

Vacant Land

14050 Old Galveston RD, Houston, TX 77598

Land Opportunity
Offering Memorandum

Recently Reduced Price | Shovel Ready Land Off Of Hwy 3



MATTHEWS™

Exclusively Listed By



Harrison Balmer

Analyst

(346) 547-5290

harrison.balmer@matthews.com

License No. 839997 (TX)



Doc Perrier

FVP & Director

(832) 752-1608

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham

Broker of Record | Lic. No. 9005919 (TX)

MATTHEWS™





Table of Contents

01 Property Overview

02 Tenant Overview

03 Market Overview

Property Overview

Shovel Ready Land

14050 Old Galveston Rd, Houston, TX 77598



Investment Highlights

Property Highlights

- ±6.78 Acres of shovel ready land
- Off-site regional detention provided, reducing on-site development costs
- Suitable for light industrial, manufacturing, flex, retail, or storage uses
- Direct access to Highway 3 with a traffic count of 10,616 vehicles per day
- Adjacent to Ellington Field with strong regional connectivity
- ±1.3 miles (3 minutes) to Interstate 45, offering efficient access to major Houston corridors
- Monument signage rights available for enhanced visibility
- All utilities in place, supporting immediate development

Contact broker for additional information





FedEx
Ship Center

✈ Ellington Field Airport
±2.5 Miles Away

ExtraSpace
Storage

Reunion Court
of Clear Lake

CLEAR LAKE CITY
DENTISTRY

Texas Children's
Hospital
Specialty Care

CVS
pharmacy

Exxon

SPACE CITY
ORTHODONTICS



SONIC

MACAULAY
CONTROLS COMPANY
a UFT Company

Starbucks
Webster Pharmacy

AMOCO
FEDERAL CREDIT UNION
"A Member Owned Cooperative Organization"

TEXACO

Clear Lake Foot & Ankle Specialist
Taren L. Cardona, DPM

CLEAR LAKE
dermatology

SAVANNAH
CAFE & BAKERY

all-star
REVOLUTION

O'Reilly
AUTO PARTS

Galveston Rd ± 20,600 VPD

SOUTH ATLANTIC AND
GULF COAST DISTRICT

Subject Property

Coastal
Distribution Group

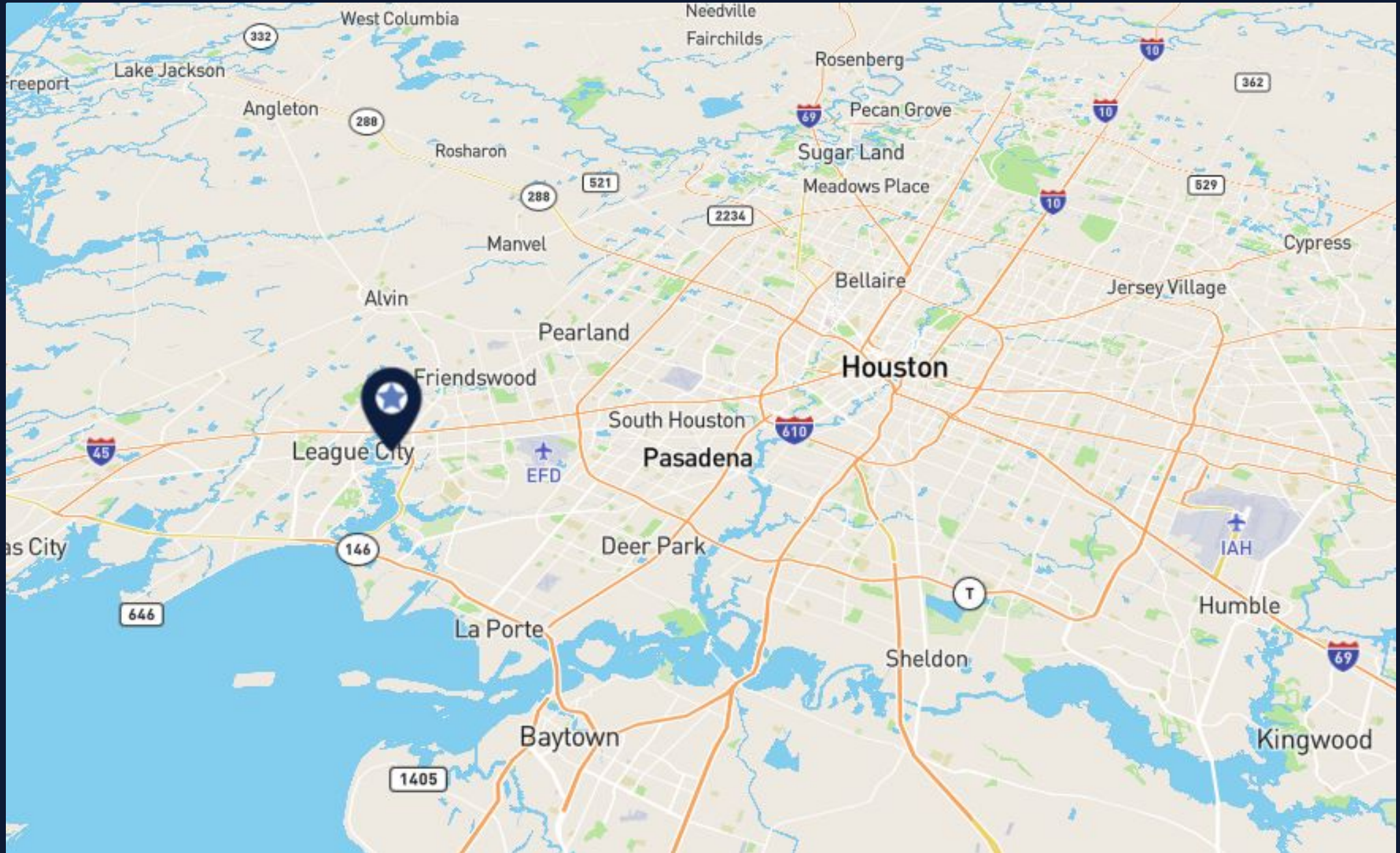
Property Photos



Market Overview

Vacant Land

14050 Old Galveston Rd, Houston, TX 77598



Houston, TX

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31m People

2.25x Larger Than Tampa, FL

Averaging 250 / Day, 1 Person / 5 Minutes

3x Larger Than Austin, TX

3.5x Larger Than Nashville, TN

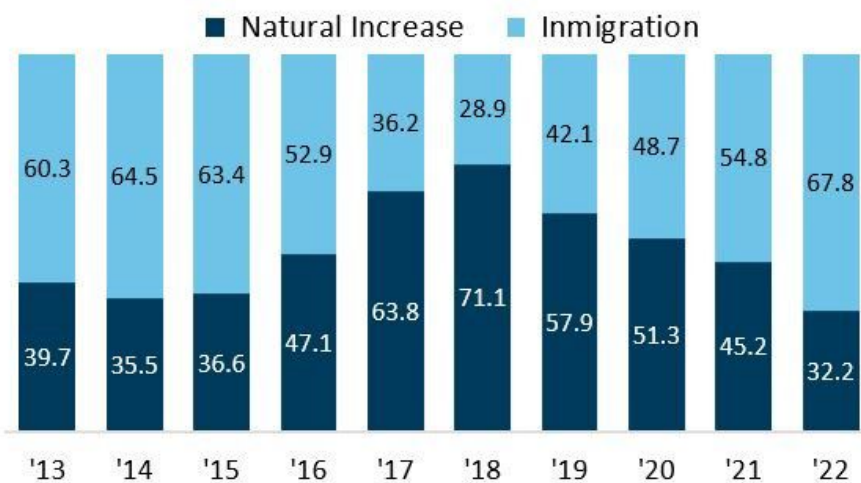
9x Larger Than Boise, ID

GDP is the 23rd Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,587	75,654	208,991
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,292	32,134	83,065
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$108,207	\$110,672	\$129,090

Houston Economy

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

**#3 In Best Places To Live In Texas
- U.S. News And World Report 2022-2023**



Major Employers

Employees

Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

MATTHEWS™

Exclusively Listed By



Harrison Balmer

Analyst

(346) 547-5290

harrison.balmer@matthews.com

License No. 839997 (TX)



Doc Perrier

FVP & Director

(832) 752-1608

doc.perrier@matthews.com

License No. 703159 (TX)

Patrick Graham | Broker of Record | Lic. No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 14050 OLD GALVESTON RD, Houston, TX 77598 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.