

Marcus & Millichap
TAG INDUSTRIAL GROUP

HUMBLE MULTI-TENANT INDUSTRIAL
16820 LEE ROAD
HUMBLE, TX 77396

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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. 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

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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The background of the slide 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 steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 24,750-Square-Foot Multi-Tenant Industrial Asset Situated on 2.05 Acres
- Featuring 15' Clear Height, 300-Amp Power, and ~ 16% Finished Office Space
- 100 Percent Occupied by Two Tenants Generating \$234,000 in Current Annualized Gross Income
 - Value-Add Opportunity to Convert to Triple-Net Lease Terms
- Prime Location with Direct Access to the Hardy Toll Road and Proximity to IAH
- Well-Positioned in North Hardy Toll Road Submarket with Below National Average 6.3% Vacancy Rate & Limited Multi-Tenant Industrial Supply

The property is a 24,750-square-foot multi-tenant industrial asset situated on 2.05 acres of land. This industrial property features 15-foot clear height, 300-amp power, and approximately 16 percent of finished office space. The property is currently 100 percent occupied by two tenants, generating \$234,000 in current annualized gross income. The tenants are a significant source of revenue for the property, and their occupancy ensures a stable income stream. The property's occupancy rate and revenue generation make it an attractive investment opportunity. The property's current lease terms present a value-add opportunity for investors, as there is potential to convert to triple-net lease terms. This conversion could increase the property's revenue and attractiveness to potential buyers.

The location of the property is also a major advantage, with direct access to the Hardy Toll Road and proximity to George Bush Intercontinental Airport. This prime location provides easy access to major transportation routes and infrastructure. The North Hardy Toll Road submarket, where the property is located, has a below-national-average vacancy rate of 6.3 percent in the first quarter of 2026 (CoStar).

The limited supply of multi-tenant industrial properties in the area also contributes to the property's value.

PROPERTY DETAILS

16820 LEE ROAD, HUMBLE, TX 77396

Number of Suites	2
Number of Buildings	1
Total Square Feet	24,750 SF
Office Square Feet	4,050 SF
Office Ratio	16.36%
Year Built	1985
Lot Size	2.05 acres
Type of Ownership	Fee Simple
Clear Height	15'
Parking Surface	Concrete
Building Class	B
Tenancy	Multi-Tenant
Dock-High Doors	9
Grade Level Doors	9
Construction	Tilt-Wall
Power	300a/
Roof Type	Metal
Market	TX-Houston MSA





OFFERING HIGHLIGHTS

16820 LEE ROAD

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,700,000	7.06%	7.68%

Offering Price	\$2,700,000
Cap Rate	7.06%
Pro Forma Cap Rate	7.68%
Price/SF	\$109.09
Total Square Feet	24,750
Rental Rate	\$9.45
Lease Type	Gross
Lease Term	WALT 2.85 Years
Tenancy	Multi-Tenant
Occupancy	100.00%

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 of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0040133)

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.							
Houston Deli Provisions	A	12,375	50.0%	1/1/98	11/30/29	\$9.21	\$9,500	\$114,000	\$120,000	Dec-2026	5.26%	Gross
Houston Tent and Party Rentals	B	12,375	50.0%	1/1/15	12/31/27	\$9.70	\$10,000	\$120,000	\$130,800	Jan-2027	9.00%	Gross
Total		24,750				\$9.45	\$19,500	\$234,000	\$250,800			
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$19,500						Occupied Current Rents: \$19,500		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	234,000	9.45	250,800	10.13
Expense Reimbursement Income				
Net Lease Reimbursement				
Total Reimbursement Income	\$0	0.0%	\$0	0.0%
Effective Gross Revenue	\$234,000	\$9.45	\$250,800	\$10.13

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Landscaping	2,400	0.10	2,400	0.10
Insurance	10,400	0.42	10,400	0.42
Real Estate Taxes	29,800	1.20	29,800	1.20
Management Fee	750	0.03	750	0.03
Total Expenses	\$43,350	\$1.75	\$43,350	\$1.75
Expenses as % of EGR	18.5%		17.3%	
Net Operating Income	\$190,650	\$7.70	\$207,450	\$8.38

16820 LEE ROAD

Lee Rd



Alexander Tent Rentals Houston

HicksFarms Dog training and Boarding...



Southern Erosion

Morningdale St

Truxton St

Glen Grove St



Foundation Repair Experts

16820 LEE ROAD





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 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.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced 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/duediligence and underwriting to ensure timely, predictable closings.

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 7.6 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



LOW COST OF
LIVING, DOING
BUSINESS



HIGHER
EDUCATION

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



17%
TRADE, TRANSPORTATION
AND UTILITIES



14%
GOVERNMENT



10%
EDUCATION AND
HEALTH SERVICES



5%
FINANCIAL
ACTIVITIES



21%
PROFESSIONAL AND
BUSINESS SERVICES



7%
CONSTRUCTION



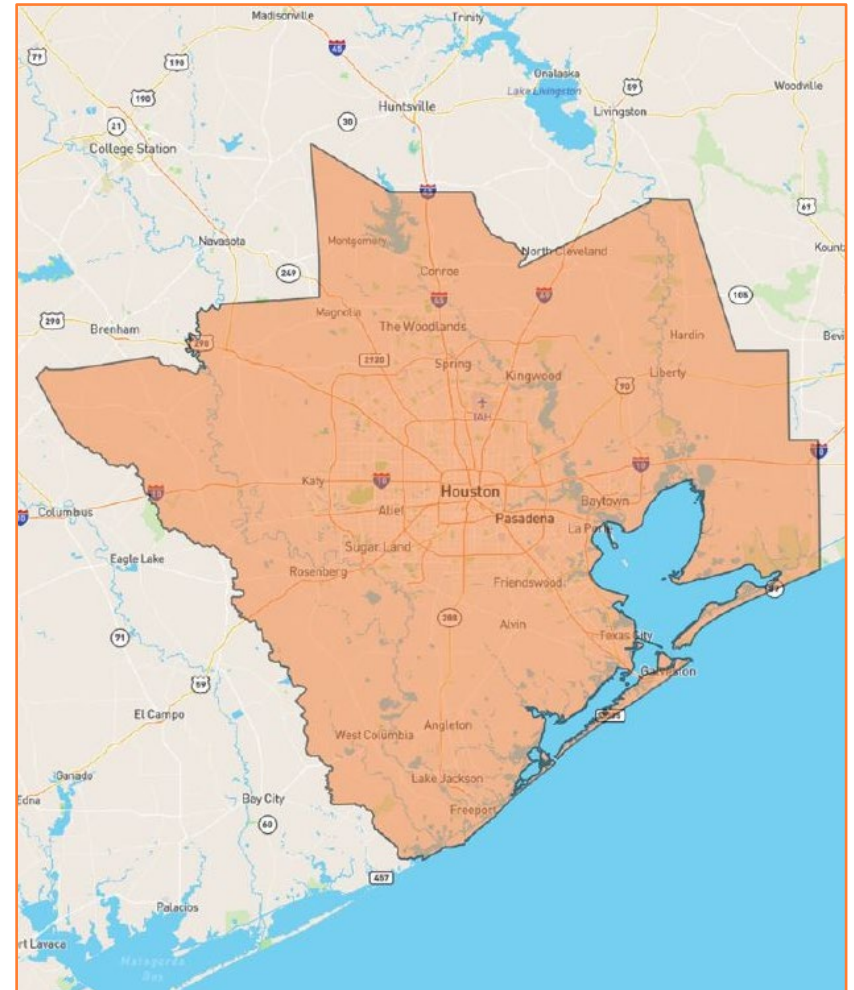
13%
LEISURE AND
HOSPITALITY



1%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

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.





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
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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