

Marcus & Millichap  
TAG INDUSTRIAL GROUP

9130 MEADOW VISTA BOULEVARD

HOUSTON, TX 77064



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2024 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAE0040564

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at [www.trec.texas.gov](http://www.trec.texas.gov). You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

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.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# 9130 MEADOW VISTA BOULEVARD HOUSTON, TX 77064

## PRESENTED BY

---

### MAX LOZMACK

Senior Associate  
Office & Industrial Division  
Houston Office  
Office (713) 452-4264  
Max.Lozmack@MarcusMillichap.com  
License: TX 724493

## DEBT CONTACT

---

### BRAD KORNDORFFER

Associate Director  
3 Riverway, #800  
Houston, TX 77056  
Tel: (713) 239-0507  
Brad.Korndorffer@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP









# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap



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 part of a factory or a large warehouse.

# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap



## OFFERING SUMMARY

- 9,951-Square-Foot Warehouse Featuring 18' Clear Height with Three Grade-Level Doors
  - Expiring Lease Allows Owner-Use, Ideal for Shipping and Distribution
- Easily Divisible Asset, Creating Value-Add Investment Opportunity for Diversified Cash Flow
  - 3.5% Vacancy Rate Among Comparables Versus 9.7% for Overall Submarket

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 9130 Meadow Vista Boulevard in Houston, Texas. The subject property consists of approximately 9,951 square feet of warehouse space and is situated on 0.65 acres of land. The single-tenant asset features a clear height of 18', three grade-level doors, masonry construction, and three-phase power. With the current lease set to expire in June 2024, this sale offers an owner-user opportunity and is ideal for shipping and distribution operations. Priced below replacement costs, the asset can also be acquired as a value-add investment opportunity with the ability to easily divide property into two units.

Located just off of Farm to Market Road 1960 (Cypress Creek Parkway), the property sits within the Highway 290/Tomball Parkway submarket, containing a sizeable 34.8 million square feet of industrial space. After a significant slowdown in 2022, demand rebounded nearly 40 percent last year with nearly 1.2 million square feet in net absorption. However, demand was outpaced by 2.3 million square feet of net deliveries, pushing the vacancy rate up 290 basis points to 9.7 percent. Among comparable properties under 25,000 square feet, availability remains historically tight at just 3.5 percent. Rent growth across Highway 290/Tomball Parkway bucked the national and local trend and accelerated to 6.2 percent in 2023. With no industrial properties under construction, vacancies and rents will be unaffected by new supply for the foreseeable future (CoStar).

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

9130 MEADOW VISTA BOULEVARD,  
HOUSTON, TX 77064

Number of Suites	1
Number of Buildings	1
Total Square Feet	9,951
Warehouse Square Feet	±8,400
Office Square Feet	±1,631
Office Ratio	±16%
Year Built	1981
Lot Size	0.65 Acres
Type of Ownership	Fee Simple
Clear Height	18' Clear/20' Eave
Parking Spaces	9 Surface Spaces
Parking Surface	Concrete
Building Class	C
Tenancy	Owner-User
Grade Level Doors	3 tot./10' w x 12' h
Construction	Masonry
Power	3 Phase
Type of Lighting	Fluorescent
Roof Type	Pitched Metal
Age/Condition of Roofs	2024 Layer (Transferrable Warranty)
HVAC Units	4 Units
Market	Houston
Submarket	Highway 290/Tomball Parkway
Market Vacancy	10.20%

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0040564)







9130 MEADOW VISTA BOULEVARD

HOUSTON, TX 77064

OFFERING PRICE  
**\$1,250,000**

Offering Price	\$1,250,000
Price/SF	\$125.62
Total Square Feet	9,951
Tenancy	Owner-User
Occupancy	0.00%

FINANCING

Loan Amount	\$812,500
Loan Type	New
Interest Rate	7.25%
Amortization	25 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0040564)

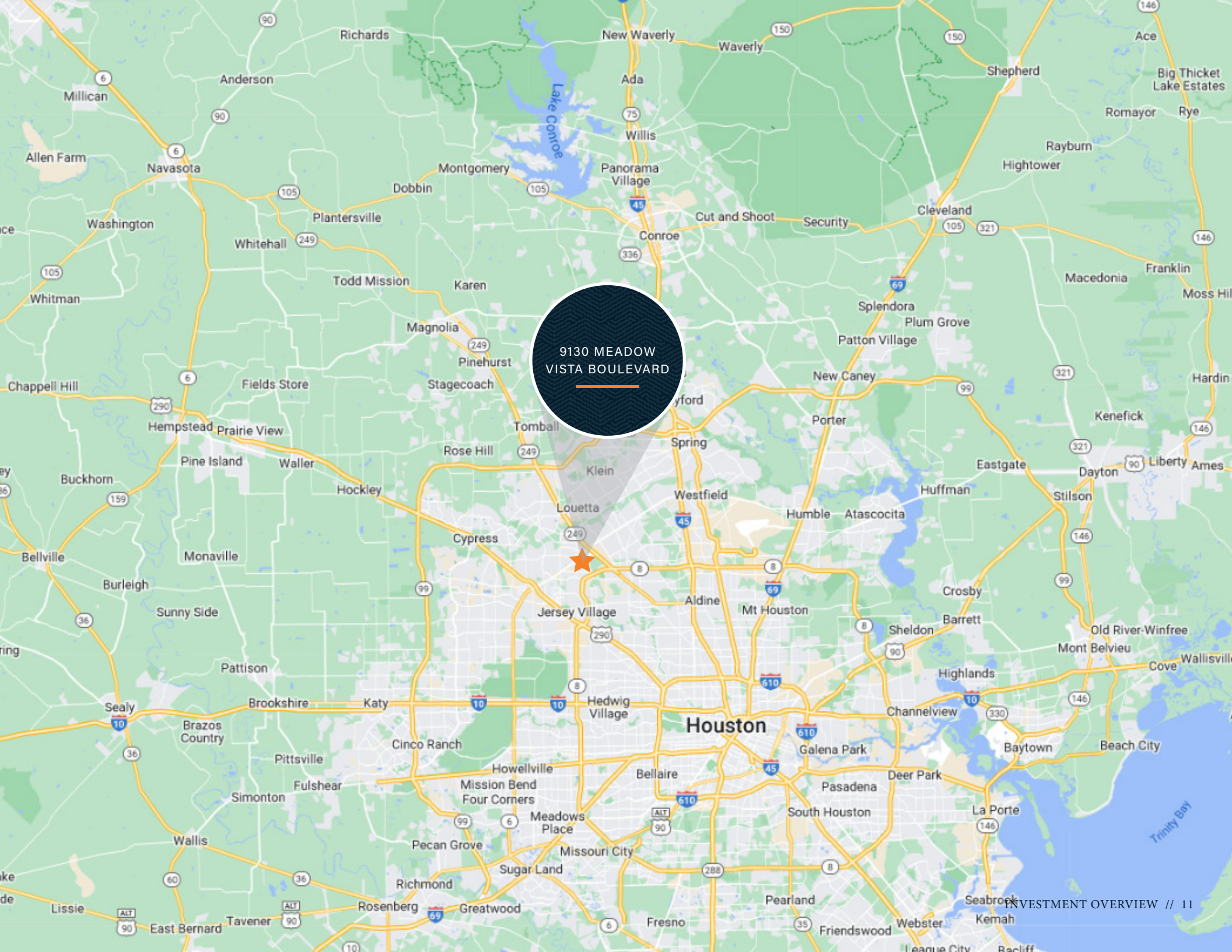
## OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	0		0.00	99,516		10.00
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	0		0.00	14,734		1.48
Real Estate Taxes	0		0.00	10,066		1.01
Total Reimbursement Income	\$0	0.0%	\$0.00	\$24,800	100.0%	\$2.49
Effective Gross Revenue	\$0		\$0.00	\$124,316		\$12.49

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	14,305		1.44	14,734		1.48
Real Estate Taxes	9,773		0.98	10,066		1.01
Total Expenses	\$24,078		\$2.42	\$24,800		\$2.49
Expenses as % of EGR	0.0%			19.9%		
Net Operating Income	-\$24,078		(\$2.42)	\$99,516		\$10.00





9130 MEADOW  
VISTA BOULEVARD





9130 MEADOW  
VISTA BOULEVARD











## 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 features a complex network of steel beams, girders, and pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty and industrial.

## SECTION 2

---

### MARKET OVERVIEW

Marcus & Millichap



# 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



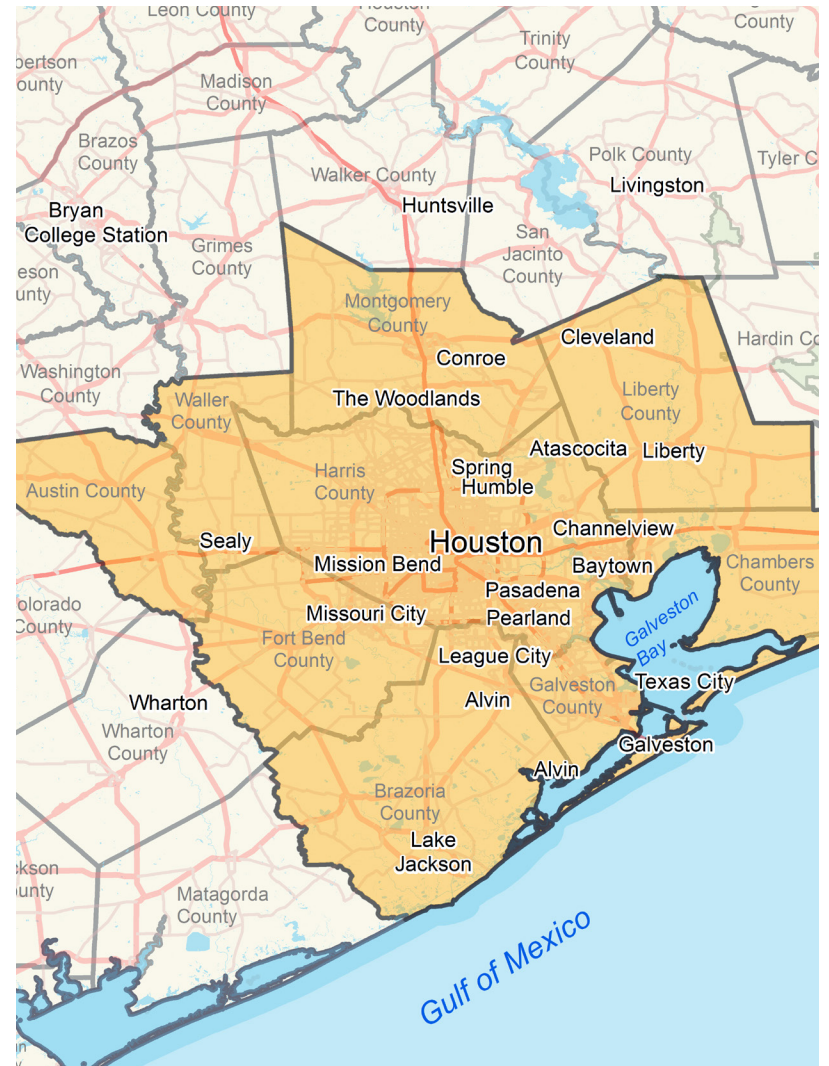
**13%**  
EDUCATION AND  
HEALTH SERVICES



**1%**  
INFORMATION



**4%**  
OTHER SERVICES

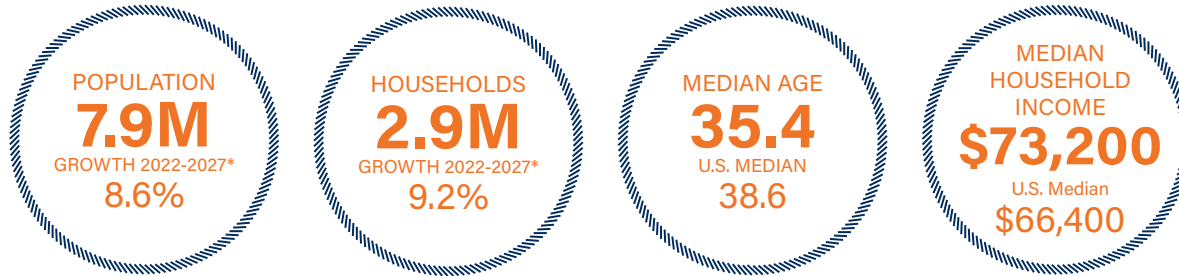




## METROPLEX GROWTH

### 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



292,455

Total Population  
Within 5 miles



48.7%



51.3%



\$93,313

Average Household Income  
Within 5 miles



165,330

Employees  
Within 1 Mile



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	15,188	98,982	303,104
<b>2022 Estimate</b>			
Total Population	14,749	96,589	292,455
<b>2010 Census</b>			
Total Population	13,389	90,007	267,137
<b>2000 Census</b>			
Total Population	6,122	62,412	210,291
<b>Daytime Population</b>			
2022 Estimate	17,691	110,573	313,918
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	5,334	38,162	112,468
<b>2022 Estimate</b>			
Total Households	5,097	36,863	107,506
Average (Mean) Household Size	2.8	2.6	2.7
<b>2010 Census</b>			
Total Households	4,586	34,034	96,935
<b>2000 Census</b>			
Total Households	1,938	22,965	74,564

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	3.7%	5.5%	6.9%
\$150,000-\$199,999	3.5%	6.0%	7.1%
\$100,000-\$149,999	12.0%	15.5%	16.3%
\$75,000-\$99,999	12.3%	13.2%	12.9%
\$50,000-\$74,999	19.8%	20.1%	18.8%
\$35,000-\$49,999	17.8%	14.7%	14.0%
\$25,000-\$34,999	11.9%	10.0%	9.8%
\$15,000-\$24,999	10.5%	7.6%	6.8%
Under \$15,000	8.5%	7.4%	7.5%
Average Household Income	\$73,521	\$86,477	\$93,313
Median Household Income	\$51,182	\$61,167	\$64,576
Per Capita Income	\$25,413	\$33,080	\$34,335
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	14,749	96,589	292,455
Under 20	31.4%	26.5%	27.0%
20 to 34 Years	26.0%	22.9%	21.3%
35 to 39 Years	7.8%	7.5%	7.0%
40 to 49 Years	13.4%	13.6%	13.4%
50 to 64 Years	14.1%	17.7%	18.6%
Age 65+	7.2%	11.8%	12.6%
Median Age	30.8	35.4	36.2
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	9,032	64,838	194,958
Elementary (0-8)	10.8%	6.1%	6.7%
Some High School (9-11)	9.6%	6.4%	6.9%
High School Graduate (12)	23.5%	22.6%	22.7%
Some College (13-15)	20.8%	23.4%	22.7%
Associate Degree Only	8.9%	8.3%	8.0%
Bachelor's Degree Only	19.0%	23.3%	22.8%
Graduate Degree	7.4%	9.8%	10.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	32.0	32.0	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.

MARCUS & MILLICHAP	9002994	<a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a>	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TIM A. SPECK	432723	<a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a>	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
TIM A. SPECK	432723	<a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a>	972-755-5200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	<a href="mailto:ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM">ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM</a>	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 9130 MEADOW VISTA BOULEVARD HOUSTON, TX 77064

PRESENTED BY

---

**MAX LOZMACK**

Senior Associate  
Office & Industrial Division  
Houston Office  
Office (713) 452-4264  
Max.Lozmack@MarcusMillichap.com  
License: TX 724493

DEBT CONTACT

---

**BRAD KORNDORFFER**

Associate Director  
3 Riverway, #800  
Houston, TX 77056  
Tel: (713) 239-0507  
Brad.Korndorffer@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP