

Marcus & Millichap  
TAG INDUSTRIAL GROUP

610 & HARDY | HOUSTON IOS  
6013-6019 GOLD STREET

HOUSTON, TX 77026

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

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

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

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#### SECTION 2

Market Analysis • Demographic Analysis

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Three-Building 72,477-Square-Foot Industrial Portfolio Situated on 5.95 Acres
- Featuring Rare Heavy Infrastructure: 10-Ton Bridge Crane, 16 Grade-Level Doors, Fully Fenced-in IOS, and Three-Phase Power with 1,200A/600V
- High-Access Location with Close Proximity to I-610, I-69, and Hardy Toll Road
  - Outperforming Submarket with 5.4% Vacancy and 5.2% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 6013 to 6019 Gold Street in Houston, Texas. The subject property consists of approximately 72,477 square feet of industrial space and is situated on 5.95 acres of land. The three-building asset features metal construction and roofing, a clear height of 25', 16 grade-level doors, two HVAC units, and three-phase heavy power with 1,200 amps and 600 volts. Equipped with a 10-ton bridge crane, the property provides rare heavy infrastructure. With a building coverage ratio of 28 percent, the property has an ample amount of fenced-in industrial outdoor storage space (IOS). Positioned along a BNSF and Canadian Pacific/Kansas City rail line, the property has prime access to the Hardy Toll Road and Interstates 610 and 69. Despite its Houston location, the property has a low flood risk, lowering the cost of insurance.

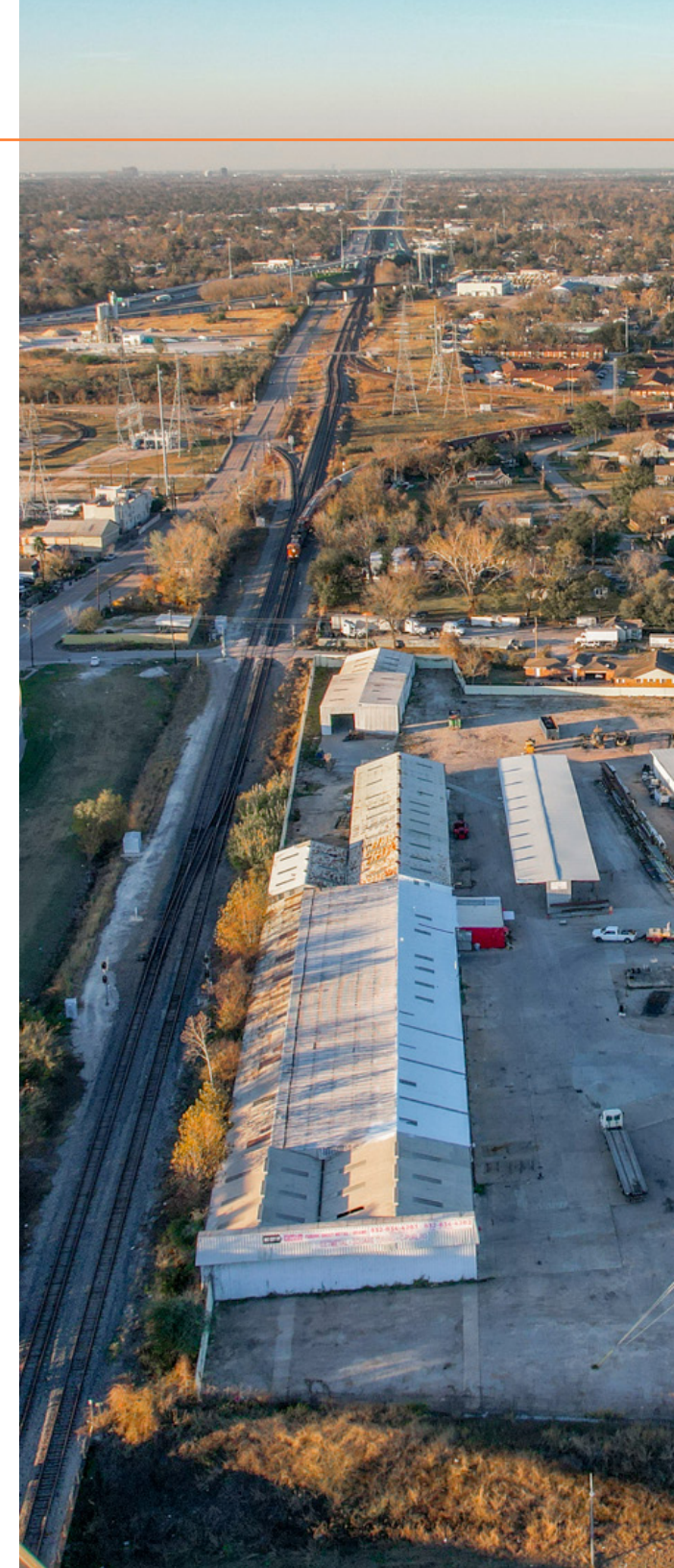
The subject property is well-positioned within the mid-sized North Outer Loop submarket, containing 31.7 million square feet of industrial space. In 2025, industrial demand in the submarket remained in positive territory as nearly 118,000 square feet were absorbed on net. However, with more than 415,000 square feet being delivered on net, the vacancy rate rose to 5.4 percent but remains well below the 7.7 percent national average (based on the top 50 metros, classes A, B, and C, and a minimum of 10,000 square feet). Despite the pickup in availability, annual market rent growth in the North Outer Loop rebounded by an impressive 3.9 percentage points to 5.2 percent, bucking the national trend that fell to 1.4 percent. With only about 86,000 square feet of industrial space under construction at the start of 2026, demand will be back in the driver's seat of vacancies and rents (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

### 6000-6019 GOLD STREET, HOUSTON, TX 77026

Number of Buildings	3
Total Square Feet	72,477 SF
Office Square Feet	2,495 SF
Office Ratio	3.44%
Year Built	1975
Lot Size	5.95 Acres
Clear Height	25'
Parking Surface	Concrete
Building Class	C
Tenancy	Owner-User
Grade Level Doors	16
Construction	Metal
Power	3p 400-600V
Type of Lighting	Fluorescent
Roof Type	Pitched Metal
Age/Condition of Roofs	Patch Work in 2022
HVAC Units	2
Age/Condition of HVAC	2021
Market	TX-Houston MSA



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: ZAG0040612)



## OFFERING HIGHLIGHTS

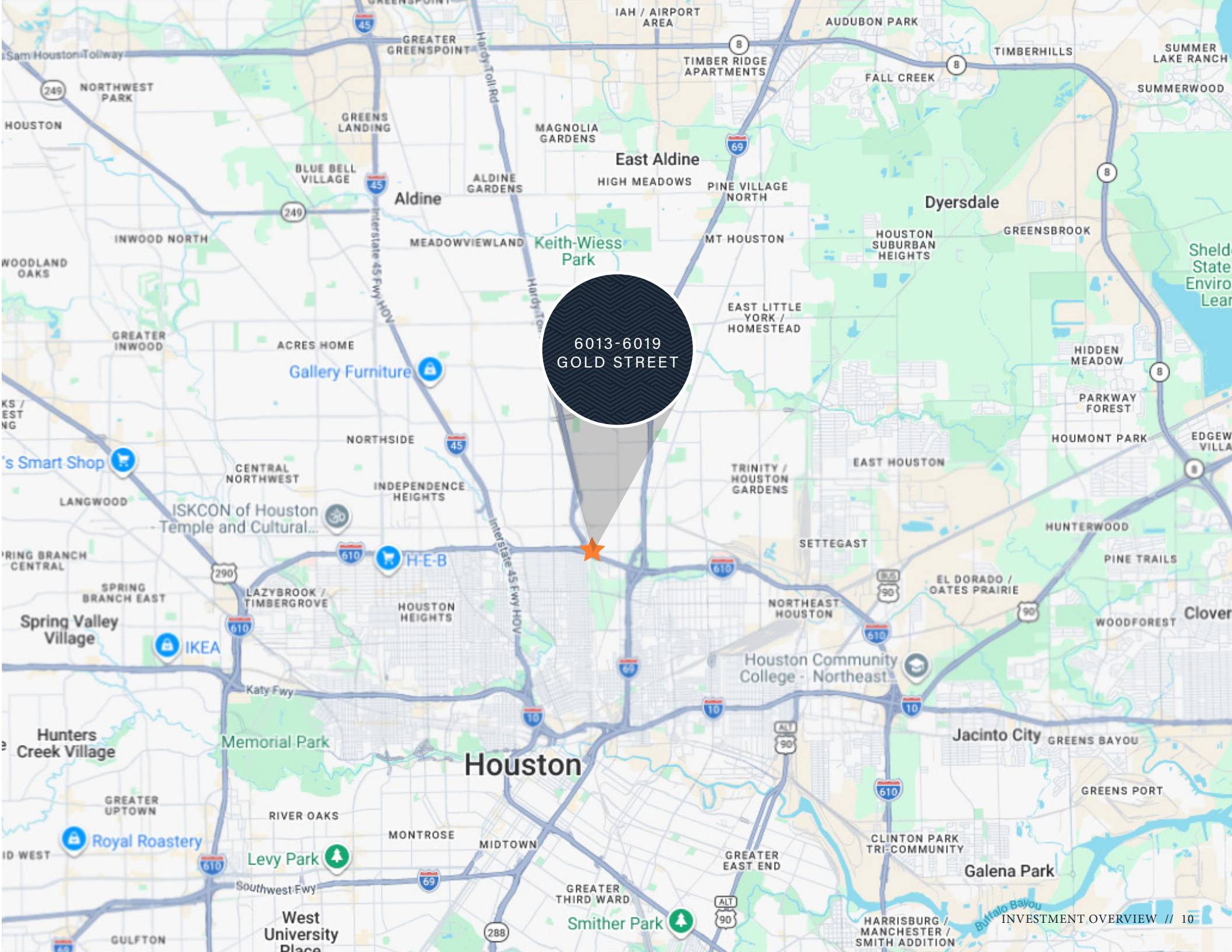
### 610 & HARDY | HOUSTON IOS

6013-6019 GOLD STREET, HOUSTON, TX 77026

OFFERING PRICE  
**\$6,200,000**

Offering Price	\$6,200,000
Price/SF	\$85.54
Total Square Feet	72,477
Lot Size	5.95 Acres
Tenancy	Multi
Occupancy	Vacant

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6013-6019  
GOLD STREET

6013-6019  
GOLD STREET

Houston



6013-6019  
GOLD STREET



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, featuring several small, rectangular windows. 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

### ECONOMY

While Houston remains the center of U.S. energy production, its economy has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel, and petrochemicals. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.



**7%**  
MANUFACTURING



**21%**  
TRADE, TRANSPORTATION  
AND UTILITIES



**14%**  
GOVERNMENT



**13%**  
EDUCATION AND  
HEALTH SERVICES



**5%**  
FINANCIAL  
ACTIVITIES



**17%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**7%**  
CONSTRUCTION



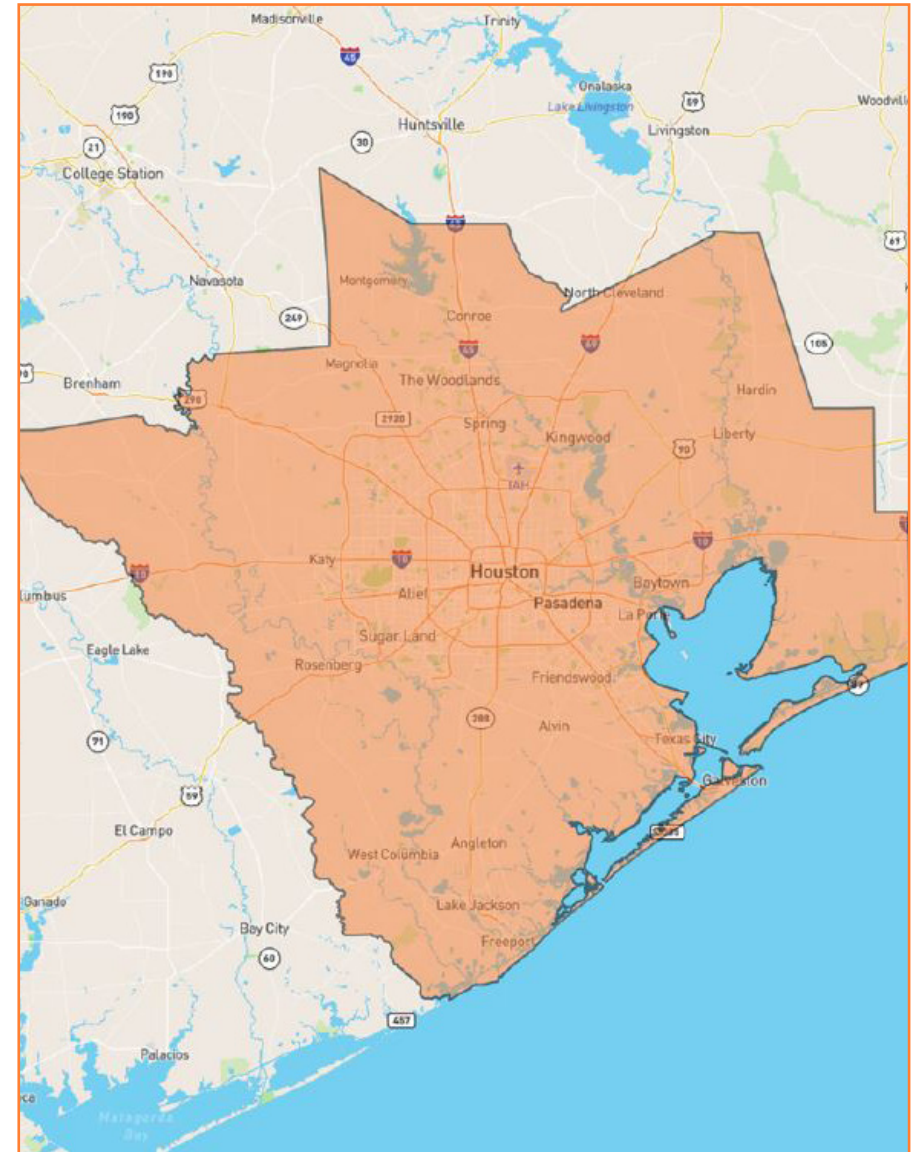
**10%**  
LEISURE AND  
HOSPITALITY



**1%**  
INFORMATION



**4%**  
OTHER SERVICES



# 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



**376,380**

Total Population  
Within 5 Miles



52.4%



47.6%



**\$97,396**

Average Household Income  
Within 5 Miles



**194,064**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	11,715	131,200	392,554
<b>2025 Estimate</b>			
Total Population	11,443	127,296	376,380
<b>2020 Census</b>			
Total Population	11,316	125,062	358,417
<b>2010 Census</b>			
Total Population	11,851	126,363	335,794
<b>Daytime Population</b>			
2025 Estimate	7,676	103,174	544,341
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	4,274	51,777	163,635
<b>2025 Estimate</b>			
Total Households	4,144	49,817	155,060
Average (Mean) Household Size	2.8	2.6	2.5
<b>2020 Census</b>			
Total Households	3,896	46,068	138,646
<b>2010 Census</b>			
Total Households	3,788	43,255	116,941

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	5.2%	9.5%	15.2%
\$150,000-\$199,999	4.2%	4.9%	7.1%
\$100,000-\$149,999	10.4%	11.1%	13.1%
\$75,000-\$99,999	11.0%	10.6%	11.5%
\$50,000-\$74,999	17.1%	15.7%	14.9%
\$35,000-\$49,999	13.0%	11.5%	10.3%
\$25,000-\$34,999	10.1%	9.2%	7.4%
\$15,000-\$24,999	12.8%	10.9%	8.1%
Under \$15,000	16.2%	16.5%	12.5%
Average Household Income	\$67,957	\$78,863	\$97,396
Median Household Income	\$50,388	\$61,003	\$77,538
Per Capita Income	\$25,351	\$32,581	\$44,141
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	11,443	127,296	376,380
Under 20	27.7%	27.0%	23.7%
20 to 34 Years	20.3%	21.5%	26.7%
35 to 39 Years	7.0%	7.4%	8.5%
40 to 49 Years	12.6%	12.7%	13.0%
50 to 64 Years	18.3%	17.9%	16.5%
Age 65+	14.2%	13.5%	11.5%
Median Age	36.0	35.0	35.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	7,544	85,026	262,368
Elementary (0-8)	18.9%	17.6%	12.9%
Some High School (9-11)	11.8%	13.5%	10.6%
High School Graduate (12)	31.6%	27.2%	22.6%
Some College (13-15)	18.2%	15.2%	14.3%
Associate Degree Only	4.3%	4.4%	4.4%
Bachelor's Degree Only	9.2%	13.7%	20.7%
Graduate Degree	6.0%	8.4%	14.6%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	32.0	31.0	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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-2



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