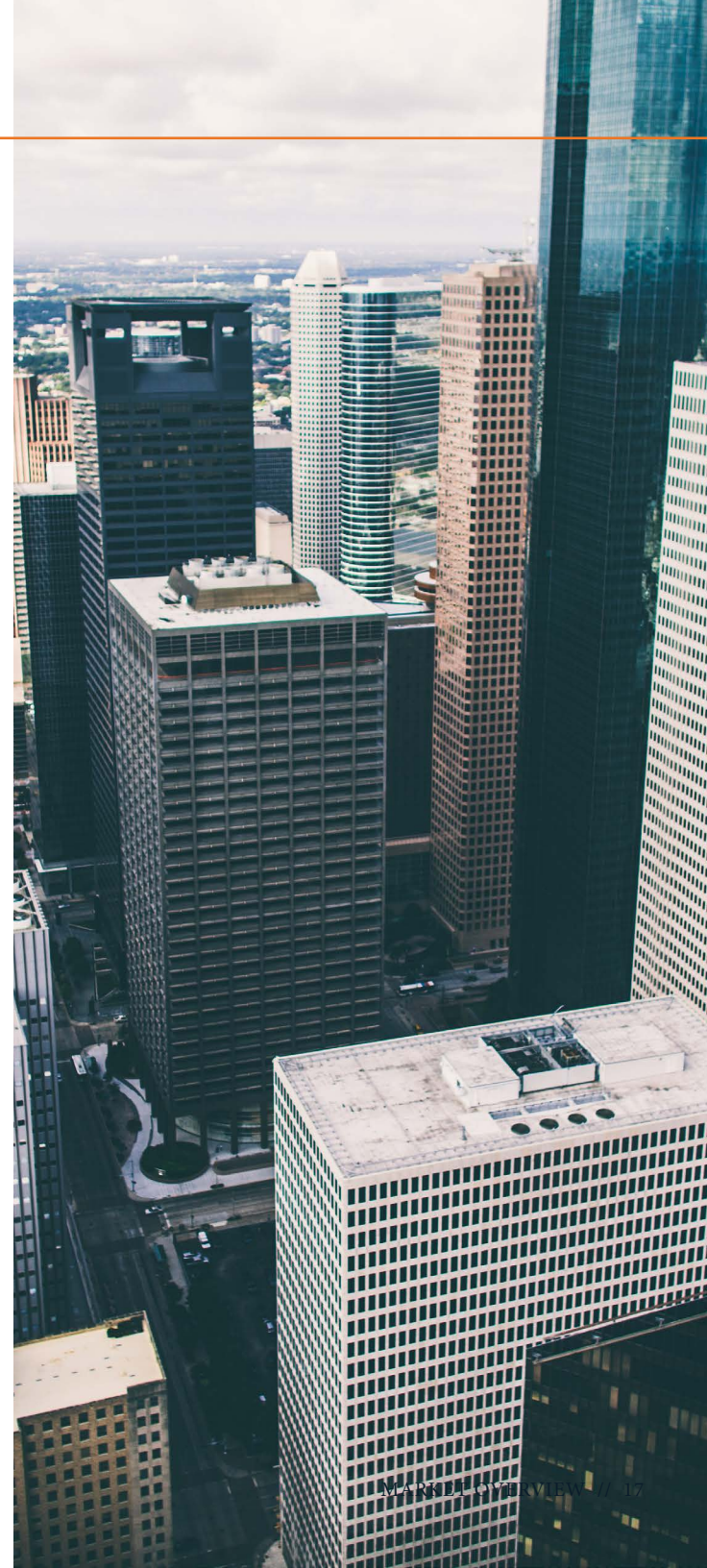
DEMOGRAPHICS

The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing. The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average. The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



QUALITY OF LIFE

The metropolitan area'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's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to 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



159,925

Total Population
Within 5 miles



50.0%



50.0%



\$65,306

Average Household Income
Within 5 miles



73,866

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	2,522	73,257	168,090
2022 Estimate			
Total Population	2,407	69,170	159,925
2010 Census			
Total Population	2,166	61,467	143,678
2000 Census			
Total Population	2,117	53,816	129,072
Daytime Population			
2022 Estimate	4,708	65,875	158,622
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	774	21,226	51,229
2022 Estimate			
Total Households	736	20,039	48,638
Average (Mean) Household Size	3.4	3.4	3.3
2010 Census			
Total Households	657	17,556	43,122
2000 Census			
Total Households	679	16,382	40,564

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.4%	1.7%	1.6%
\$150,000-\$199,999	4.3%	4.4%	3.9%
\$100,000-\$149,999	6.8%	11.8%	12.3%
\$75,000-\$99,999	9.4%	11.7%	11.7%
\$50,000-\$74,999	24.9%	22.5%	21.7%
\$35,000-\$49,999	17.8%	16.3%	16.7%
\$25,000-\$34,999	13.4%	12.2%	12.9%
\$15,000-\$24,999	13.0%	10.6%	10.3%
Under \$15,000	7.9%	8.8%	8.9%
Average Household Income	\$64,697	\$65,572	\$65,306
Median Household Income	\$48,576	\$52,015	\$51,289
Per Capita Income	\$19,790	\$19,014	\$19,907
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	2,407	69,170	159,925
Under 20	34.5%	34.5%	33.4%
20 to 34 Years	22.6%	22.8%	23.3%
35 to 39 Years	7.6%	7.5%	7.4%
40 to 49 Years	12.9%	12.8%	12.6%
50 to 64 Years	14.0%	14.3%	14.8%
Age 65+	8.3%	8.1%	8.6%
Median Age	30.4	30.2	30.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	1,412	40,125	94,682
Elementary (0-8)	18.3%	18.3%	17.6%
Some High School (9-11)	15.8%	13.6%	13.1%
High School Graduate (12)	38.3%	33.5%	32.3%
Some College (13-15)	17.2%	19.2%	20.4%
Associate Degree Only	5.2%	5.7%	6.4%
Bachelor's Degree Only	3.9%	6.8%	7.7%
Graduate Degree	1.4%	3.0%	2.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	30.0	30.0



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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Buyer/Tenant/Seller/Landlord Initials

Date

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