

Marcus & Millichap
TAG INDUSTRIAL GROUP

11918 ADEL ROAD

HOUSTON, TX 77067

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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.

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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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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 20,977-Square-Foot Industrial Asset Situated on 1.67 Acres
- Features 18' Clear Height, Five Drive-Ins, Heavy Power, & 32% Office Buildout
 - Crane-Optimized Real Estate with Three High-Capacity Cranes
- Vacant Property Ideal for Owner Use or Lease-Up Investment Opportunity
 - Proximity to I-45 and Sam Houston Tollway
 - 4.9% Vacancy Rate Among Comparable Properties

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 11918 Adel Road in Houston, Texas. The subject property consists of approximately 20,977 square feet of warehouse space and is situated on 1.67 acres of land. The two-building asset features five drive-in doors, a clear height of 18', masonry and metal construction, and three-phase heavy power with 120 amps and 240 volts. With a building coverage ratio of 29 percent, the property has adequate space for outdoor storage. Located near the interchange between Interstate 45 and the Sam Houston Tollway, the property is primarily situated in the North Freeway/Tomball Parkway submarket. For sale as vacant, the property can be acquired for owner use or as a lease-up investment opportunity.

North Freeway/Tomball Parkway is a large submarket, containing 44.6 million square feet of industrial space. The submarket has experienced significant population growth in recent years and industrial developers have followed suit, increasing the inventory by 6.4 percent since the beginning of 2023. During the third quarter of 2024, the vacancy rate touched 8.1 percent. However, among comparable properties under 50,000 square feet, only 4.9 percent of the inventory was vacant in Q3. Overall, market rent growth in North Freeway/Tomball Parkway continues to decelerate, with the year-over-year increase at only 1.9 percent. With 1.6 million square feet of industrial space under construction (representing 3.6 percent of inventory), rent growth and vacancies will likely undergo additional pressure from new supply (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

11918 ADEL ROAD, HOUSTON, TX 77067

Number of Suites	1
Number of Buildings	2
Total Square Feet	20,977 SF
Year Built	1989
Lot Size	1.67 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	16
Parking Surface	Concrete
Building Class	B
Tenancy	Vacant
Drive-In Doors	5
Construction	Masonry/Metal
Power	120a/240v 3p
Roof Type	Metal
Age/Condition of Roofs	Fair
HVAC Units	3
Age/Condition of HVAC	Fair
Market	TX-Houston MSA
Submarket	North Fwy/Tomball Pky
Market Vacancy	7.00%
Assessed Value	\$650,000



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11918 ADEL ROAD

HOUSTON, TX 77067

OFFERING PRICE
\$2,200,000

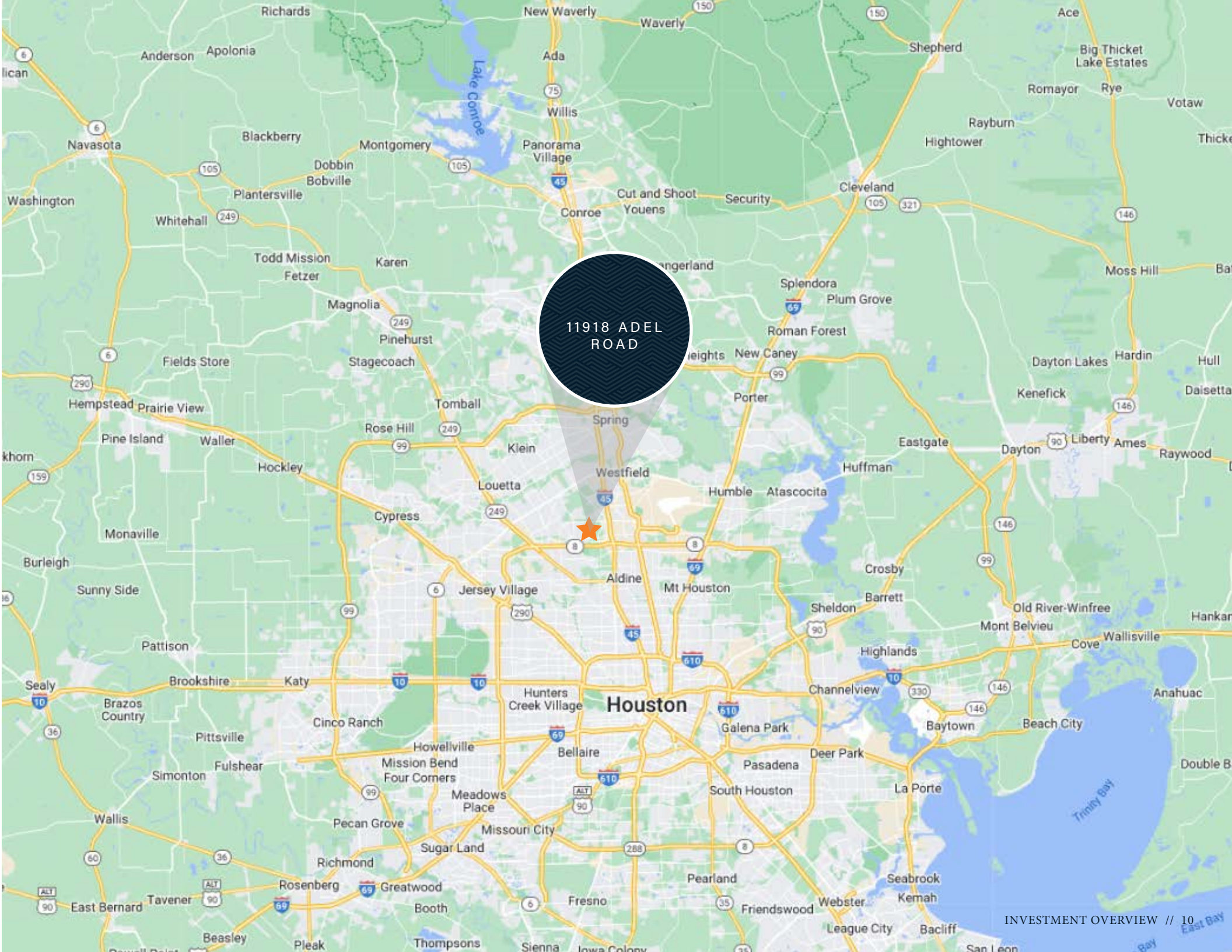
Offering Price	\$2,200,000
Price/SF	\$104.86
Total Square Feet	20,977
Tenancy	Vacant
Occupancy	0.00%

FINANCING

Loan Amount	\$1,540,000
Loan Type	New
Interest Rate	6.70%
Amortization	25 Years
Year Due	2034

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

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11918 ADEL
ROAD



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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 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



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 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



LOW COST OF LIVING,
DOING BUSINESS



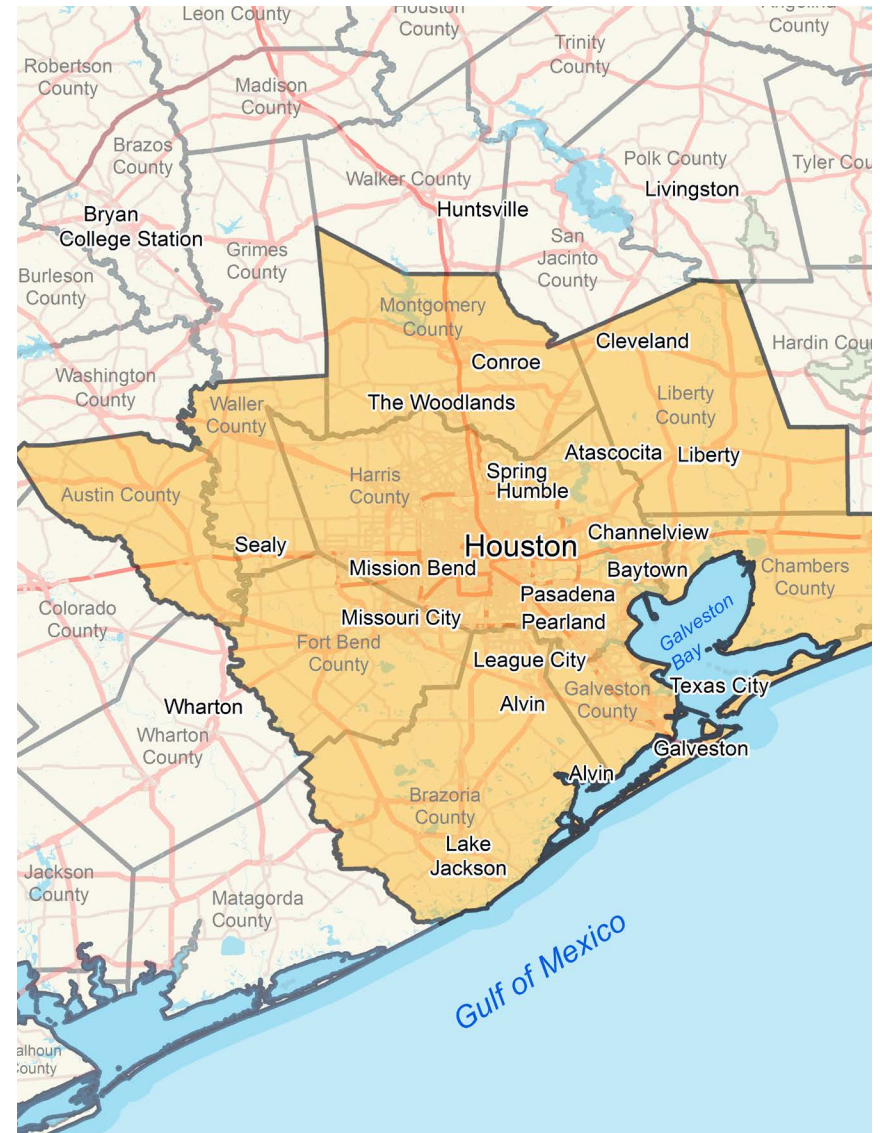
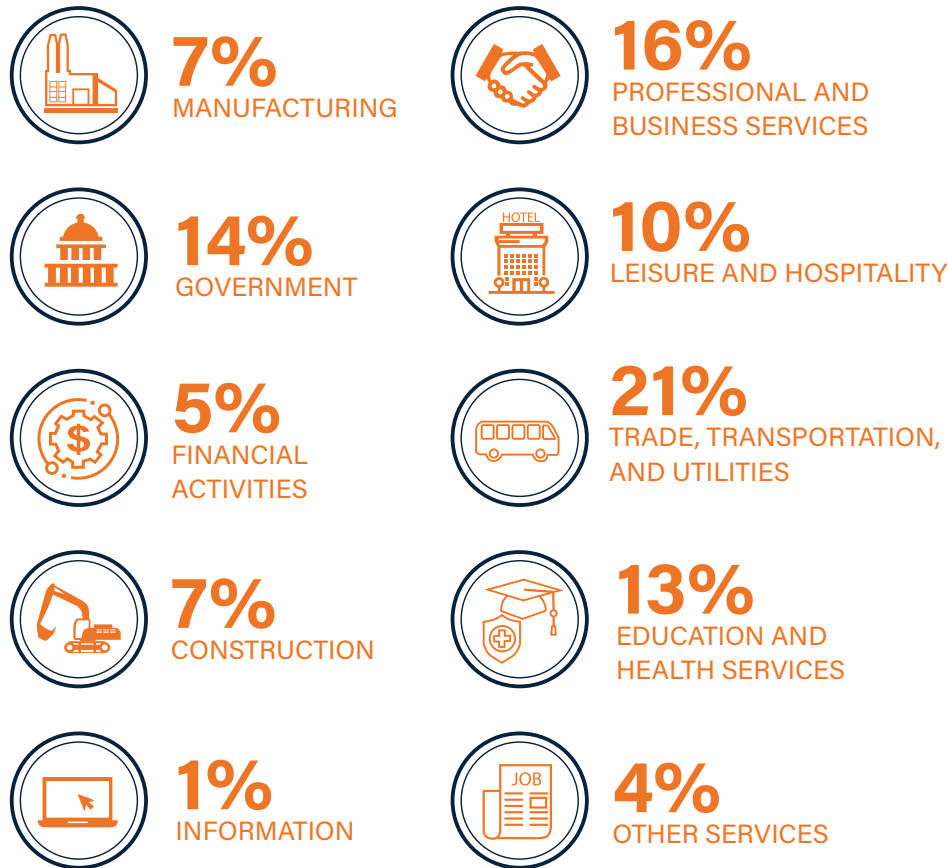
HIGHER
EDUCATION



METROPLEX GROWTH

ECONOMY

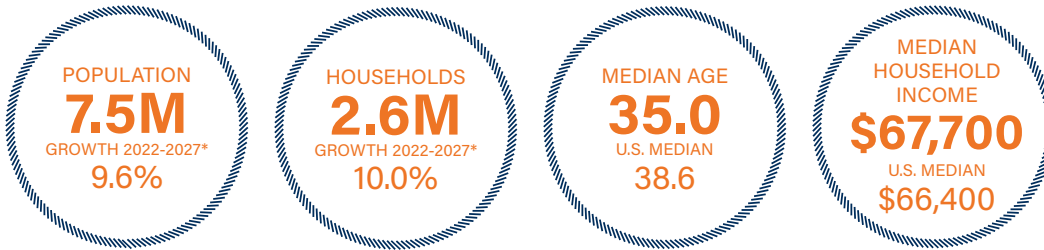
The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Health 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.



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



320,385

Total Population
Within 5 Miles



49.2%



50.8%



\$64,056

Average Household Income
Within 5 Miles



164,201

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	17,172	130,371	336,054
2023 Estimate			
Total Population	16,039	124,590	320,385
2020 Census			
Total Population	15,883	126,226	323,139
2010 Census			
Total Population	15,397	110,950	281,814
Daytime Population			
2023 Estimate	12,120	121,581	325,862
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,153	43,131	114,087
2023 Estimate			
Total Households	4,777	41,008	108,105
Average (Mean) Household Size	3.4	3.1	3.0
2020 Census			
Total Households	4,558	39,936	104,882
2010 Census			
Total Households	4,141	34,087	89,868

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	2.8%	2.0%	2.7%
\$150,000-\$199,999	6.3%	3.2%	3.7%
\$100,000-\$149,999	15.8%	10.5%	10.7%
\$75,000-\$99,999	13.8%	9.4%	9.8%
\$50,000-\$74,999	24.0%	18.4%	18.1%
\$35,000-\$49,999	13.2%	15.2%	15.7%
\$25,000-\$34,999	8.9%	13.9%	13.1%
\$15,000-\$24,999	8.0%	13.8%	13.3%
Under \$15,000	7.3%	13.7%	13.0%
Average Household Income	\$79,456	\$60,092	\$64,056
Median Household Income	\$62,362	\$43,341	\$45,147
Per Capita Income	\$23,719	\$19,799	\$21,644
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	16,039	124,590	320,385
Under 20	33.4%	34.6%	33.0%
20 to 34 Years	21.8%	24.4%	24.0%
35 to 39 Years	7.1%	8.1%	7.8%
40 to 49 Years	13.9%	13.3%	12.9%
50 to 64 Years	16.5%	13.9%	14.3%
Age 65+	7.4%	5.8%	8.0%
Median Age	31.1	29.7	30.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	9,372	71,973	190,952
Elementary (0-8)	11.9%	14.6%	14.4%
Some High School (9-11)	10.1%	12.4%	12.1%
High School Graduate (12)	27.6%	29.7%	28.9%
Some College (13-15)	23.1%	21.8%	20.9%
Associate Degree Only	8.4%	7.6%	7.1%
Bachelor's Degree Only	13.8%	10.5%	11.9%
Graduate Degree	5.3%	3.5%	4.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	34.0	34.0	34.0



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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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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