

Marcus & Millichap  
TAG INDUSTRIAL GROUP

OLD MAIN STREET MULTI-TENANT  
11710 OLD MAIN STREET LOOP ROAD

HOUSTON, TX 77025

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

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[www.marcusmillichap.com](http://www.marcusmillichap.com)

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP



The background of the page is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark metal beams. The right side shows the exterior of the building, featuring corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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#### SECTION 2

Market Analysis • Demographic Analysis

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Multi-Tenant 7,402-Square-Foot Industrial Asset Situated on 1.11 Acres
- Featuring Four Buildings, 14' Max Clear Height, Three Grade Doors, and 10 Parking Spaces
- Close Proximity to Highway 90, 12 Miles Southwest of Downtown Houston
- 53% Occupancy Creates Lease-Up or Partial Owner-User Opportunity with Steady Cash Flow
- Outperforming Submarket with Record-Low 3.5% Vacancy and 5.0% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 11710 Old Main Street in Houston, Texas. The subject property consists of approximately 7,402 square feet of industrial space and is situated on 1.11 acres of land. The four-building asset features a clear height of 14', three grade-level doors, metal construction, and 10 parking spaces. Positioned along a Union Pacific and Canadian Pacific/Kansas City rail line, the property has direct access to U.S. Route 90. At 53.1 percent occupied, this sale offers buyers a lease-up or a partial owner-user opportunity with a steady stream of income. Despite its Houston location, the property has a low flood risk, lowering the cost of insurance.

The subject property is located within the mid-sized Highway 59/Highway 90 submarket, containing 32.4 million square feet of industrial space. In 2025, industrial demand in the submarket continued to rebound as 1.1 million square feet of industrial space was absorbed on net. Supply also continued its ascent as about 861,000 square feet of deliveries were added to the inventory on net. With demand outpacing supply, the vacancy rate in the Highway 59/Highway 90 submarket bucked the national trend and fell for a fourth consecutive year to a record-low of 3.5 percent, well-below the 7.7 percent average across the top 50 metros (based on classes A, B, and C, and a minimum of 10,000 square feet). The reduction in availability helped to drive a rebound in rent growth as the average market rent jumped 3.3 percentage points to 5.0 percent, far outpacing the 1.4 percent national average. At the start of 2026, industrial space under construction in the Highway 59/Highway 90 submarket slipped to 308,000 square feet (representing only 1.0 percent of inventory), putting demand in the driver's seat of vacancies and rents going forward (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

### 11710 OLD MAIN STREET, HOUSTON, TX 77025

|                     |                |
|---------------------|----------------|
| Number of Suites    | 4              |
| Number of Buildings | 2              |
| Total Square Feet   | 7,402 SF       |
| Year Built          | 1965           |
| Lot Size            | 1.11 Acres     |
| Type of Ownership   | Fee Simple     |
| Clear Height        | 14'            |
| Parking Spaces      | 10             |
| Parking Surface     | Concrete       |
| Tenancy             | Multi-Tenant   |
| Grade Level Doors   | 3              |
| Construction        | Metal          |
| Market              | TX-Houston MSA |
| Submarket           | Hwy 59/Hwy 90  |
| Market Vacancy      | 5.30%          |



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 of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0040609)

## OLD MAIN STREET MULTI-TENANT

11710 OLD MAIN STREET LOOP ROAD, HOUSTON, TX 77025

| OFFERING PRICE     | CAP RATE     | PRO FORMA CAP RATE |
|--------------------|--------------|--------------------|
| <b>\$1,100,000</b> | <b>4.87%</b> | <b>10.89%</b>      |

|                    |                |
|--------------------|----------------|
| Offering Price     | \$1,100,000    |
| Cap Rate           | 4.87%          |
| Pro Forma Cap Rate | 10.89%         |
| Price/SF           | \$148.61       |
| Total Square Feet  | 7,402          |
| Rental Rate        | \$22.12        |
| Lease Type         | Modified Gross |
| Tenancy            | Multi          |
| Occupancy          | 53.13%         |

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 of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0040609)

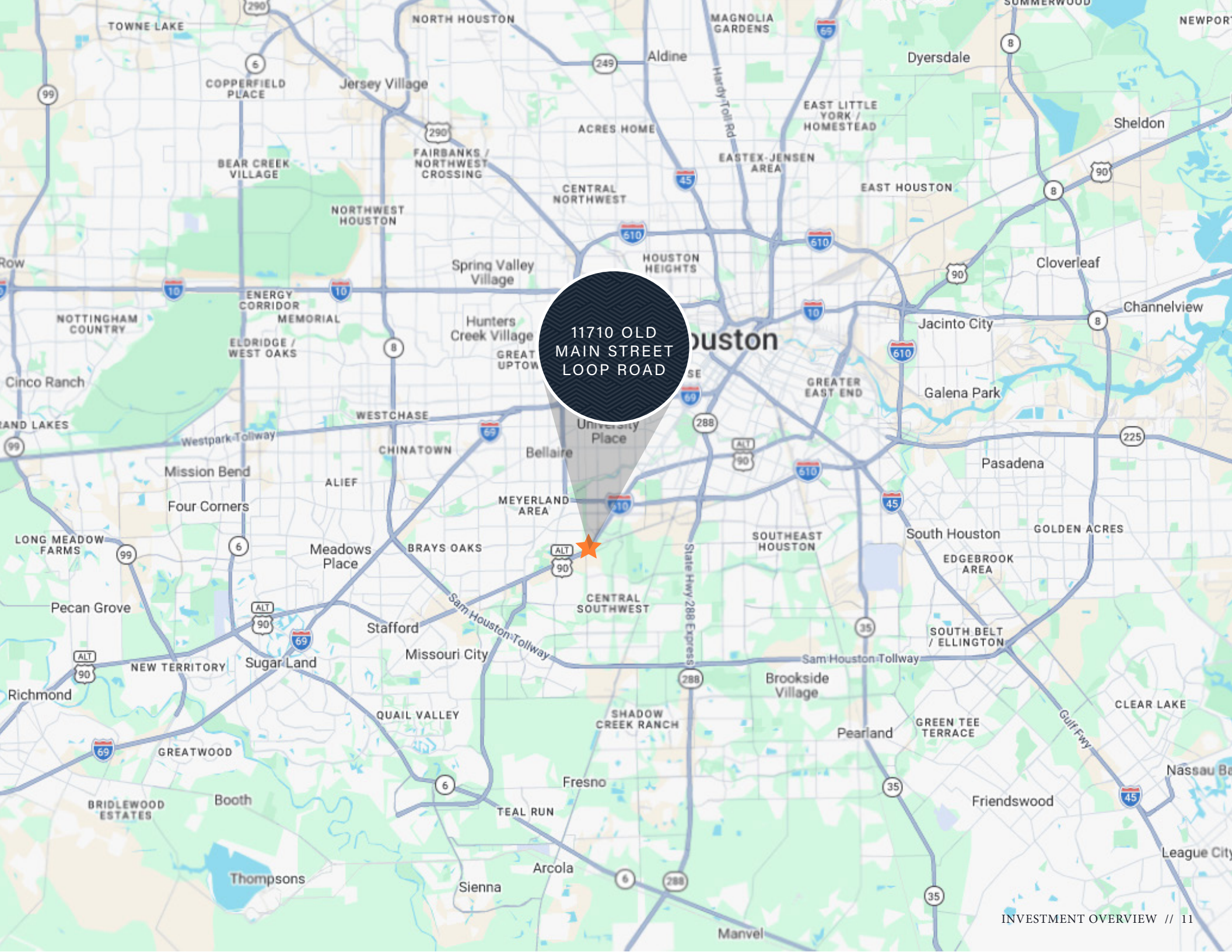
# RENT ROLL

| Tenant Name                         | Suite | Square Feet | % Bldg Share | Lease Dates           |          | Annual Rent per Sq. Ft.         | Total Rent Per Month | Total Rent Per Year           | Pro Forma Rent Per Year | Changes on | Rent Increase | Lease Type     |
|-------------------------------------|-------|-------------|--------------|-----------------------|----------|---------------------------------|----------------------|-------------------------------|-------------------------|------------|---------------|----------------|
|                                     |       |             |              | Comm.                 | Exp.     |                                 |                      |                               |                         |            |               |                |
| 4Petsake                            | 3 & 4 | 1,933       | 26.1%        | 10/1/23               | 9/30/26  | \$22.66                         | \$3,650              | \$43,800                      | \$45,600                | N/A        | 4.11%         | Modified Gross |
| Waiting Under The Willow Foundation | 1 & 2 | 2,000       | 27.0%        | 9/1/24                | 12/31/28 | \$21.60                         | \$3,600              | \$43,200                      | \$44,400                | Jan-2027   | 2.78%         | Modified Gross |
| Vacant                              | 0     | 3,469       | 46.9%        | -                     | -        | \$0.00                          | \$0.00               | \$0.00                        | \$41,628                | Dec-2025   | N/A           | NNN            |
| Total                               |       | 7,402       |              |                       |          | \$22.12                         | \$7,250              | \$87,000                      | \$131,628               |            |               |                |
| Occupied Tenants: 2                 |       |             |              | Unoccupied Tenants: 1 |          | Occupied GLA: 53.10%            |                      | Unoccupied GLA: 46.90%        |                         |            |               |                |
| Total Current Rents: \$7,400        |       |             |              |                       |          | Occupied Current Rents: \$7,400 |                      | Unoccupied Current Rents: \$0 |                         |            |               |                |

## OPERATING STATEMENT

| Income                       | Current   | Per SF  | Pro Forma | Per SF  |
|------------------------------|-----------|---------|-----------|---------|
| Scheduled Base Rental Income | 88,800    | 12.00   | 131,628   | 17.78   |
| Expense Reimbursement Income |           |         |           |         |
| Net Lease Reimbursement      |           |         |           |         |
| CAM                          | 13,004    | 1.76    | 23,330    | 3.15    |
| Insurance                    | 0         | 0.00    | 2,914     | 0.39    |
| Real estate Taxes            | 8,228     | 1.11    | 18,322    | 2.48    |
| Total Reimbursement Income   | \$21,232  | 37.6%   | \$44,566  | 79.0%   |
| Effective Gross Revenue      | \$110,032 | \$14.87 | \$176,194 | \$23.80 |

| Operating Expenses   | Current  | Per SF | Pro Forma | Per SF  |
|----------------------|----------|--------|-----------|---------|
| Utilities            | 17,856   | 2.41   | 17,856    | 2.41    |
| Pest Control         | 2,820    | 0.38   | 2,820     | 0.38    |
| Phone                | 968      | 0.13   | 968       | 0.13    |
| Security             | 390      | 0.05   | 390       | 0.05    |
| Insurance            | 10,768   | 1.45   | 10,768    | 1.45    |
| Real Estate Taxes    | 21,539   | 2.91   | 21,539    | 2.91    |
| Management Fee       | 2,080    | 1.9%   | 2,080     | 1.2%    |
| Total Expenses       | \$56,421 | \$7.62 | \$56,421  | \$7.62  |
| Expenses as % of EGR | 51.3%    |        | 32.0%     |         |
| Net Operating Income | \$53,611 | \$7.24 | \$119,773 | \$16.18 |



11710 OLD  
MAIN STREET  
LOOP ROAD

11710 OLD  
MAIN STREET  
LOOP ROAD





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 our 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.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$49.6 billion  
total national  
volume in 2024



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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible. The overall atmosphere is clean and modern.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# HOUSTON TEXAS

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As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists 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

## TRANSPORTATION

The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing. The homeownership rate of 60 percent trails the national rate of 65 percent. The median home price of roughly \$345,000 is \$73,000 below the U.S. average. The metro's median household income exceeds \$89,000, surpassing the national rate by \$13,000.



POPULATION

**7.6M**

2025-2029\* Growth

**6.0%**



HOUSEHOLDS

**2.7M**

2025-2029\* Growth

**6.3%**



MEDIAN AGE

**36**

U.S. Median

**39**



MEDIAN HOUSEHOLD INCOME

**\$89,100**

U.S. Median

**\$76,100**

## QUALITY OF LIFE

Houston's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas are within a short drive of Houston's city limits, as are 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



396,630

Total Population  
Within 5 Miles



48.7%



51.3%



\$97,742

Average Household Income  
Within 5 Miles



197,948

Employees  
Within 1 Mile

# DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 8,810  | 118,512 | 408,524 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 8,425  | 114,268 | 396,630 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 8,101  | 111,712 | 391,626 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 7,696  | 103,866 | 359,730 |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 7,355  | 100,495 | 443,219 |
| <b>HOUSEHOLDS</b>             |        |         |         |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 3,817  | 47,846  | 163,125 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 3,680  | 46,022  | 158,028 |
| Average (Mean) Household Size | 2.2    | 2.6     | 2.6     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 3,415  | 42,522  | 148,237 |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 3,163  | 38,855  | 133,599 |

| HOUSEHOLDS BY INCOME                     | 1 Mile    | 3 Miles   | 5 Miles  |
|--|-----------|-----------|----------|
| <b>2025 Estimate</b>                     |           |           |          |
| \$200,000 or More                        | 14.4%     | 15.1%     | 12.1%    |
| \$150,000-\$199,999                      | 8.0%      | 6.9%      | 6.0%     |
| \$100,000-\$149,999                      | 15.1%     | 15.4%     | 12.6%    |
| \$75,000-\$99,999                        | 13.0%     | 13.1%     | 11.4%    |
| \$50,000-\$74,999                        | 17.7%     | 17.8%     | 18.4%    |
| \$35,000-\$49,999                        | 9.7%      | 10.6%     | 12.2%    |
| \$25,000-\$34,999                        | 6.8%      | 6.9%      | 9.3%     |
| \$15,000-\$24,999                        | 4.7%      | 5.5%      | 7.8%     |
| Under \$15,000                           | 10.5%     | 8.7%      | 10.1%    |
| Average Household Income                 | \$110,099 | \$112,378 | \$97,742 |
| Median Household Income                  | \$90,582  | \$95,158  | \$81,144 |
| Per Capita Income                        | \$50,035  | \$44,646  | \$38,777 |
| <b>POPULATION PROFILE</b>                |           |           |          |
| <b>Population By Age</b>                 |           |           |          |
| 2025 Estimate Total Population           | 8,425     | 114,268   | 396,630  |
| Under 20                                 | 22.8%     | 26.4%     | 27.6%    |
| 20 to 34 Years                           | 21.0%     | 21.4%     | 23.3%    |
| 35 to 39 Years                           | 7.7%      | 7.3%      | 7.4%     |
| 40 to 49 Years                           | 13.1%     | 13.5%     | 13.0%    |
| 50 to 64 Years                           | 18.8%     | 17.2%     | 16.0%    |
| Age 65+                                  | 16.7%     | 14.1%     | 12.7%    |
| Median Age                               | 40.0      | 37.0      | 35.0     |
| <b>Population 25+ by Education Level</b> |           |           |          |
| 2025 Estimate Population Age 25+         | 6,052     | 76,528    | 258,824  |
| Elementary (0-8)                         | 7.0%      | 8.0%      | 11.8%    |
| Some High School (9-11)                  | 3.5%      | 5.8%      | 6.8%     |
| High School Graduate (12)                | 15.4%     | 18.9%     | 19.8%    |
| Some College (13-15)                     | 16.6%     | 16.4%     | 15.0%    |
| Associate Degree Only                    | 4.9%      | 5.1%      | 5.3%     |
| Bachelor's Degree Only                   | 26.6%     | 22.8%     | 20.6%    |
| Graduate Degree                          | 25.9%     | 22.9%     | 20.6%    |
| <b>Travel Time to Work</b>               |           |           |          |
| Average Travel Time to Work in Minutes   | 32.0      | 30.0      | 30.0     |



# Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                              | Phone        |
| Tim A. Speck  | 432723      | tim.speck@marcusmillichap.com      | 972-755-5200 |
| Designated Broker of Firm   | License No. | Email                              | Phone        |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                              | Phone        |
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| Sales Agent/Associate's Name                                      | License No. | Email                              | Phone        |

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Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

# OLD MAIN STREET MULTI-TENANT

11710 OLD MAIN STREET LOOP ROAD  
HOUSTON, TX 77025

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