

Marcus & Millichap
TAG INDUSTRIAL GROUP

THE WORKSHOPS AT BREEN
5801 BREEN DRIVE

HOUSTON, TX 77086

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

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

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 50,000-Square-Foot Multi-Tenant Shallow-Bay Industrial Asset on 3.84 Acres
- Modern 2021 Construction Featuring 18' Clear Height, Eight Buildings, 28 Units, 40 (16') Grade-Level Doors, Three-Phase Heavy Power, Metal Construction, & 127 Parking Spaces
 - In-Place Cash Flow With Significant Lease-Up Opportunity With 67.50% Occupancy
 - Multi-Tenant Configuration Provides Diverse Income Stream With Premium Tenant Parking Available
 - Strategically Located in Densely Populated Highway 290/Tomball Parkway Submarket in Northwest Houston

The property is a 50,000-square-foot multi-tenant shallow-bay industrial asset situated on 3.84 acres. This industrial complex consists of eight buildings, comprising 28 units with 40 (16') grade-level doors, allowing for efficient loading and unloading of goods. The property features modern 2021 construction with 18-foot clear height, providing ample space for storage and operations. The metal construction of the buildings ensures durability and low maintenance costs. Additionally, the property has three-phase heavy power, making it suitable for a variety of industrial uses. The complex also includes 127 parking spaces, accommodating the needs of tenants and visitors. The property's design and features make it an attractive option for businesses seeking a functional and efficient industrial space.

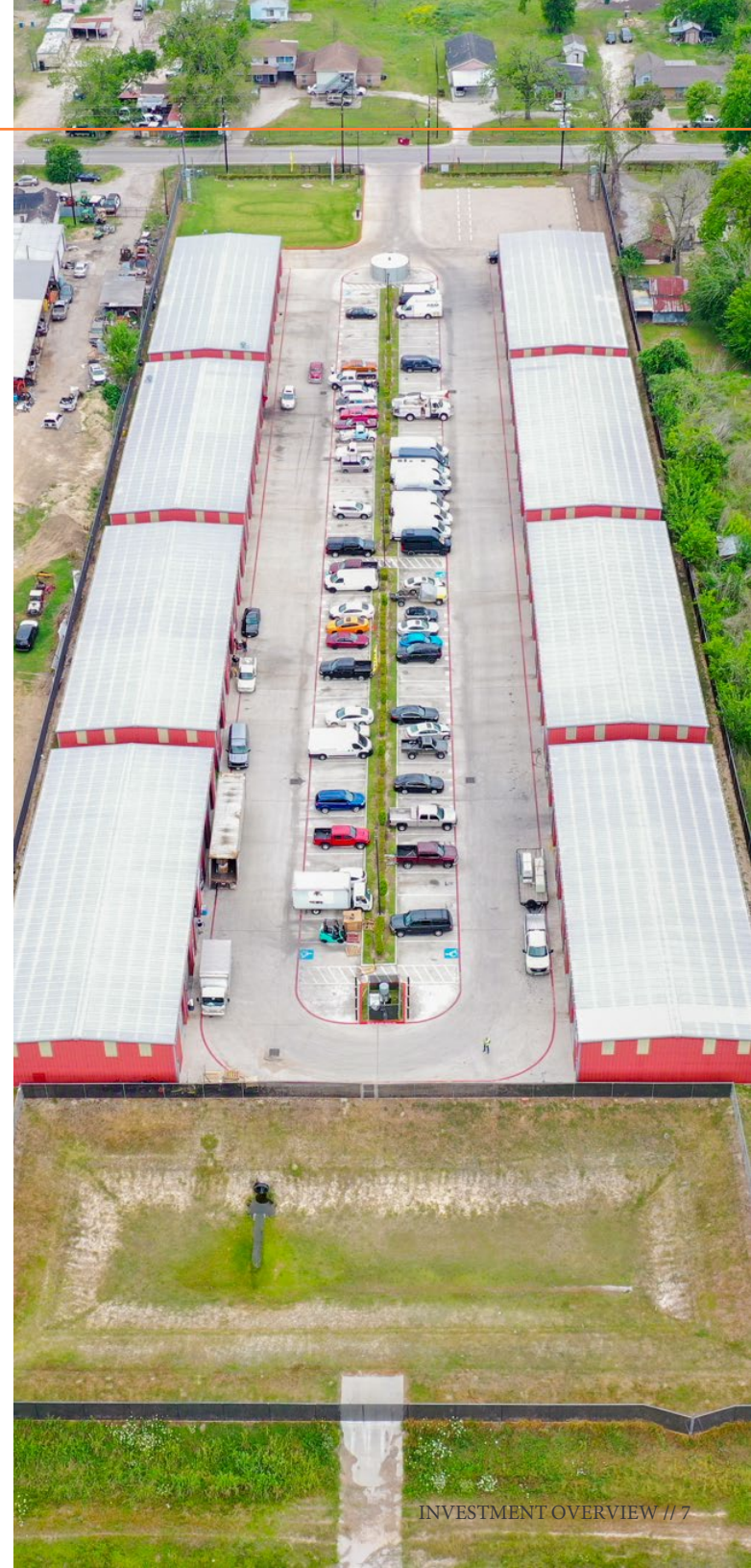
The property's location in the densely populated Highway 290/Tomball Parkway submarket in Northwest Houston is a significant advantage. This area is known for its high demand for industrial space, driven by its proximity to major transportation routes and a large consumer base. The property's strategic location provides easy access to major highways, facilitating the transportation of goods and services. With 67.5 percent occupancy, the property offers a significant lease-up opportunity, allowing investors to increase cash flow and maximize returns. The multi-tenant configuration of the property provides a diverse income stream, reducing reliance on a single tenant. This diversification can lead to a more stable and predictable income stream. The property's location and configuration make it an attractive investment opportunity for those seeking to capitalize on the growing demand for industrial space in

Northwest Houston.

PROPERTY DETAILS

5801 BREEN DRIVE, HOUSTON, TX 77086

Number of Suites	28
Number of Buildings	8
Total Square Feet	50,000 SF
Year Built	2021
Lot Size	3.84 acres
Clear Height	18'
Parking Spaces	127
Parking Surface	Concrete
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	40
Construction	Metal
Power	3p
Type of Lighting	Fluorescent
Roof Type	Metal
Age/Condition of Roofs	2021
Market	TX-Houston MSA



5801 BREEN DRIVE

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$5,600,000	5.78%	8.19%

Offering Price	\$5,600,000
Cap Rate	5.78%
Pro Forma Cap Rate	8.19%
Price/SF	\$112.00
Total Square Feet	50,000
Rental Rate	\$12.20
Lease Type	Triple-Net (NNN)
Lease Term	1.8 Year WALT
Tenancy	Multi-Tenant
Occupancy	67.50%

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: ZAG0060862)

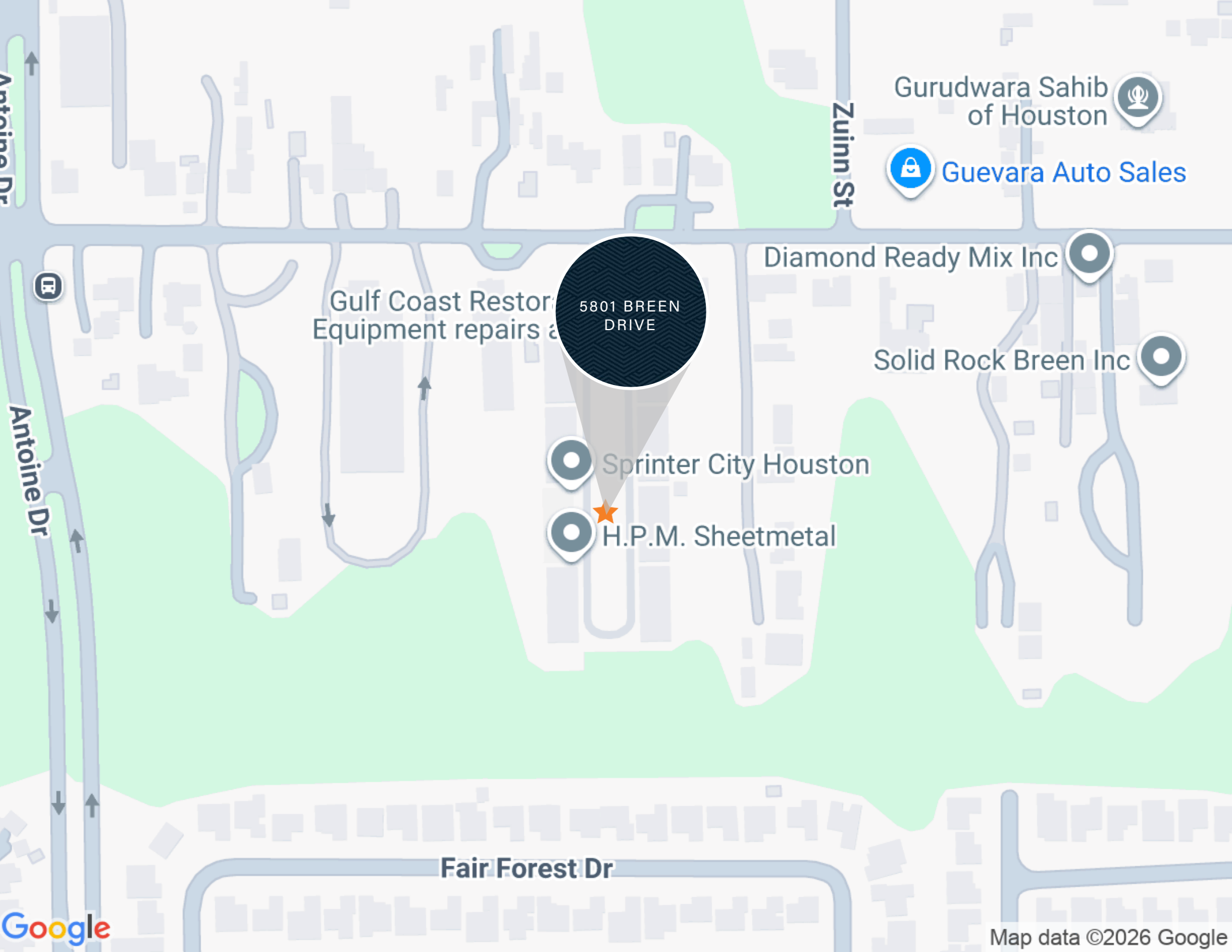
RENT ROLL

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	Renewal Options and Option Year Rental Information	
				Comm.	Exp.									
Vacant	A-1	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$14,688	N/A	N/A	NNN	-	
Harleon Reed	A-2	1,250	2.5%	11/1/25	12/31/28	\$12.36	\$1,288	\$15,456	\$16,068	Jan-2027	3.96%	NNN	No Renewal Option 3.9% Yearly Escalations Personal Guarantee	
Vacant	A-3	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$14,688	N/A	N/A	NNN	-	
Vacant	A-4	2,500	5.0%	N/A	N/A	\$0.00	\$0	\$0	\$29,375	N/A	N/A	NNN	-	
Texas Outlaws	B-1	2,500	5.0%	9/9/23	9/9/26	\$13.73	\$2,860	\$34,320	\$37,752	Sep-2026	10.00%	Gross	Renew Option with 10% Escalation Personal Guarantee	
Vacant	B-3	2,500	5.0%	N/A	N/A	\$0.00	\$0	\$0	\$29,376	N/A	N/A	NNN	-	
Swift With A Gift	B-5	1,250	2.5%	5/1/26	5/31/31	\$12.00	\$1,250	\$15,000	\$15,312	Jun-2027	2.08%	NNN	-	
Carlos Lazano Upholstery	C-1	1,250	2.5%	11/1/22	10/31/26	\$11.85	\$1,234	\$14,808	\$15,408	Nov-2026	4.05%	NNN	No Renewal Options Personal Guarantee	
Wrap House	C-2	1,250	2.5%	5/1/26	10/31/27	\$12.00	\$1,250	\$15,000	\$15,000	N/A	0.00%	NNN	-	
44 Automotive	C-3	1,250	2.5%	3/1/26	2/28/27	\$13.08	\$1,363	\$16,350	\$16,350	N/A	0.04%	NNN	No Renewal Options Personal Guarantee	
Vacant	C-4	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	NNN	-	
1 Exhaust Source	C-5	1,250	2.5%	12/1/23	12/1/26	\$14.78	\$1,540	\$18,480	\$20,328	Dec-2026	10.00%	Gross	10% Renewal Option Personal Guarantee	
Vacant	D-1	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	-	-	
Vacant	D-2	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	-	-	
Rapido Cargo	D-3	1,250	2.5%	2/15/25	8/14/26	\$12.84	\$1,338	\$16,056	\$16,056	Aug-2026	0.00%	NNN	No Renewal Option Personal Guarantee	
Star Tool Liquidation	D-4	1,250	2.5%	7/1/23	6/30/26	\$12.36	\$1,288	\$15,456	\$15,456	6/31/2026	0.00%	NNN	-	
Frank White	D-5	1,250	2.5%	4/1/26	9/30/27	\$12.00	\$1,250	\$15,000	\$15,000	N/A	0.00%	NNN	-	
Jesus Estrada Jr	E-1	1,250	2.5%	10/28/24	12/17/27	\$12.98	\$1,352	\$16,224	\$16,884	Dec-2026	4.07%	NNN	No Renewal Option Personal Guarantee	
HPM Sheet Metal	E-3	5,000	10.0%	8/1/25	8/31/27	\$11.81	\$4,920	\$59,040	\$60,516	Sep-2026	2.50%	NNN	No Renewal Option Personal Guarantee	
Rene Coti	F-1	5,000	10.0%	10/1/25	1/31/31	\$10.50	\$4,375	\$52,500	\$54,350	Feb-2027	3.52%	NNN	3.5% Yearly Escalations No Renewal Option Personal Guarantee	
Yingling Enterprises	F-5	1,250	2.5%	6/27/25	7/31/27	\$12.36	\$1,288	\$15,456	\$15,972	Aug-2026	3.34%	NNN	3.3% Yearly Escalations No Renewal Option Personal Guarantee	
Sprinter City	G-1	2,500	5.0%	2/1/24	2/1/27	\$13.44	\$2,800	\$33,600	\$36,960	Feb-2027	10.00%	Gross	Renewal Option with 10% Escalation	
Vacant	G-3	2,500	5.0%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	-	-	
Colorado Signs	G-5	1,250	2.5%	7/16/25	8/15/28	\$12.80	\$1,333	\$15,996	\$16,548	Aug-2027	3.45%	NNN	3.5% Yearly Escalations No Renewal Option Personal Guarantee	
Black Diamond Auto Parts	H-1	2,500	5.0%	4/24/25	3/31/28	\$10.75	\$2,240	\$26,875	\$28,194	Apr-2027	4.91%	NNN	5% Yearly Escalations No Renewal Option Personal Guarantee	
Vacant	H-3	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	-	-	
Vacant	H-4	1,250	2.5%	N/A	N/A	\$0.00	\$0	\$0	\$0	N/A	N/A	-	-	
Gulf Coast Restoration	H-5	1,250	2.5%	8/15/25	8/14/28	\$12.85	\$1,339	\$16,068	\$16,686	Aug-2027	3.85%	NNN	3.9% Yearly Escalation No Renewal Option Personal Guarantee	
Total		50,000				\$12.20	\$34,307	\$411,685	\$516,967					
				Occupied Tenants: 18		Unoccupied Tenants: 10		Occupied GLA: 67.50%		Unoccupied GLA: 32.50%				
						Total Current Rents: \$34,307		Occupied Current Rents: \$34,307		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	411,685	8.23	516,967	10.34
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	30,538	0.61	38,866	0.78
Insurance	17,008	0.34	21,646	0.43
Real estate Taxes	49,805	1.00	63,387	1.27
Management Fees	9,900	0.20	12,600	0.25
Total Reimbursement Income	\$107,251	55.0%	\$136,499	70.0%
Effective Gross Revenue	\$518,936	\$10.38	\$653,466	\$13.07

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	4,123	0.08	4,123	0.08
Trash Removal	8,875	0.18	8,875	0.18
Repairs & Maintenance	27,353	0.55	27,353	0.55
Landscaping	13,974	0.28	13,974	0.28
Telephone	600	0.01	600	0.01
Auto and Mileage	600	0.01	600	0.01
Insurance	30,925	0.62	30,925	0.62
Real Estate Taxes	90,549	1.81	90,549	1.81
Management Fee	18,000	3.5%	18,000	2.8%
Total Expenses	\$194,999	\$3.90	\$195,000	\$3.90
Expenses as % of EGR	37.6%		29.8%	
Net Operating Income	\$323,937	\$6.48	\$458,466	\$9.17



Gurudwara Sahib of Houston

Guevara Auto Sales

Diamond Ready Mix Inc

Gulf Coast Restoration
Equipment repairs

5801 BREEN
DRIVE

Solid Rock Breen Inc

Sprinter City Houston

H.P.M. Sheetmetal

Fair Forest Dr

An aerial photograph of a large industrial facility, likely a warehouse or distribution center, featuring several long, red buildings with grey roofs. The facility is surrounded by greenery and parking areas filled with vehicles. A callout bubble with a dark, textured background and a white border is positioned in the upper center of the image, pointing to a specific area of the facility. The text inside the bubble is white and reads "5801 BREEN DRIVE".

5801 BREEN
DRIVE





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/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 7.6 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



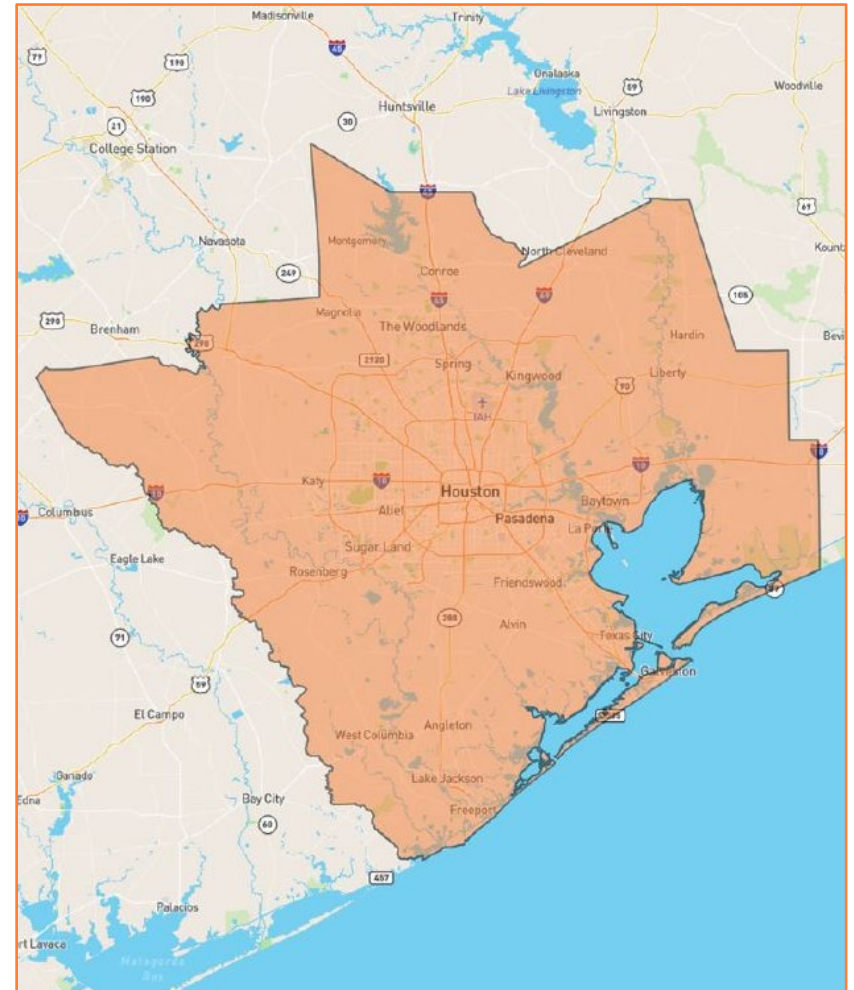
13%
LEISURE AND
HOSPITALITY



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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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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Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

THE WORKSHOPS AT BREEN

5801 BREEN DRIVE

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