Marcus & Millichap
TAG INDUSTRIAL GROUP

EAGLES FLEET SERVICE

15520 LEE ROAD

HUMBLE, TX 77396

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RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represents good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

THIS IS A MARKETING BROCHURE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for the development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. 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. Activity ID: ZAH0040545

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STA
SPECIALIZED TRUCK & AUTO
REPAIR & COLLISION

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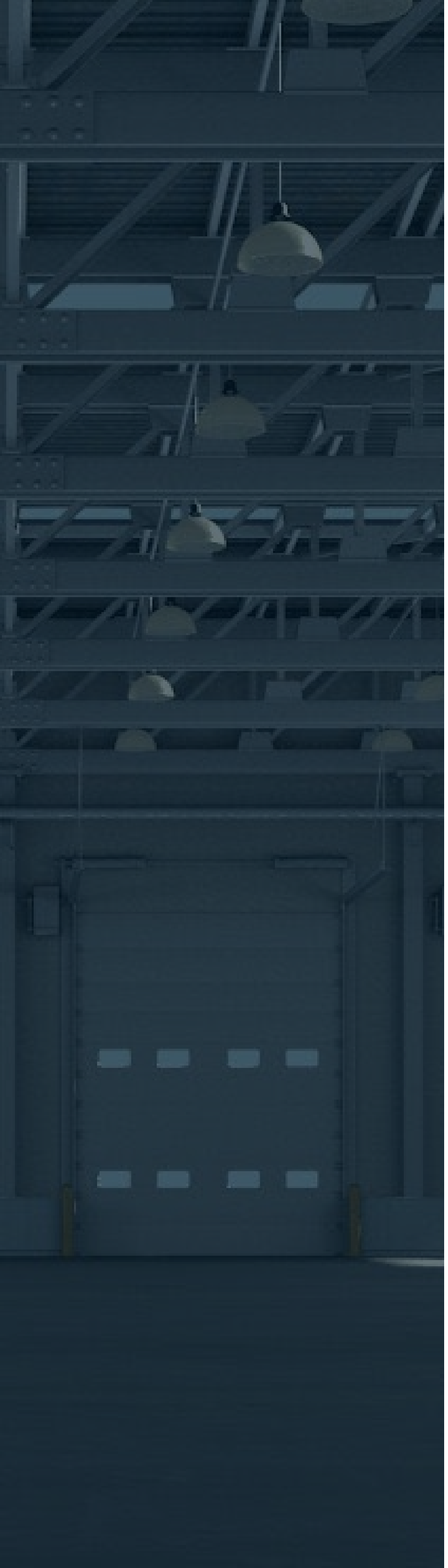


SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant 8,300-Square-Foot Industrial Building Situated on 1.07 Acres
- Featuring Metal Construction, Three Updated Units, 14' Clear Height, Five Grade Doors, and 16% Building Coverage Ratio, Providing Ample Fenced-In IOS
- NNN Lease at $11.61/SF Through November 2031 with 5% Escalations, Generating Initial 7.01% Cap Rate
- 100% Occupied by Eagles Fleet Service, a Full-Service Commercial Truck and Trailer Repair Company with 24/7 Diesel Truck Mobile Mechanic
- Located Less than One Mile from the I-69 and Beltway 8 Interchange, in Close Proximity to George Bush Intercontinental Airport

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 15520 Lee Road in Humble, Texas. The subject property consists of approximately 8,300 square feet of industrial space situated on 1.07 acres. The property is a single-tenant industrial building featuring metal construction, three updated units, 14' clear height, and five grade-level doors. With a 16 percent building coverage ratio, the property provides ample fenced-in industrial outdoor storage space (IOS). Located less than one mile from the Interstate 69 & Beltway 8 interchange, the property is also in close proximity to George Bush Intercontinental Airport, offering convenient access to major transportation routes.

This investment opportunity offers a triple-net lease at $11.61 per square foot through November 2031 with 5.0 percent annual escalations, generating an initial 7.01 percent cap rate. The property is fully occupied by Eagles Fleet Service, a full-service commercial truck and trailer repair company with 24/7 diesel truck mobile mechanic services. The North Hardy Toll Road submarket has experienced falling vacancies among comparable properties under 10,000 square feet since Q2 2026, making this a prime opportunity for investors. The North Hardy Toll Road submarket plays a crucial role in the region's industrial and logistics sector, with its proximity to major transportation routes and infrastructure. With its strong tenant and favorable lease terms, this investment is poised for long-term success.

The Houston metropolitan area, where the North Hardy Toll Road submarket is situated, is a major economic hub with a population of over 6.7 million people, spanning across nine counties and approximately 627 square miles. The region has experienced significant job growth, with major industries such as energy, healthcare, and technology driving the economy. The area is also home to two major airports, including George Bush Intercontinental Airport, and an extensive network of highways and rail lines. With its diversifying economy, strong infrastructure, and growing population, the Houston metropolitan area is an ideal location for businesses and investors alike.

PROPERTY DETAILS

15520 LEE ROAD, HUMBLE, TX 77396

Number of Suites	1
Number of Buildings	1
Total Square Feet	8,300 SF
Year Built	2000
Lot Size	1.07 acres
Clear Height	14’
Parking Surface	Concrete
Tenancy	Single-Tenant
Grade Level Doors	5
Construction	Metal
Power	1p 120/240a
Roof Type	Pitched Metal
Age/Condition of Roofs	Good / Unknown
HVAC Units	2.0
Market	TX-Houston MSA
Submarket	North Hardy Toll Road
Market Vacancy	5.70%

OFFERING HIGHLIGHTS

15520 LEE ROAD

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$1,375,000	7.01%	7.36%

Offering Price	$1,375,000
Cap Rate	7.01%
Pro Forma Cap Rate	7.36%
Price/SF	$165.66
Total Square Feet	8,300
Rental Rate	$11.61
Lease Type	NNN
Lease Term	5-Years
Rental Increases	5.00% Annually
Tenancy	Single-Tenant
Occupancy	100.00%

RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
Eagles Fleet Service	8,300	100.0%	10/1/25	11/30/31	$11.61	$8,032	$96,388	$101,207	Dec-2027	5.00%	NNN
Total	8,300				$11.61	$8,032	$96,388	$101,207			

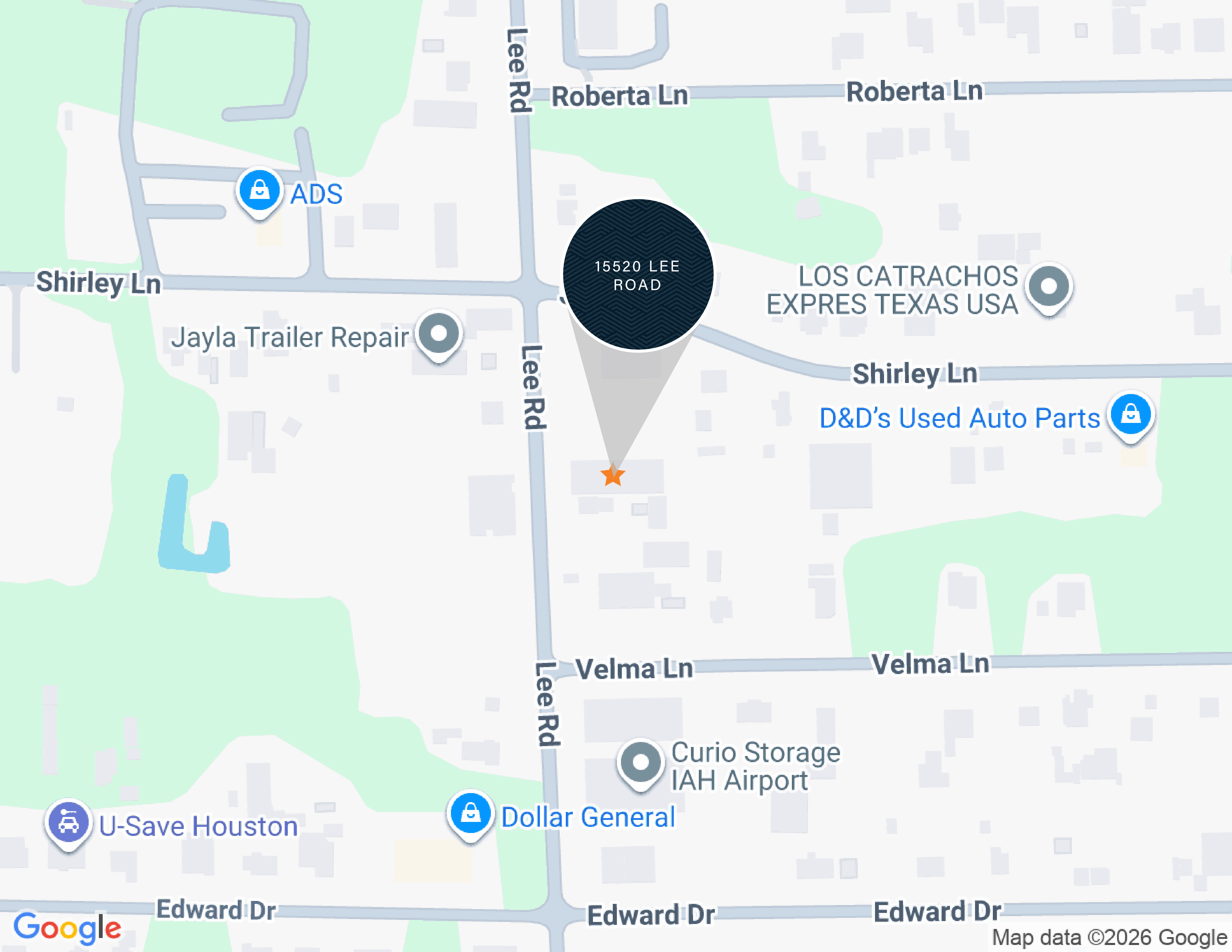
Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
Total Current Rents: $8,032		Occupied Current Rents: $8,032	Unoccupied Current Rents: $0

Marcus & Millichap

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	96,388		11.61	101,207		12.19
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	6,150		0.74	6,150		0.74
Insurance	8,175		0.98	8,175		0.98
Real estate Taxes	17,432		2.10	17,431		2.10
Total Reimbursement Income	$31,757	100.0%	$3.83	$31,756	100.0%	$3.83
Effective Gross Revenue	$128,145		$15.44	$132,963		$16.02

Operating Expenses	Current	Per SF	Pro Forma	Per SF
CAM	6,150	0.74	6,150	0.74
Insurance	8,175	0.98	8,175	0.98
Real Estate Taxes	17,432	2.10	17,431	2.10
Total Expenses	$31,757	$3.83	$31,756	$3.83
Expenses as % of EGR	24.8%		23.9%	
Net Operating Income	$96,388	$11.61	$101,207	$12.19


15520 LEE ROAD
Lee Rd
Roberta Ln
Roberta Ln
ADS
Shirley Ln
Shirley Ln
LOS CATRACHOS EXPRES TEXAS USA
Jayla Trailer Repair
D&D's Used Auto Parts
Velma Ln
Velma Ln
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MARCUS & MILLICHAP
CAPITAL CORPORATION

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

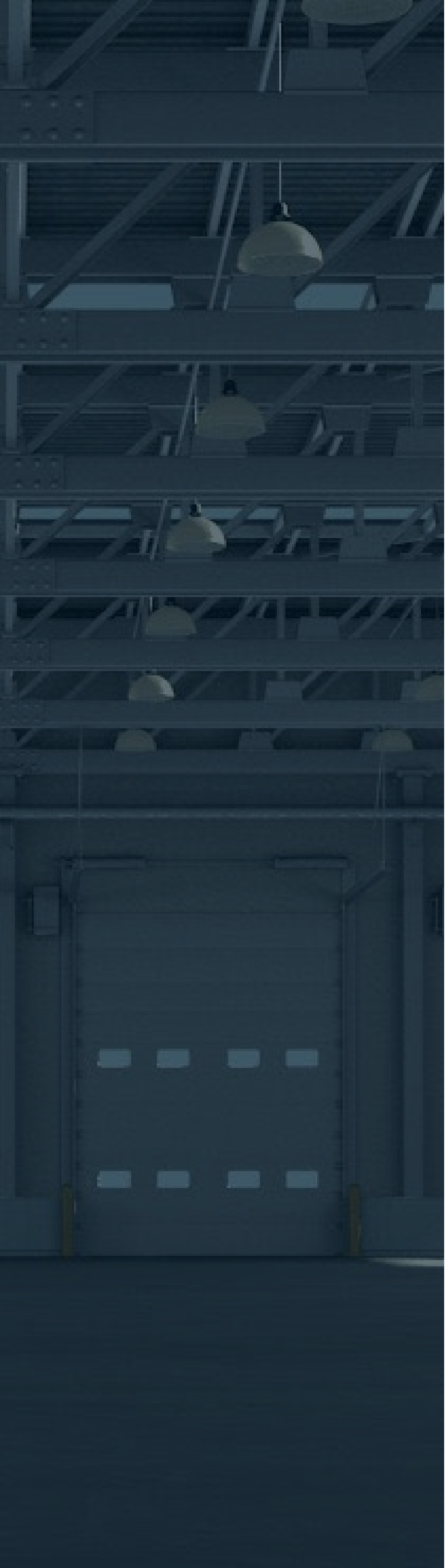
WHY MMCC?

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.

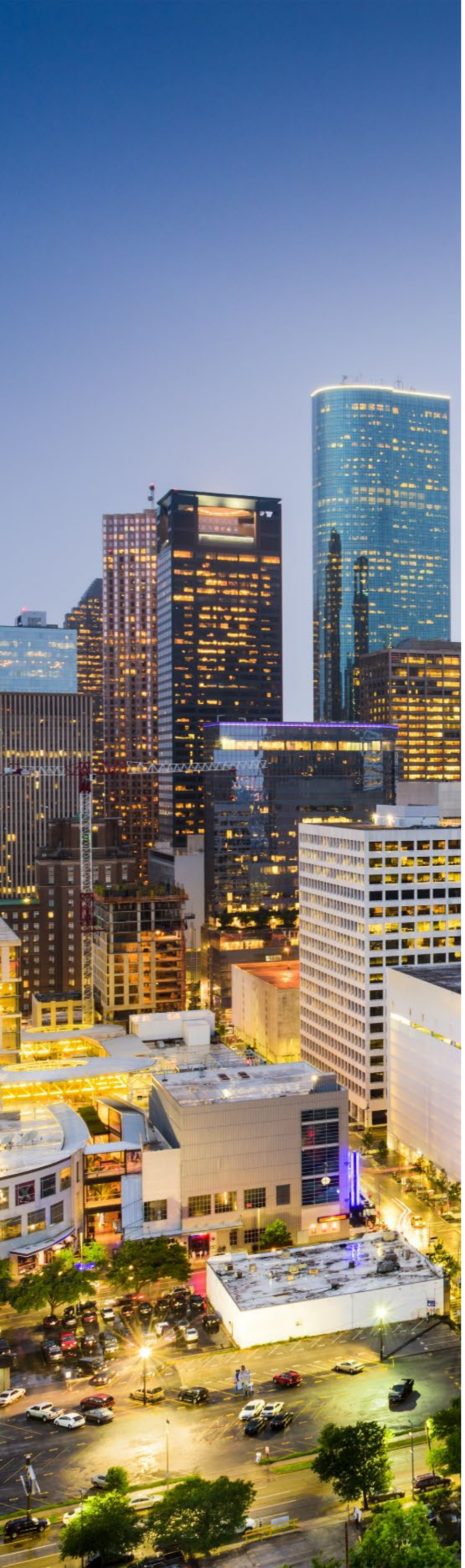
Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.



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

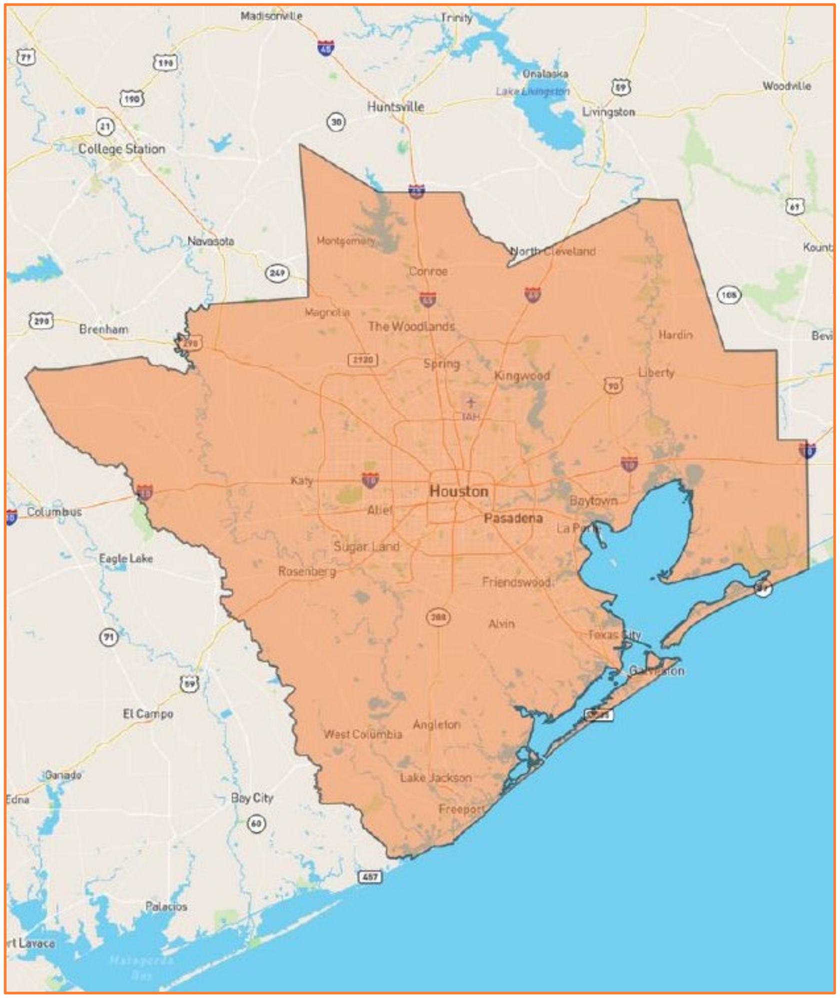
21% PROFESSIONAL AND BUSINESS SERVICES

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%

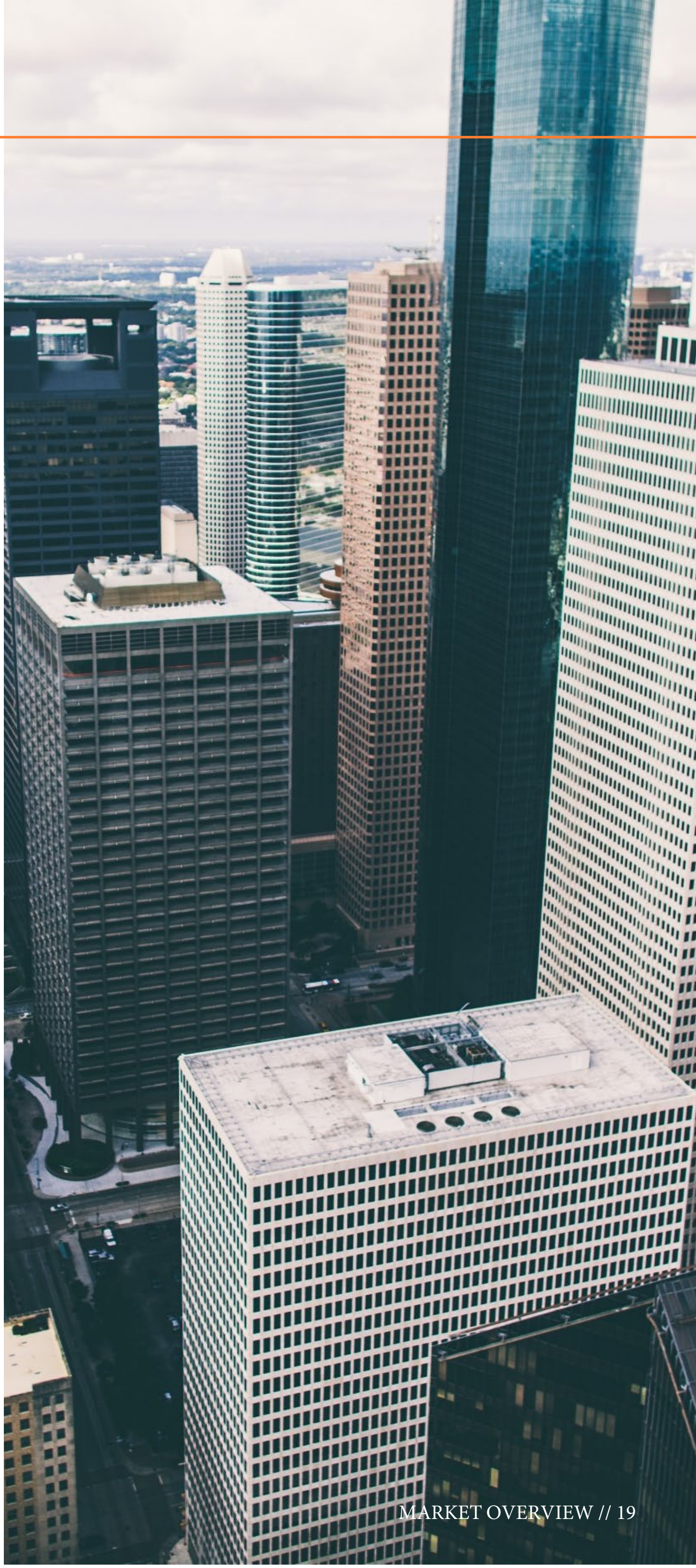
HOUSEHOLDS
2.7M
2025-2029* Growth
6.3%

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.



11-03-2025

Information About Brokerage Services

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 oEtain the Zritten aJreement 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.
- 0ust not unless specifically authori]ed in ZritinJ to do so Ey the party disclose
  - 0 that the owner will accept a price less than the written asking price;
  - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 0 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 requred 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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

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