

Marcus & Millichap
TAG INDUSTRIAL GROUP

KURT DRIVE INDUSTRIAL

15405 KURT DRIVE

HUMBLE, TX 77396

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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.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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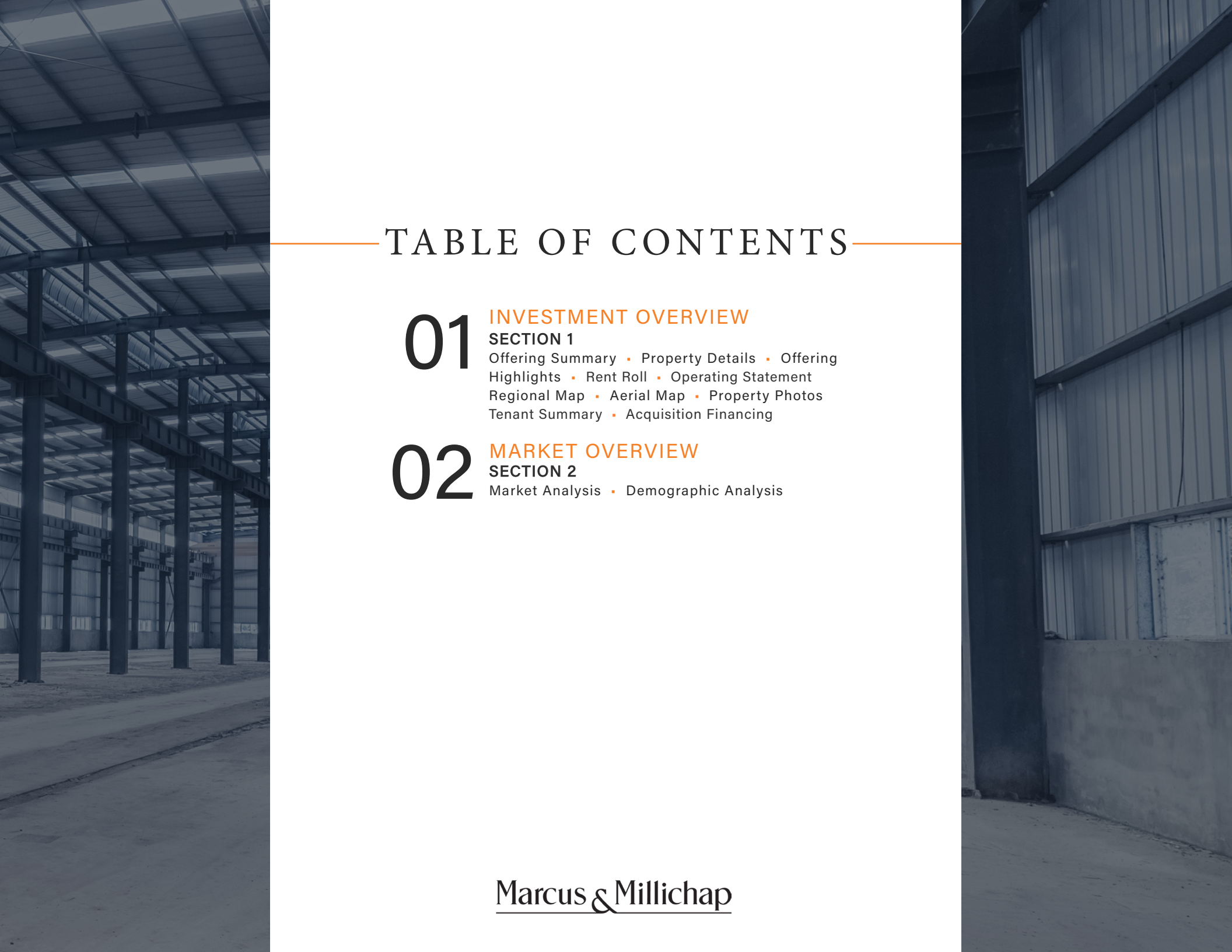


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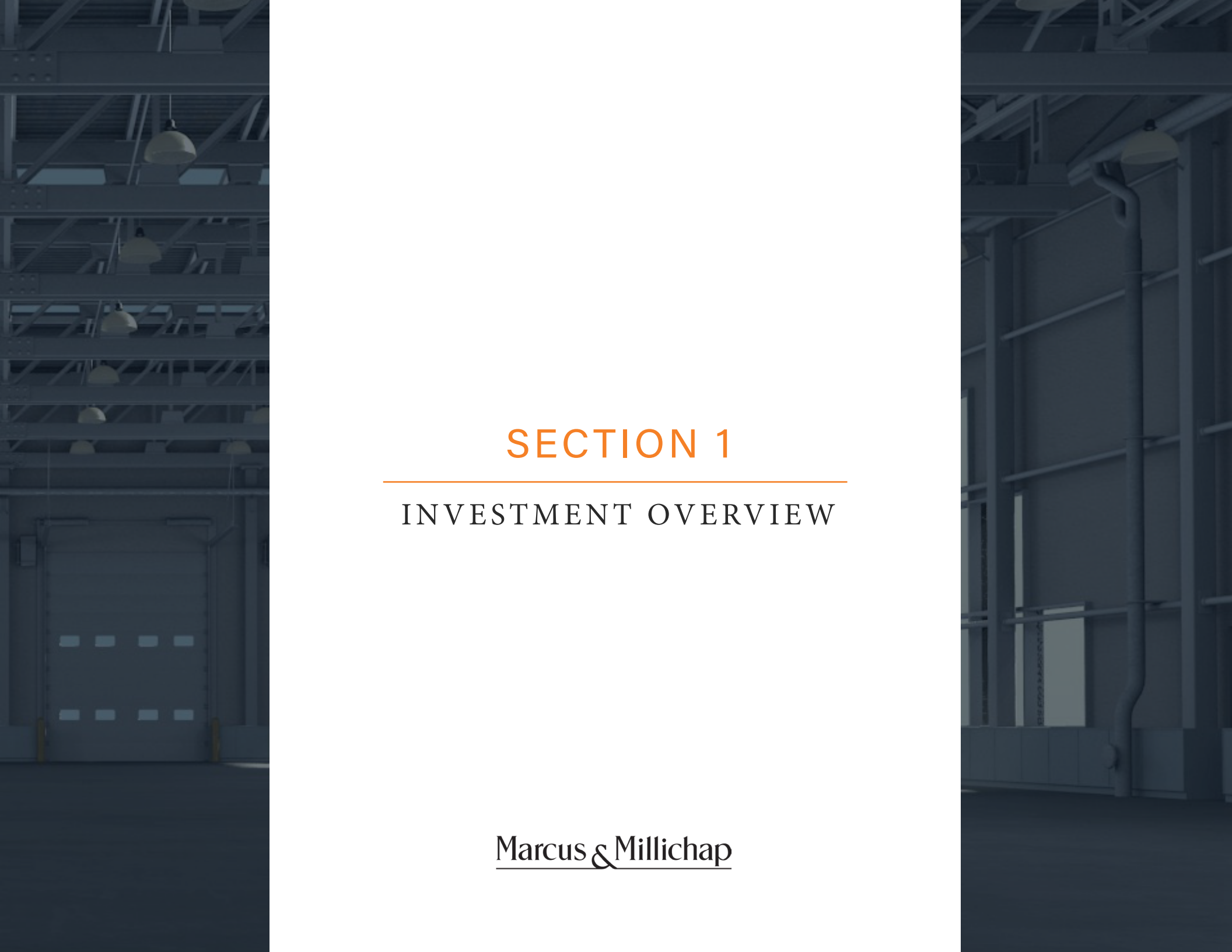
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MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, industrial interior. It features a complex network of steel beams, girders, and pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty and modern, typical of a large-scale industrial or construction site.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 9,750 Square-Foot Industrial Property Situated on 0.74 Acres
- Features 12' Clear Height, Six Grade Doors, and Fully Gated IOS
- Located at I-69 and Beltway 8 Interchange | Close Proximity to IAH Airport & World Houston International Business Center
- 100 Percent Leased to Lone Star Hazmat on a New Three-Year NNN Lease with 3% Annual Increases
- Established Regional Tenant: 14 Locations, TxDOT-Contracted, 24/7 Emergency Response and Environmental Remediation

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 15405 Kurt Drive in Humble, Texas. The subject property consists of approximately 9,750 square feet of industrial space situated on 0.74 acres of land, and is currently occupied by Lone Star Hazmat on a recently signed three-year lease. The asset features durable metal construction, a 12' clear height, six grade-level doors, and a fully fenced site offering ample parking and industrial outdoor storage (30% coverage ratio). Situated on the corner of Kurt Drive and Edward Drive, the property benefits from ditch drainage protection and excellent regional connectivity near the I-69 and Beltway 8 interchange, just six miles southeast of George Bush Intercontinental Airport and one mile from World Houston International Business Center. This offering provides immediate cash flow with future upside potential to reconfigure or add value upon lease expiration.

The subject property is well-positioned within the large North Hardy Toll Road submarket, containing 51.0 million square feet of industrial space. In the 12 months through Q3 2025, net absorption contracted by about -283,000 square feet. During this time, more than 1.1 million square feet of industrial space was added to the North Hardy Toll Road submarket, pushing the vacancy rate up by 270 basis points to 8.9 percent. Despite the increase in availability, rents rebounded in 2025, rising 400 basis points through the first three quarters. At 4.4 percent, annual rent growth in the North Hardy Toll Road submarket outpaced the consumer price index and the average rent growth nationwide by 280 basis points. The average asking rent of \$9.70 per square foot represents a 27.9 percent increase over the last five years. With 1.3 million square feet of industrial space under construction in the last quarter of the year, the submarket continues to attract new development, but vacancies and rents will largely be affected by demand for the foreseeable future (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

15405 KURT DRIVE, HUMBLE, TX 77396

Number of Buildings	1
Total Square Feet	9,750 SF
Year Built	1978
Lot Size	0.74 Acres
Type of Ownership	Fee Simple
Clear Height	12
Parking Spaces	9
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Owner-User
Grade Level Doors	6
Construction	Metal
Power	400a/480/270v 3p
Type of Lighting	Fluorescent
Roof Type	Metal
Age/Condition of Roofs	Good Condition
HVAC Units	3
Market	TX-Houston MSA
Submarket	North Hardy Toll Road
Market Vacancy	5.80%

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OFFERING HIGHLIGHTS

15405 KURT DRIVE

HUMBLE, TX 77396

OFFERING PRICE

\$750,000

CAP RATE

8.80%

PRO FORMA CAP RATE

9.06%

Offering Price	\$750,000
Cap Rate	8.80%
Pro Forma Cap Rate	9.06%
Price/SF	\$76.92
Total Square Feet	9,750
Rental Rate	\$6.77
Lease Type	Triple-Net (NNN)
Lease Expiration	8/31/2029
Rental Increases	3.00%
Tenancy	Single-Tenant
Occupancy	100.00%

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RENT ROLL

Tenant Name	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
Lone Star Hazmat	9,750	100.0%	8/17/26	8/31/29	\$6.77	\$5,500	\$66,000	\$67,980	Aug-2027	3.00%	NNN	3-Year Lease 3% Annual Increases
Total	9,750				\$6.77	\$5,500	\$66,000	\$67,980				
		Occupied Tenants: 1		Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
			Total Current Rents: \$5,500		Occupied Current Rents: \$5,500		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	66,000	6.77	67,980	6.97
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	10,800	1.11	10,800	1.11
Insurance	8,190	0.84	8,190	0.84
Real estate Taxes	13,860	1.42	15,886	1.63
Total Reimbursement Income	\$32,850	100.0%	\$34,876	100.0%
Effective Gross Revenue	\$98,850	\$10.14	\$102,856	\$10.55

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	6,000	0.62	6,000	0.62
Water	1,200	0.12	1,200	0.12
Trash Removal	2,400	0.25	2,400	0.25
Landscaping	1,200	0.12	1,200	0.12
Insurance	8,190	0.84	8,190	0.84
Real Estate Taxes	13,860	1.42	15,886	1.63
Total Expenses	\$32,850	\$3.37	\$34,876	\$3.58
Expenses as % of EGR	33.2%		33.9%	
Net Operating Income	\$66,000	\$6.77	\$67,980	\$6.97





15405 KURT
DRIVE



TENANT SUMMARY

DO THE RIGHT THING BY
DOING THINGS RIGHT.

TENANT

Lone Star Hazmat

HEADQUARTERS

Tyler, TX

LOCATIONS

14

www.lonestarhazmat.com



LONE STAR HAZMAT

Whether you're facing a spilled load of fuel in the middle of the night, or require assistance with an abandoned or contaminated site, our highly trained team of professionals can quickly assess the situation, work effectively with first responders or other officials and flawlessly execute through all phases of the cleanup.

We specialize in responding to roadside emergencies, and are contracted with the Texas Department of Transportation. Through our strategically located offices connected to a 24/7 Response Center, we can arrive at a spill site in as little as 20-25 minutes, and our average response time is typically half that of other responders.

Our environmental remediation crews leverage the latest techniques and proper equipment to handle a wide range of soil disposal management and other longer-term waste cleanup projects. Our expertise extends across a range of industries, including oil and gas, chemical, manufacturing and other industrial businesses.

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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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

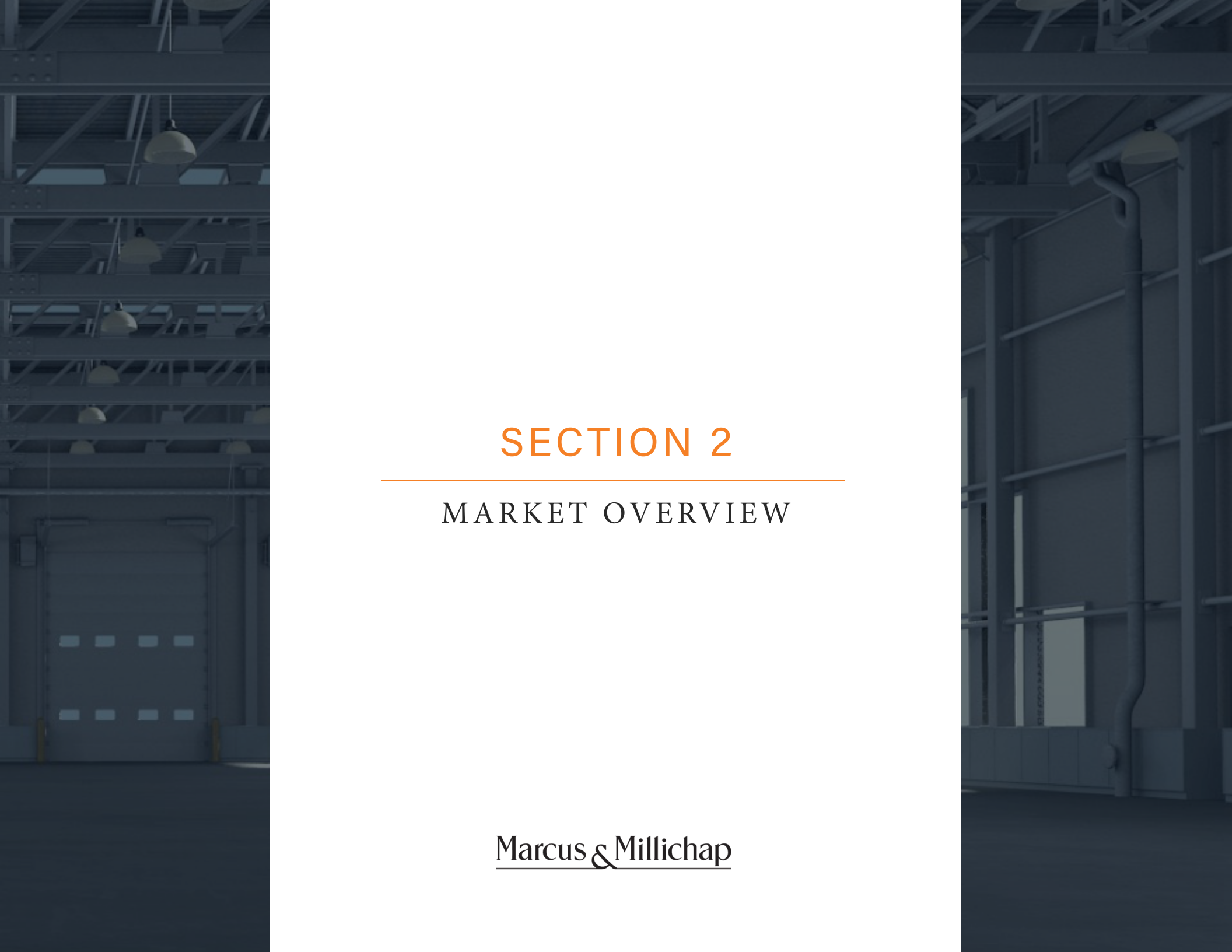
WHY MMCC?

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-toned photograph of an industrial interior. It shows a large, multi-level structure with a complex network of steel beams and pipes. Several pendant lights are visible, hanging from the ceiling. The overall atmosphere is industrial and modern.

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%
PROFESSIONAL AND
BUSINESS SERVICES



14%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



5%
FINANCIAL
ACTIVITIES



21%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



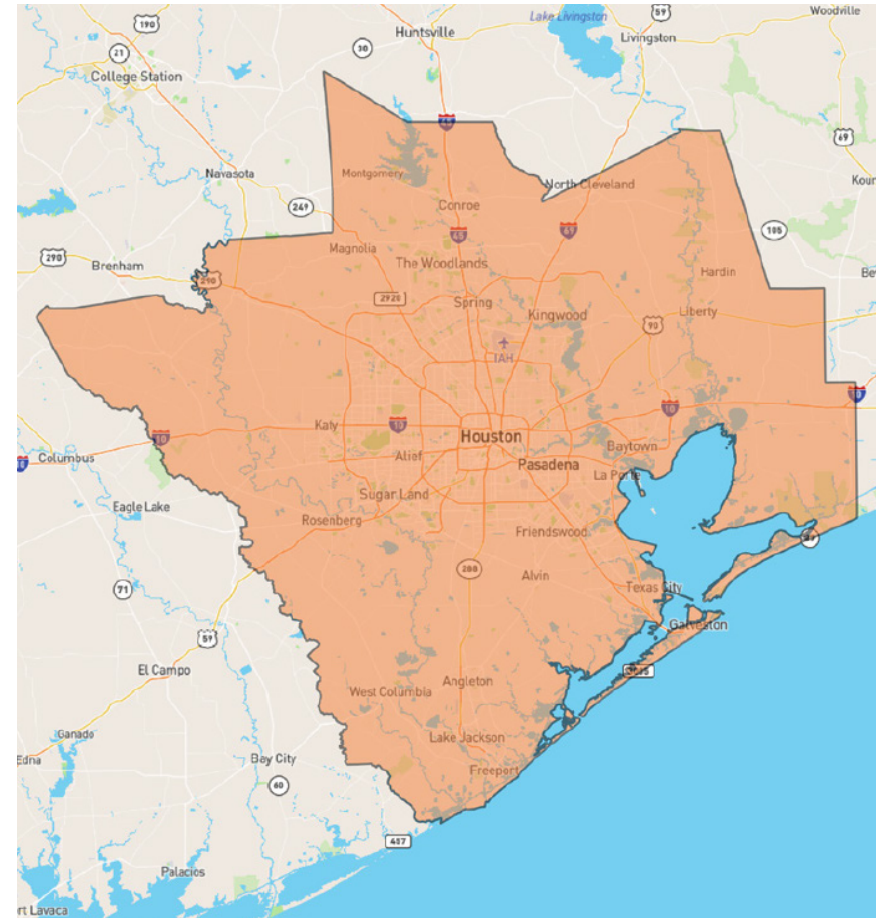
13%
EDUCATION AND
HEALTH SERVICES



1%
INFORMATION



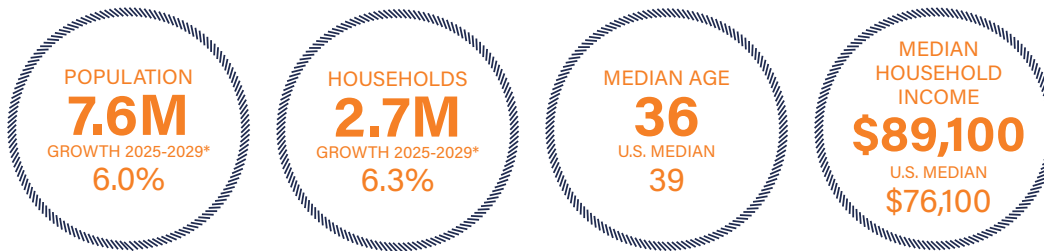
4%
OTHER SERVICES



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.



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



146,924

Total Population
Within 5 Miles



49.7%



50.3%



\$73,259

Average Household Income
Within 5 Miles



67,089

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	8,766	54,813	153,711
2024 Estimate			
Total Population	8,572	53,372	146,924
2020 Census			
Total Population	8,552	53,544	143,300
2010 Census			
Total Population	8,281	43,756	118,426
Daytime Population			
2024 Estimate	16,573	90,774	196,483
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,049	18,240	50,481
2024 Estimate			
Total Households	2,952	17,654	47,980
Average (Mean) Household Size	2.7	3.0	3.0
2020 Census			
Total Households	2,817	16,845	44,551
2010 Census			
Total Households	2,707	13,672	35,580

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	0.1%	5.9%	4.1%
\$150,000-\$199,999	1.4%	5.9%	6.1%
\$100,000-\$149,999	6.6%	15.0%	13.7%
\$75,000-\$99,999	11.2%	11.5%	11.8%
\$50,000-\$74,999	13.2%	18.5%	19.2%
\$35,000-\$49,999	9.2%	11.7%	13.5%
\$25,000-\$34,999	11.0%	10.5%	10.4%
\$15,000-\$24,999	16.1%	8.7%	9.7%
Under \$15,000	31.2%	12.3%	11.4%
Average Household Income	\$44,960	\$79,840	\$73,259
Median Household Income	\$38,334	\$64,293	\$59,305
Per Capita Income	\$15,614	\$26,742	\$24,799
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	8,572	53,372	146,924
Under 20	35.3%	33.1%	32.3%
20 to 34 Years	27.7%	22.9%	22.9%
35 to 39 Years	7.1%	7.4%	7.6%
40 to 49 Years	10.9%	12.8%	12.9%
50 to 64 Years	12.3%	14.6%	14.6%
Age 65+	6.7%	9.2%	9.6%
Median Age	27.0	31.0	31.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	4,659	31,671	88,381
Elementary (0-8)	11.5%	15.3%	16.2%
Some High School (9-11)	18.0%	9.7%	11.6%
High School Graduate (12)	32.5%	30.8%	30.6%
Some College (13-15)	20.9%	19.5%	20.9%
Associate Degree Only	8.3%	5.9%	5.1%
Bachelor's Degree Only	7.0%	11.4%	10.2%
Graduate Degree	1.8%	7.4%	5.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	32.0	32.0



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
		Information available at www.trec.texas.gov IABS 1-2	

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