



Marcus & Millichap
TAG INDUSTRIAL GROUP

NW HOUSTON FREESTANDING PORTFOLIO

OFFERING MEMORANDUM



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Marcus & Millichap

TAG INDUSTRIAL GROUP

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Offices throughout the U.S. and Canada

Marcus & Millichap

NW HOUSTON FREESTANDING PORTFOLIO

OFFERING MEMORANDUM

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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19954 FRANZ
ROAD



21239 FARM TO
MARKET 529



13470-13486
FARM TO MARKET 529



17547-17559
ROBERTS ROAD





SECTION 1

PROPERTY OVERVIEW

OFFERING

SUMMARY

SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in NW Houston Freestanding Portfolio industrial properties located in Hockley, Cypress, Katy, and Houston, Texas.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

NW HOUSTON FREESTANDING PORTFOLIO

Marcus & Millichap is pleased to present the opportunity to acquire the industrial portfolio located across the Northwest Houston metro area in the cities of Hockley, Cypress, Katy, and Houston, Texas. The six-building portfolio was developed between 2018 and 2022 and consists of approximately 41,675 square feet of small-bay industrial space and is situated on a combined 3.36 acres of land. With properties ranging from 4,800 to 10,625 square feet, the portfolio features an 18' to 24' clear height, 11 grade-level doors, metal construction, and three-phase heavy power with 200 to 400 amps and 480 volts. Each property is located in close proximity to a major thoroughfare, including Interstate 10, State Highway 99 (Grand Parkway), U.S. Route 290 (Northwest Freeway), and Texas State Highway 6. The portfolio is situated within three prominent submarkets in Northwest Houston, a region with a vacancy rate that sits about 110 basis points below the national average in mid-2026 (CoStar).

The portfolio is fully occupied by seven tenants at an average annual rent of \$15.79 per square foot. The triple-net leases carry expiration dates ranging between July 2027 and July 2029 with 3.00 to 3.94 percent annual escalations. The tenants consist of a variety of industries such as roofing, rubber manufacturing, oil & gas, religious institutions, water management, and technology. Given that many of the tenants are backed by personal guarantees and corporate entities (including a publicly traded firm), the diversified portfolio can provide stability during economic fluctuations.

As the fifth most populous metro area in the U.S., Houston houses 7.8 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.

INVESTMENT HIGHLIGHTS



Newly Constructed Six-Building 41,675-Square-Foot Freestanding Small-Bay Industrial Portfolio on 3.36 Acres in Northwest Houston



Delivered Between 2019 and 2022, Featuring Metal Construction with 18'-24' Clear Heights, 11 Grade-Level Doors, & Three-Phase Heavy Power with 200/400A and 480V



100 Percent Occupied by Diversified Roster of Local & International Businesses with Personal Guarantees



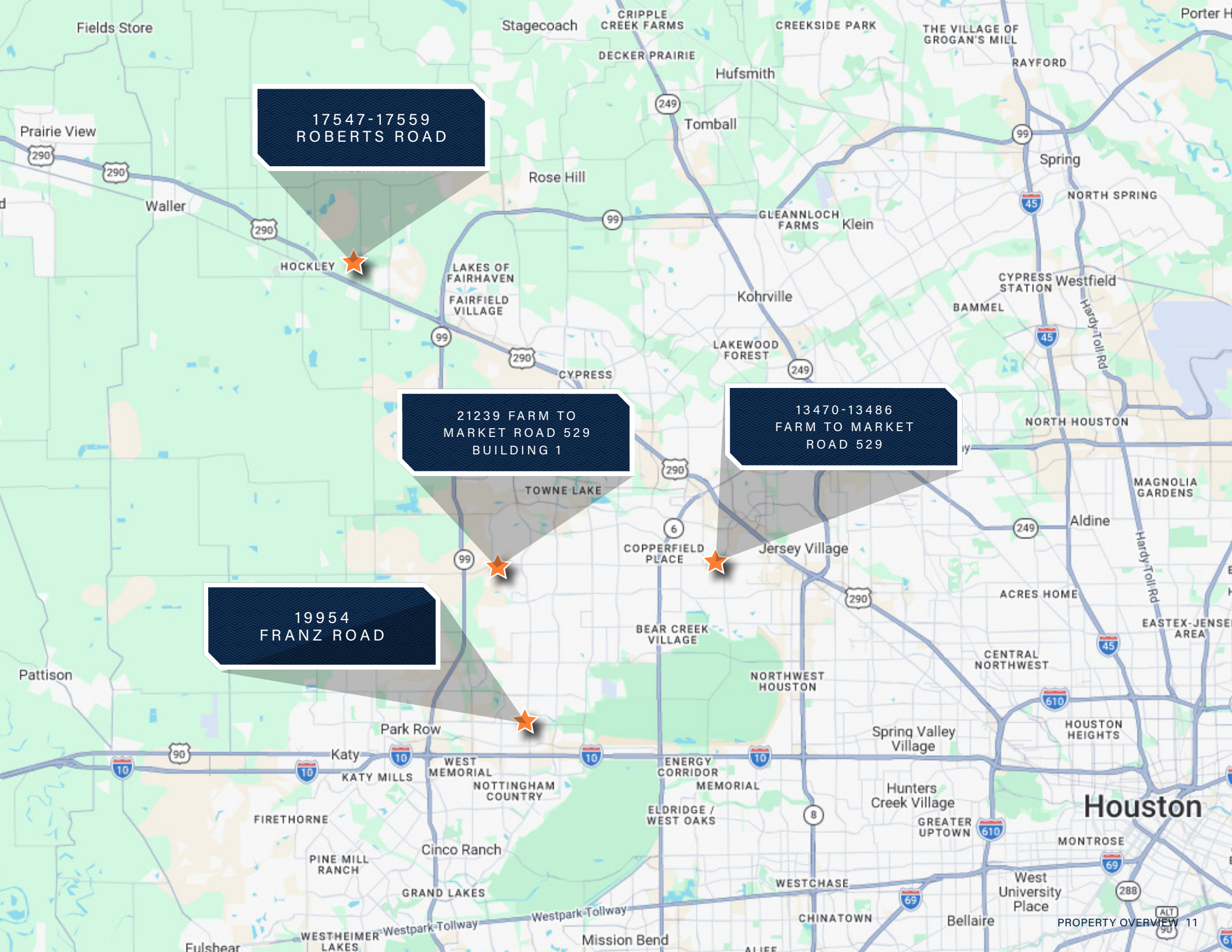
All Triple-Net (NNN) Leases with 3.0+ Percent Annual Escalations and a 1.9-Year WALT, Offering Built-In Growth



Only 4% of Houston Construction Pipeline Concentrated Among Comparable Small-Bay Properties | Portfolio Situated in High-Performing NW Submarkets



Each Property in Close Proximity to Major Thoroughfare: I-10, U.S. 290, Highway 99, and Highway 6



17547-17559
ROBERTS ROAD

21239 FARM TO
MARKET ROAD 529
BUILDING 1

13470-13486
FARM TO MARKET
ROAD 529

19954
FRANZ ROAD

Houston



PROPERTY

DETAILS

HARVEST KATY CHURCH

19954 FRANZ ROAD, KATY, TX 77449

Total Square Feet	7,500
Rental Rate	\$18.48
NOI	\$138,600.00
Lease Type	NNN
Lease Expiration	9/30/2028
Rental Increases	3.25% Annually
Occupancy	100.00%
Year Built	2022
Lot Size	0.63 Acres
Clear Height	18'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	2
Construction	Metal
Power	200a/480v 3p
Age/Condition Of Roofs	2022
Age/Condition Of HVAC	2022



PROPERTY

DETAILS

APOLLO ROOFING

21239 FARM TO MARKET 529 ROAD -
BUILDING 1, CYPRESS, TX 77433

Total Square Feet	6,000
Rental Rate	\$14.93
NOI	\$89,556.00
Lease Type	NNN
Lease Expiration	12/31/2027
Rental Increases	4% Annually
Occupancy	100.00%
Year Built	2019
Lot Size	0.38 Acres
Clear Height	20'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	2
Construction	Metal
Power	200a/480v 3p
HVAC Units	2
Age/Condition of HVAC	2019



PROPERTY

DETAILS

HELIX ROBOTICS SOLUTIONS

13470 FARM TO MARKET 529 ROAD,
CYPRESS, TX 77433

Total Square Feet	6,000
Rental Rate	\$14.93
NOI	\$89,556.00
Lease Type	NNN
Lease Expiration	7/31/2027
Rental Increases	N/A
Occupancy	100.00%
Year Built	2018
Lot Size	0.58 Acres
Clear Height	20'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	1
Construction	Metal
Power	3p
Age/Condition of Roofs	2018
HVAC Units	2
Age/Condition of HVAC	2018



PROPERTY

DETAILS

CRESCENT RUBBER | TECHCROSS

13486 FARM TO MARKET 529 ROAD,
CYPRESS, TX 77433

Total Square Feet	4,800
Rental Rate (Suite A)	\$15.60
Rental Rate (Suite B)	\$14.94
NOI	\$73,296.00
Lease Type	NNN
WALT	2.86 Years
Rental Increases	3% 3.5% Annually
Occupancy	100.00%
Year Built	2018
Lot Size	0.91 Acres
Clear Height	20'
Parking Surface	Concrete
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	2
Construction	Metal
Power	400a/480v 3p
Age/Condition of Roofs	2018
HVAC Units	2
Age/Condition of HVAC	2018



PROPERTY

DETAILS

FURION ENERGY

17547 ROBERTS ROAD, HOCKLEY, TX 77447

Total Square Feet	6,750
Rental Rate	\$15.60
NOI	\$105,300.00
Lease Type	NNN
Lease Expiration	1/31/2028
Rental Increases	N/A
Occupancy	100.00%
Year Built	2021
Lot Size	0.55 Acres
Clear Height	24'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	2
Construction	Metal
Power	200a/480v 3p
Age/Condition of Roofs	2021
Age/Condition of HVAC	2021



PROPERTY

DETAILS

UEMC, INC.

17559 ROBERTS ROAD, HOCKLEY, TX 77447

Total Square Feet	10,625
Rental Rate	\$15.21
NOI	\$161,604.25
Lease Type	NNN
Lease Expiration	6/30/2028
Rental Increases	3.94% Annually
Occupancy	100.00%
Year Built	2021
Lot Size	0.73 Acres
Clear Height	24'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	2
Construction	Metal
Power	200a/480v 3p
Age/Condition of Roofs	2021
Age/Condition of HVAC	2021



SECTION 2

FINANCIALS

OFFERING

HIGHLIGHTS

PORTFOLIO OFFERING HIGHLIGHTS	
TOTAL SQUARE FEET	41,675
RENTAL RATE	\$15.79
LEASE TYPE	Triple Net (NNN)
WALT	1.9 Years
RENTAL INCREASES	3% Annually
TENANCY	Single Tenant
OCCUPANCY	100.00%
SUBMARKET	Northwest Outliers
SUBMARKET VACANCY	5.10%

DEBT

QUOTE

DEAL OVERVIEW	
Property Name	NW Houston Freestanding Portfolio
Street Address	Multiple Locations
City, State	Houston, TX
Property Type	Industrial
Loan Type	Acquisition

	Balance Sheet - Floating	Balance Sheet - Fixed
Maximum LTV	67.5%	65.0%
Loan Term (Years)	5 Years	5 Years
Amortization (Years)	25 Years	25 Years
Interest Only (Months)	n/a	n/a
Rate Type	Floating	Fixed
Index	1M Term SOFR	5 Year SWAP
Index Pricing	3.67%	3.96%
Spread	2.50%	2.50%
Estimated Interest Rate	6.17%	6.46%
Recourse	Full Recourse	Full Recourse

RENT ROLL

Tenant Name	Suite	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	Renewal Options and Option Year Rental Information
Harvest Katy	19954 Franz Rd	7,500	18.0%	10/1/25	9/30/28	\$18.48	\$11,550	\$138,600	\$143,100	Dec-2027	3.25%	NNN	Personal Guarantee ROFR
Apollo Roofing	21239 FM 529 Rd Bldg I	6,000	14.4%	9/1/24	12/31/27	\$14.93	\$7,463	\$89,556	\$93,139	Jan-2028	4.00%	NNN	Personal Guarantee 36 mo Renewal Option @ Fixed Rate
Crescent Rubber	13486 FM 529 Rd Ste A	2,400	5.8%	4/1/26	7/31/29	\$15.60	\$3,120	\$37,440	\$38,563	May-2027	3.00%	NNN	Short-Term Personal Guarantee 36 mo Renewal Option @ Market Rent
Techcross USA	13486 FM 52 Rd Ste B	2,400	5.8%	3/1/24	2/28/29	\$14.94	\$2,988	\$35,856	\$37,056	Mar-2027	3.35%	NNN	-
Helix Robotics	13470 FM 529 Rd	6,000	14.4%	8/1/19	7/31/27	\$14.93	\$7,463	\$89,556	\$89,556	N/A	N/A	NNN	36 mo Renewal Option @ Market Rent
Furion Energy	17547 Roberts Rd	6,750	16.2%	11/14/22	1/31/28	\$15.60	\$8,775	\$105,300	\$105,300	N/A	N/A	NNN	Personal Guarantee 36 mo Renewal Option @ Fixed Rate
UEMC	17559 Roberts Rd	10,625	25.5%	7/1/23	6/30/28	\$15.21	\$13,467	\$161,604	\$167,979	Jul-2027	3.94%	NNN	Personal Guarantee
Total		41,675				\$15.79	\$54,826	\$657,912	\$674,693				
				Occupied Tenants: 7	Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$54,826		Occupied Current Rents: \$54,826		Unoccupied Current Rents: \$0					

OPERATING

STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	657,912	15.79	676,483	16.23
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	28,031	0.67	28,031	0.67
Insurance	47,509	1.14	47,509	1.14
Real estate Taxes	105,926	2.54	105,926	2.54
Total Reimbursement Income	\$181,466	100.0%	\$181,466	100.0%
Effective Gross Revenue	\$839,378	\$20.14	\$857,949	\$20.59

Operating Expenses	Current	Per SF	Pro Forma	Per SF
POA	28,031	0.67	28,031	0.67
Insurance	47,507	1.14	47,507	1.14
Real Estate Taxes	105,926	2.54	105,926	2.54
Total Expenses	\$181,464	\$4.35	\$181,464	\$4.35
Expenses as % of EGR	21.6%		21.2%	
Net Operating Income	\$657,914	\$15.79	\$676,486	\$16.23

CASH FLOW

	Forecast Current	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2030	Forecast 2031	Forecast 2032	Forecast 2033	Forecast 2034	Forecast 2035	Forecast 2036	Forecast 2037	Forecast Total
Rental Revenue													
Potential Base Rent	657,912	667,109	711,948	743,444	767,999	791,039	814,771	838,641	866,319	891,341	918,081	945,624	9,595,303
Absorption & Turnover Vacancy	0	-16,480	-91,326	-14,861	0	0	-19,105	-91,267	-32,271	0	0	-11,074	-279,783
Scheduled Base Rent	657,912	650,629	620,622	728,583	767,999	791,039	795,666	747,374	834,048	891,341	918,081	934,550	9,315,520
Total Rental Revenue	657,912	650,629	620,622	728,583	767,999	791,039	795,666	747,374	834,048	891,341	918,081	934,550	9,315,520
Other Tenant Revenue													
Expense Recoveries	181,466	179,382	161,354	183,774	188,833	190,721	188,532	172,554	190,149	198,465	200,450	200,301	2,233,656
Total Other Tenant Revenue	181,466	179,382	161,354	183,774	188,833	190,721	188,532	172,554	190,149	198,465	200,450	200,301	2,233,656
Total Tenant Revenue	839,378	830,011	781,976	912,356	956,832	981,760	984,198	919,927	1,024,198	1,089,806	1,118,531	1,134,851	11,549,176
Potential Gross Revenue	839,378	830,011	781,976	912,356	956,832	981,760	984,198	919,927	1,024,198	1,089,806	1,118,531	1,134,851	11,549,176
Effective Gross Revenue	839,378	830,011	781,976	912,356	956,832	981,760	984,198	919,927	1,024,198	1,089,806	1,118,531	1,134,851	11,549,176
Operating Expenses													
Cypress Tax	22,607	22,833	23,061	23,292	23,525	23,760	23,998	24,238	24,480	24,725	24,972	25,222	286,713
Harris County Tax	49,313	49,806	50,304	50,807	51,315	51,829	52,347	52,870	53,399	53,933	54,472	55,017	625,415
Insurance	47,507	47,982	48,462	48,946	49,436	49,930	50,430	50,934	51,443	51,958	52,477	53,002	602,507
MUD	12,437	12,562	12,687	12,814	12,942	13,072	13,202	13,334	13,468	13,602	13,739	13,876	157,736
POA	28,031	28,311	28,595	28,880	29,169	29,461	29,756	30,053	30,354	30,657	30,964	31,273	355,505
Waller Tax	21,569	21,785	22,002	22,222	22,445	22,669	22,896	23,125	23,356	23,590	23,825	24,064	273,547
Total Operating Expenses	181,464	183,279	185,112	186,963	188,833	190,721	192,628	194,554	196,500	198,465	200,450	202,454	2,301,422
Net Operating Income	657,914	646,732	596,864	725,394	767,999	791,039	791,570	725,373	827,698	891,341	918,081	932,397	9,247,753
Leasing Costs													
Tenant Improvements	0	21,000	108,063	16,800	0	0	21,000	81,813	43,050	0	0	0	291,725
Leasing Commissions	0	7,875	43,638	7,101	0	0	9,129	36,631	22,608	0	0	0	126,980
Total Leasing Costs	0	28,875	151,700	23,901	0	0	30,129	118,443	65,658	0	0	0	418,705
Total Leasing & Capital Costs	0	28,875	151,700	23,901	0	0	30,129	118,443	65,658	0	0	0	418,705
Cash Flow Before Debt Service	657,914	617,857	445,164	701,493	767,999	791,039	761,441	606,930	762,040	891,341	918,081	932,397	8,829,048
Cash Flow After Debt Service	657,914	617,857	445,164	701,493	767,999	791,039	761,441	606,930	762,040	891,341	918,081	932,397	8,829,048

SECTION 3

PHOTOGRAPHY





21239 FARM TO MARKET 529 ROAD - BUILDING 1





17547-17559 ROBERTS ROAD



An aerial photograph of an industrial park. In the foreground, a large, light-grey metal building with a gabled roof and several skylights is visible. To its left is a parking lot with several cars and a dark pickup truck. Behind this building is another similar building, and further back is a long, low industrial building with many open bays. The ground is paved, and there are some trees and shrubs scattered throughout the area.

SECTION 4

TENANTS OVERVIEW

TENANT SUMMARY

HARVEST KATY CHURCH

"Build the Kingdom of God by being the hands and feet of Jesus in our community."



Harvest Katy Church was established to H.E.L.P. people — Heal, Encourage, and Love People — through authentic relationships and spirit-led service. The church is committed to restoring marriages, strengthening families, empowering the next generation to boldly chase after God, and helping people to fulfill their divine purpose.



WEBSITE

www.harvestkaty.com

APOLLO ROOFING

Elevate homes with stellar roofing and home improvement solutions that stand the test of time.



Apollo Roofing is an award-winning full-service roofing company that offers residential and commercial roof repairs and installations, fencing, painting, insulation, and patio designs and buildouts. In addition to free inspections and help with insurance claims, the company provides financing to help customers repair, protect, and enhance their homes.



FOUNDED
2023



WEBSITE

www.apolloroofing.co



TENANT SUMMARY

CRESCENT RUBBER

**We are redefining industrial rubber production.
Agile engineering and rapid scaling for the
world's most demanding heavy industries.**



Crescent Rubber specializes in mission-critical rubber molding for extreme environments. The company provides direct engineer-to-engineer manufacturing support for the oil & gas, aerospace, and heavy equipment industries.



WEBSITE

www.crescentrubber.com



**Contribute to humanity and environment through
convergence of technology and human.**

Techcross is the top manufacturer of Ballast Water Management Systems (BWMS). In 2006, Techcross developed the first BWMS technology that prevents commercial maritime vessels from spreading invasive aquatic species across the world's oceans. Through the use of electrolysis (electro-chlorination), the BWMS system by Techcross treats the water that ships pump in to stabilize the vessel when not fully loaded, allowing ships to safely release the water in another part of the world without risk of cross-contamination.



HEADQUARTERS

Busan, South Korea



LOCATIONS

19



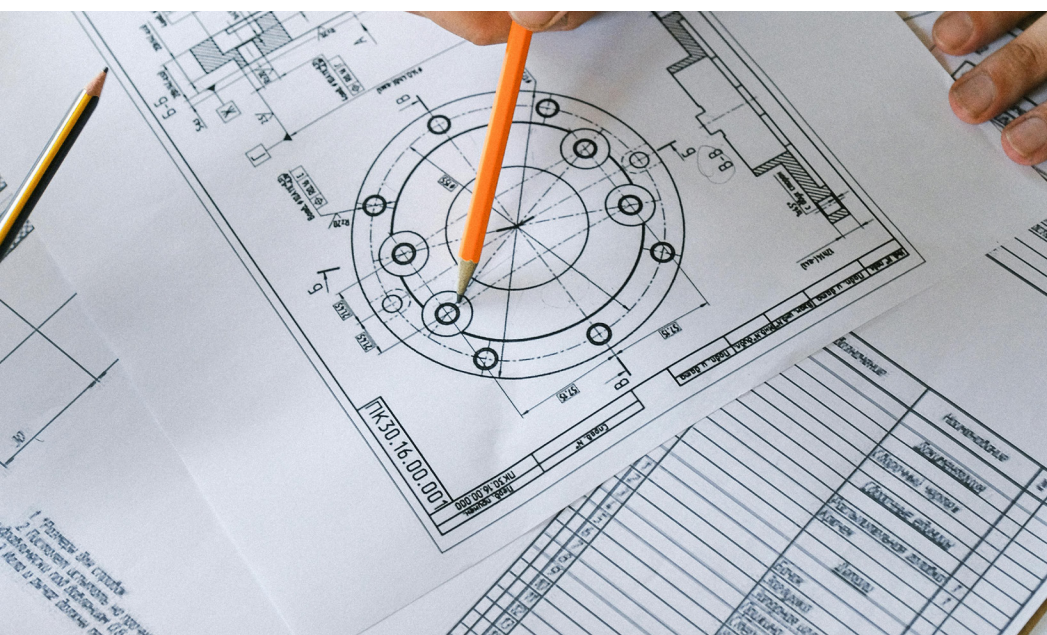
DATE FOUNDED

2000



WEBSITE

www.techcross.com



TENANT SUMMARY



Helix Robotics Solutions is a subsidiary of the publicly traded Helix Energy Solutions Group, Inc. (NYSE: HLX). Helix Energy Solutions is an international offshore energy services company that provides specialty services to the offshore energy industry, with a focus on well intervention, robotics, and full-field decommissioning operations. In addition to its headquarters in Houston, Texas, Helix Energy Solutions maintains operations in Singapore, Australia, Brazil, the United Kingdom, and Luxembourg.



HEADQUARTERS
Houston, Texas



OF EMPLOYEES
2,212



FOUNDED
1980



WEBSITE
www.helixesg.com



FURION ENERGY

Furion Energy is a U.S. veteran-owned and operated solutions provider for the oil and gas industry, providing products and services for well completions, stimulation, and intervention space. Our Geoscience division will provide world-class geo-mechanical testing and related support for major markets including oil & gas, CCUS, Geothermal, and more. Our team consists of industry recognized leaders in rock mechanics and geoscience systems engineering. Our flexible business model allows us to provide a level of service and dedicated support unmatched by our competitors.



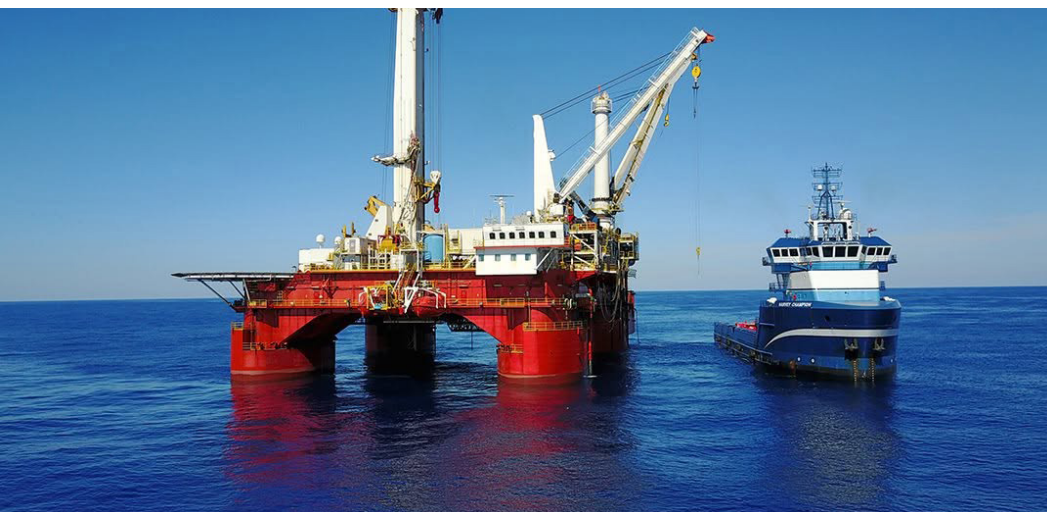
HEADQUARTERS
Hockley, Texas



DATE FOUNDED
2022



WEBSITE
www.furionenergy.com



TENANT SUMMARY



UEMC, Inc. specializes in the research, development, and production of electromagnetic compatibility (EMC) and information safeguard products. The company manufactures high-quality shielding filters that provide protection against electromagnetic fields, preventing interference or surge voltages from penetrating or escaping from a shielded room.



DATE FOUNDED
2021



WEBSITE
www.uemcinc.com



SECTION 5

MARKET OVERVIEW



MARKET OVERVIEW

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



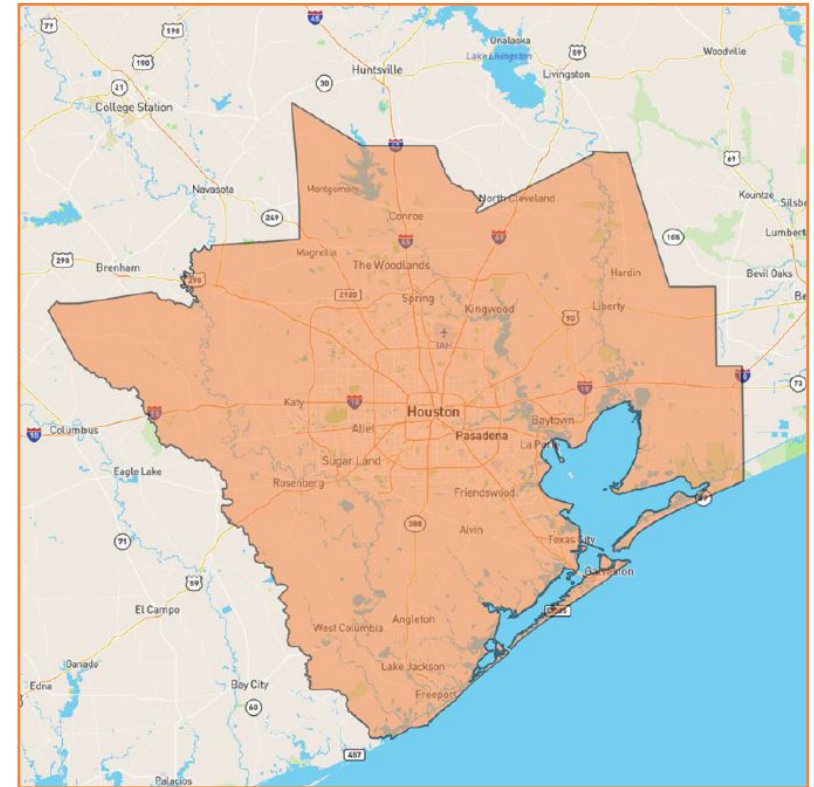
HIGHER
EDUCATION



LOW COST OF LIVING,
DOING BUSINESS

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

MARKET

OVERVIEW

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

GROWTH 2025-2029*
6.0%

HOUSEHOLDS

2.7M

GROWTH 2025-2029*
6.3%

MEDIAN AGE

36

U.S. MEDIAN
39.0

MEDIAN HOUSEHOLD
INCOME

\$89,100

U.S. MEDIAN
\$76,100

QUALITY OF LIFE

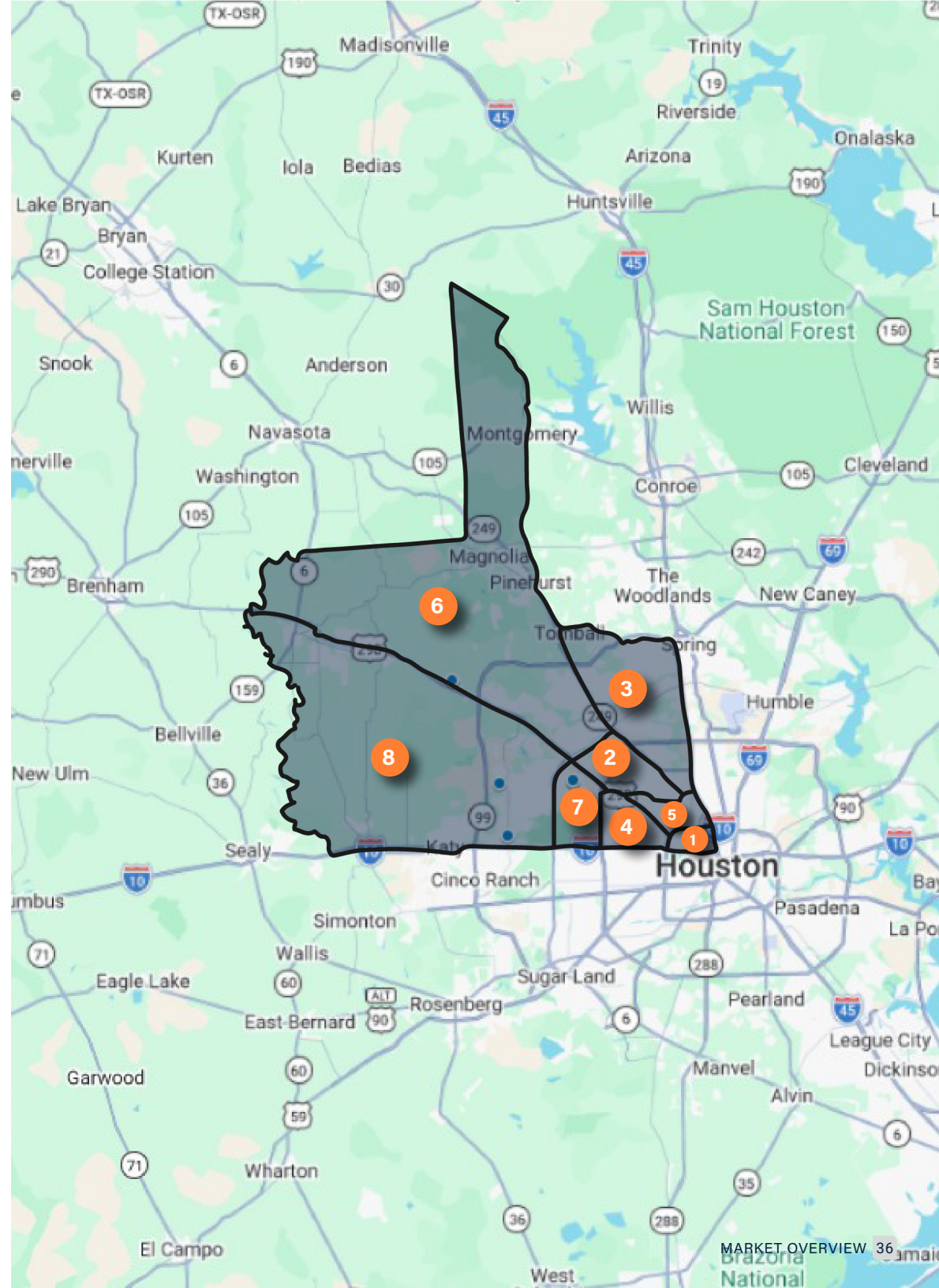
Houston's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas are within a short drive of Houston's city limits, as are more than 500 local parks and open spaces, various cultural venues, and museums. Johnson Space Center 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.



MARKET OVERVIEW

NORTHWEST HOUSTON INDUSTRIAL SUBMARKETS

1. CBD-NW Inner Loop
2. Hwy 290/Tomball Pky
3. North Fwy/Tomball Pky
4. Northwest Inner Loop
5. Northwest Near
6. Northwest Hwy 6 Submarket
 - a. 17559 Roberts Rd, Hockley, TX
 - b. 17547 Roberts Rd, Hockley, TX
7. West Outer Loop Submarket
 - a. 13470 FM 529 Rd, Cypress, TX
 - b. 21239 FM 529 Rd Bldg 1, Cypress, TX
 - c. 13486 FM 529 Rd, Houston, TX
8. Northwest Outliers Submarket
 - a. 19954 Franz Rd, Katy, TX

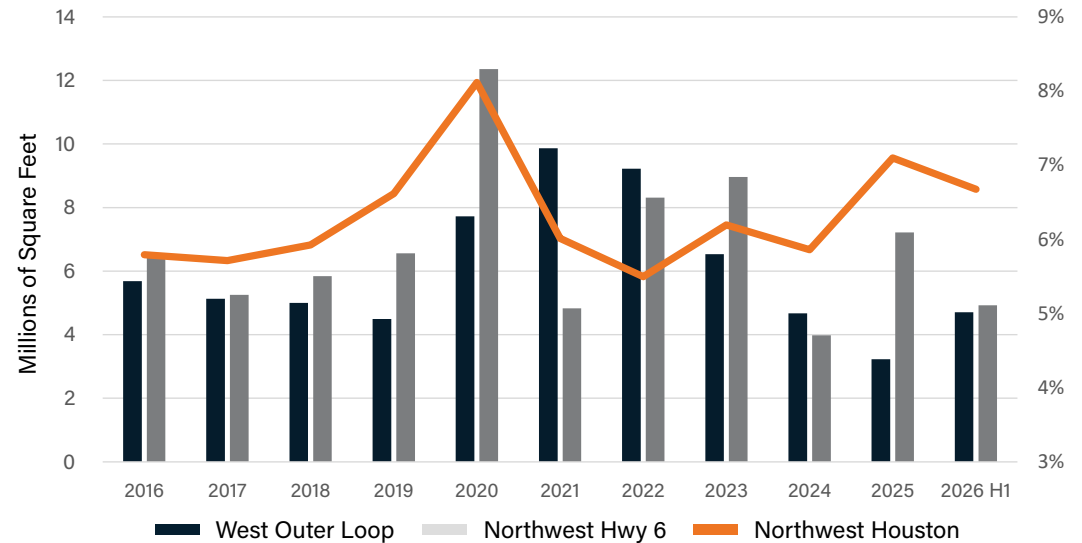


MARKET OVERVIEW

In total, the eight industrial submarkets that make up Northwest Houston have an inventory of 293.1 million square feet. At **6.7 percent**, the industrial vacancy rate in Northwest Houston at the midway point of 2026 is slightly below the Houston market average of 7.3 percent and comfortably below the national average of 7.8 percent (national based on top 50 metros, classes A, B, & C, and minimum 10,000 square feet). Northwest Houston's outperformance is largely due to the recent rebound in industrial demand. Unlike most submarket areas in the U.S. trending toward decade lows, demand in Northwest Houston has already surpassed its annual totals of the last two years in the first six months of 2026, with 4.7 million square feet of net absorption.

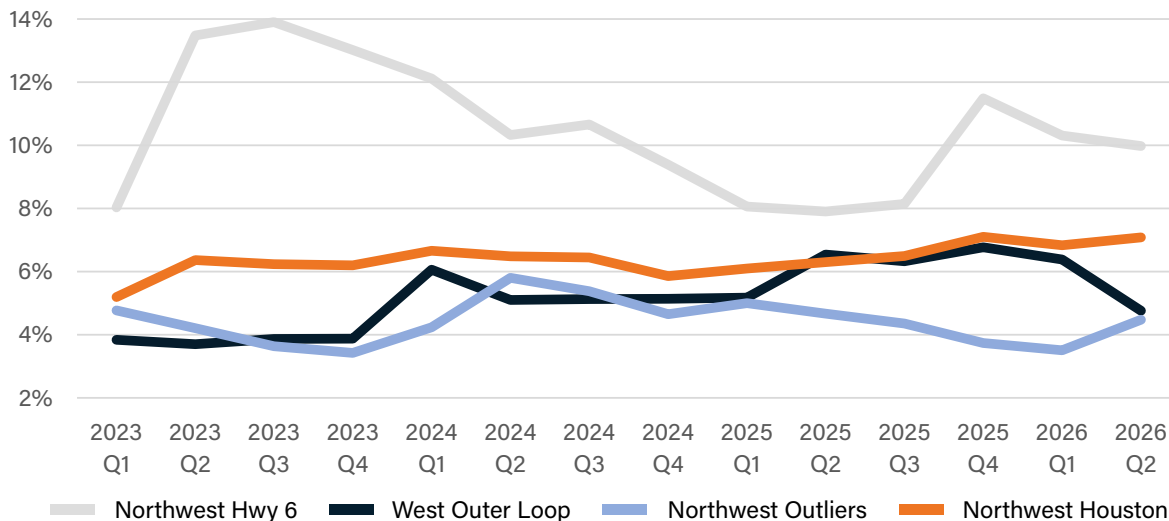
Source: CoStar

NW HOUSTON - MARKET FUNDAMENTALS



Source: CoStar

NW HOUSTON SUBMARKETS VACANCY RATE COMPARISON



The subject portfolio is spread across three industrial submarkets in the Northwest Houston area: Northwest Outliers, West Outer Loop, and Northwest Highway 6. With 48.1 million square feet, **Northwest Outliers is the fastest-growing industrial submarket among the eight submarkets in Northwest Houston, doubling in size over the last decade.** Although demand took a breather in the first half of 2026, Northwest Outliers also boasts the lowest vacancy rate in Northwest Houston at 4.5 percent in Q2.

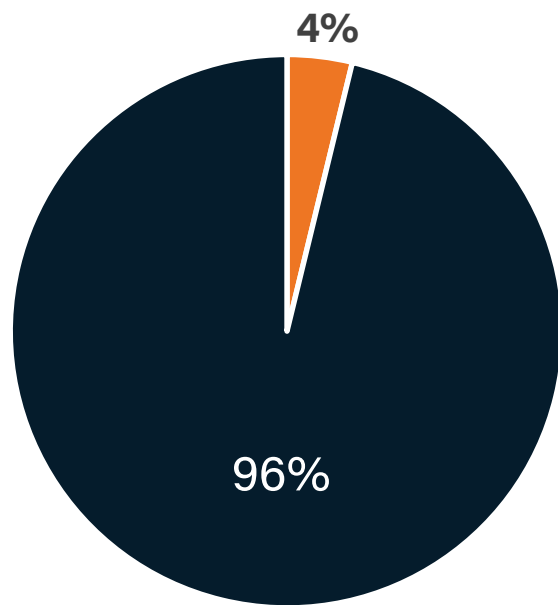
MARKET

OVERVIEW

West Outer Loop maintains an industrial inventory of 35.6 million square feet. **With a vacancy rate of just 4.8 percent in Q2 2026, availability in West Outer Loop sits 250 basis points lower than the Houston market average.** The low vacancy rate was driven by the 537,000-square-foot lease by Sanmina during Q2. At 579,000 square feet, total net absorption in Q2 represents the strongest level of demand since Q1 2008.

Northwest Highway 6 is a mid-sized submarket, containing 28.8 million square feet of industrial space. Despite having the highest vacancy rate among the three submarkets at 10.0 percent in Q2 2026, availability in Northwest Highway 6 has fallen by 150 basis points since the start of the year. **The 2.8 million square feet of net absorption in H1 marked the strongest level of industrial demand for half a year since H2 2016.** The first half was highlighted by the delivery and occupancy of the 1.3 million-square-foot Grainger Distribution Center in June.

HOUSTON INDUSTRIAL PIPELINE



Q3 2026

Under 10K SF 10K SF+

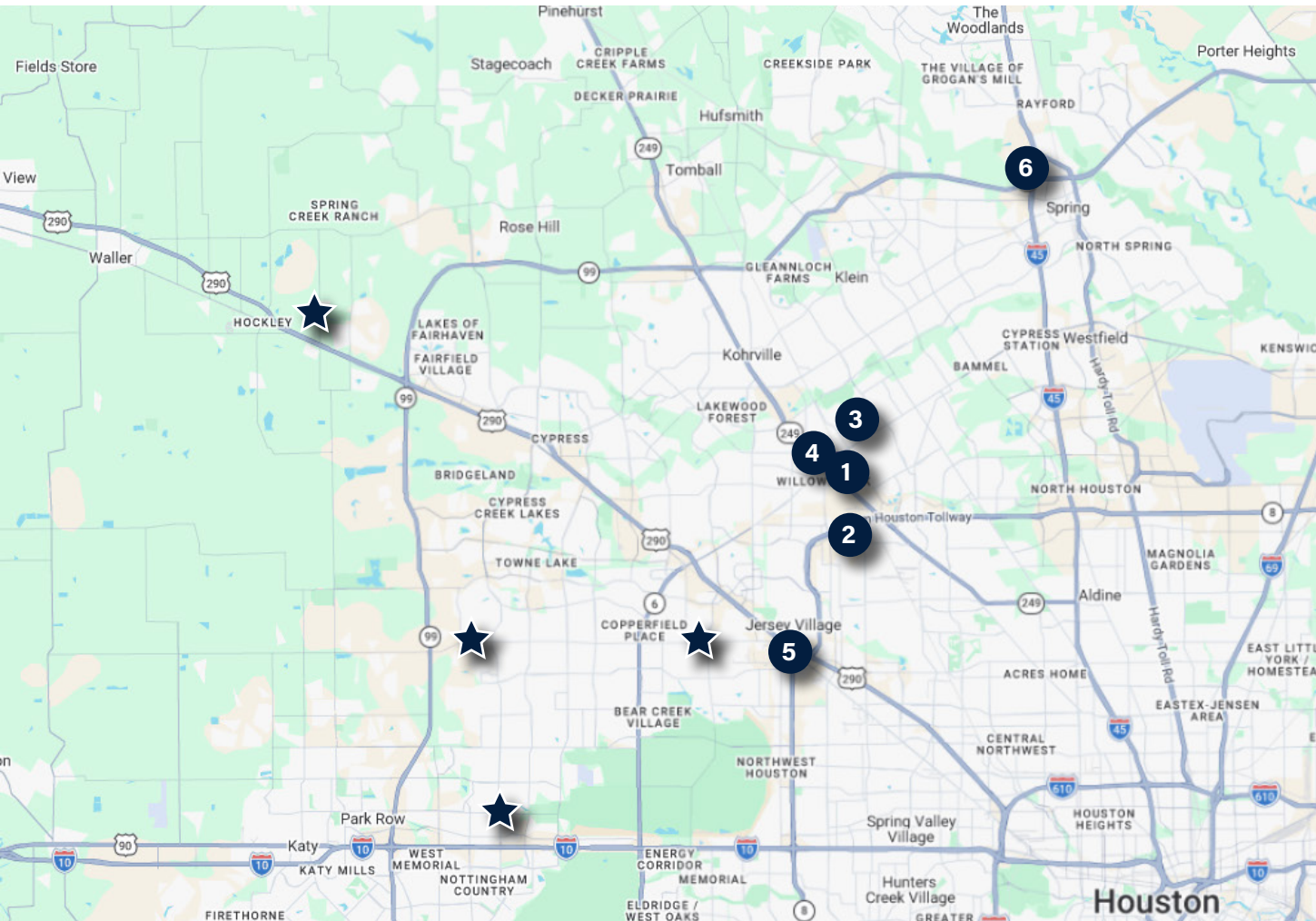
Source: CoStar

SMALL-BAY SUPPLY

In addition to strong submarket fundamentals, the subject portfolio also benefits from the lack of supply of comparable small-bay industrial properties (the average building size in the subject portfolio is 6,946 square feet). Going into the second half of 2026, 28.4 million square feet of industrial space was under construction in the Houston market. **Of the total, only 4 percent of the industrial pipeline was concentrated in properties under 10,000 square feet.** Unlike the national trend that began in 2023, net absorption for industrial properties under 10,000 square feet has remained in positive territory in Houston, providing support for local small-bay properties.

CITY AMENITIES & MAJOR EMPLOYERS

- | | |
|---|---|
| <p>1 Willowbrook Mall</p> <p>2000 Willowbrook Mall, Houston, TX 77070</p> | <p>4 Houston Methodist Willowbrook Hospital</p> <p>18220 TX-249, Houston, TX 77070</p> |
| <p>2 Sam Houston Race Park</p> <p>7575 North Sam Houston Pkwy W, Houston, TX 77064</p> | <p>5 Baker Hughes</p> <p>7105 Business Park Dr, Houston, TX 77041</p> |
| <p>3 Champions Golf Club</p> <p>13722 Champion Dr, Houston, TX 77069</p> | <p>6 Southwestern Energy</p> <p>10000 Energy Dr, Spring, TX 77389</p> |



IMPRESSIVE FUNDAMENTALS

ONLY
4%
OF PIPELINE
UNDER 10K SF

WEST OUTER LOOP:
4.8%
VACANCY RATE

INDUSTRIAL
MARKET

**NORTHWEST
OUTLIERS:**
FASTEST-GROWING
SUBMARKET

8
NW HOUSTON
SUBMARKETS
WITH COMBINED
6.7%
VACANCY RATE

**NORTHWEST
HIGHWAY 6:**
DEMAND AT
10-YEAR HIGH

GENERATES
7.0%
CAP RATE ON
\$15.79/SF
AVERAGE RENT

DIVERSIFIED INDUSTRIES
OFFERING RECESSION
PROTECTION:

- ROOFING
- RUBBER MANUFACTURING
- OIL & GAS
- RELIGIOUS INSTITUTION
- WATER MANAGEMENT
- TECHNOLOGY

**PORT OF
HOUSTON**
LEADING
EXPORT MARKET

5TH LARGEST
METRO WITH
7.7M
RESIDENTS

**OIL & GAS
CAPITAL OF U.S.**
26 FORTUNE 500
HEADQUARTERS

ABOVE AVERAGE
HOUSEHOLD INCOME
& BELOW AVERAGE
COST OF LIVING

TENANTS

HOUSTON
ECONOMY

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Population	9,553	118,815	287,341
2025 Estimate			
Total Population	9,428	116,380	281,608
2020 Census			
Total Population	10,028	115,458	279,601
2010 Census			
Total Population	10,494	110,589	264,224
Daytime Population			
2024 Estimate	11,316	118,806	307,471

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Households	3,148	45,724	104,246
2025 Estimate			
Total Households	3,099	44,665	101,825
Average (Mean) Household Size	2.9	2.7	2.8
2020 Census			
Total Households	3,006	42,629	97,178
2010 Census			
Total Households	3,107	40,215	90,293

Source: MNET

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2025 Estimate			
\$200,000 or More	10.2%	11.1%	10.7%
\$150,000 - \$199,000	6.0%	9.3%	9.6%
\$100,000 - \$149,000	16.9%	18.6%	20.2%
\$75,000 - \$99,999	12.8%	14.1%	15.0%
\$50,000 - \$74,999	26.7%	19.0%	17.6%
\$35,000 - \$49,999	12.8%	10.9%	10.9%
\$25,000 - \$34,999	6.6%	6.5%	5.8%
\$15,000 - \$24,999	4.5%	5.0%	4.9%
Under \$15,000	3.5%	5.5%	5.3%
Average Household Income	\$99,882	\$109,687	\$109,193
Median Household Income	\$79,330	\$92,691	\$91,406
Per Capita Income	\$36,046	\$41,177	\$39,296

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2025 Estimate Total Population	9,428	116,380	281,608
Under 20	27.2%	26.5%	27.4%
20 to 34 Years	20.8%	22.3%	20.6%
35 to 39 Years	6.3%	7.1%	7.0%
40 to 49 Years	14.2%	13.4%	13.8%
50 to 64 Years	19.7%	18.6%	18.8%
Age 65+	11.8%	12.1%	12.4%
Median Age	36.0	36.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,154	77,377	185,225
Elementary (0-8)	7.5%	6.1%	7.6%
Some High School (9-11)	8.4%	5.4%	6.8%
High School Graduate (12)	26.1%	21.4%	21.8%
20.9	20.9%	21.7%	21.6%
Associate Degree Only	8.2%	8.4%	8.7%
Bachelors Degree Only	20.2%	25.5%	23.6%
Graduate Degree	8.7%	11.4%	10.0%
Travel Time to Work			
Average Travel Time in Minutes	31.0	33.0	34.0



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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

Marcus & Millichap

TAG INDUSTRIAL GROUP

NW HOUSTON FREESTANDING PORTFOLIO

OFFERING MEMORANDUM

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Marcus & Millichap

TAG INDUSTRIAL GROUP