

# 8525 W MONROE RD

HOUSTON, TX 77061

Industrial  
Investment Opportunity

Offering Memorandum



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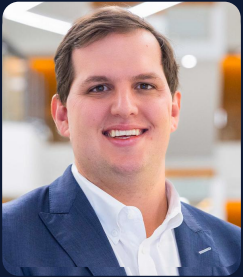
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# PROPERTY OVERVIEW

8525 W Monroe Rd,  
Houston, TX 77061



# PROPERTY PHOTOS



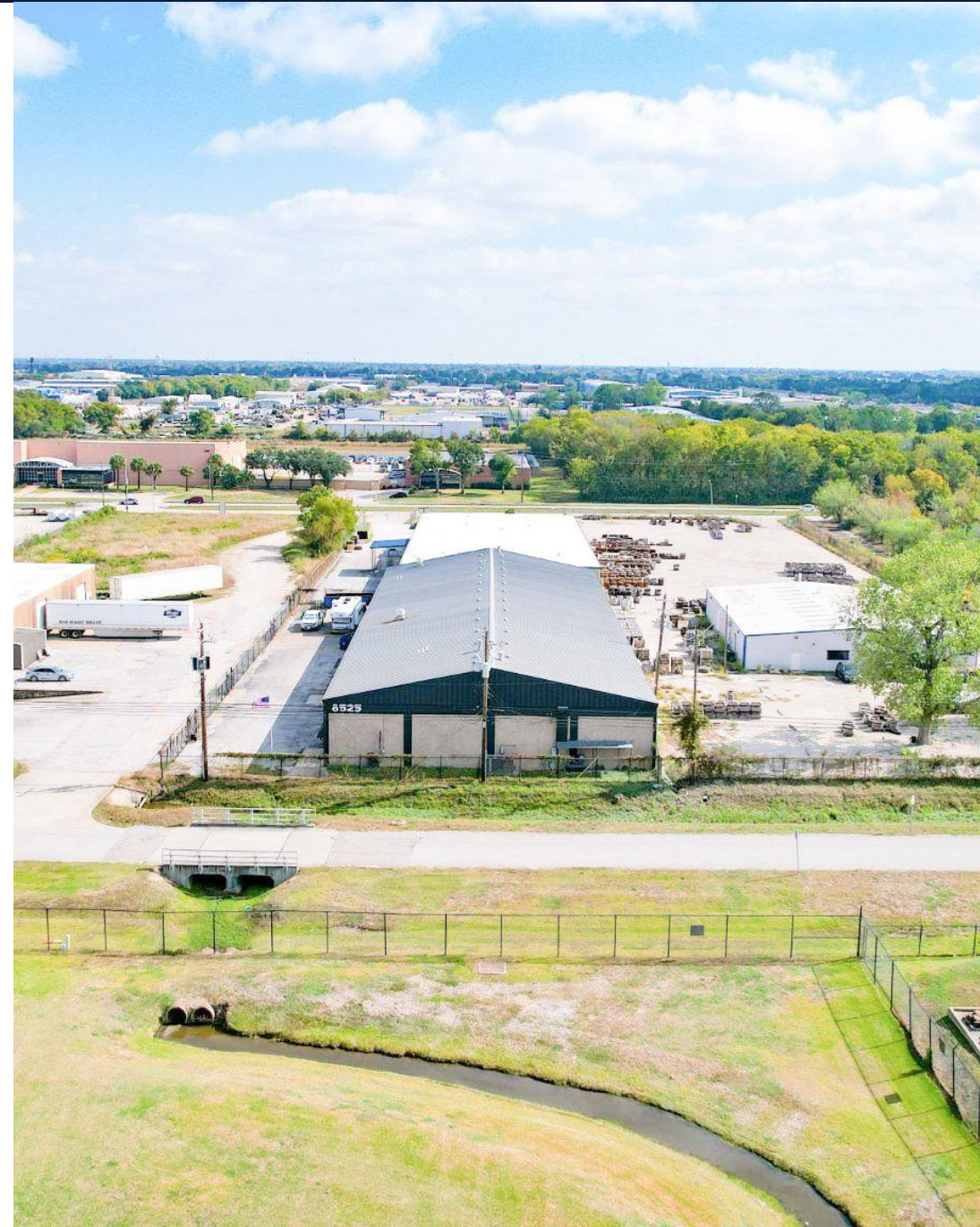
# INTERIOR PHOTOS



# INVESTMENT HIGHLIGHTS

## Property Highlights

- ±19,320 SF with ±3,600 SF office
- ±.84 acres
- 18' clear
- 1,200 amps, 3P 480v
- Fully climate controlled
- 4 grade level doors (12'x14')
- Four jib cranes
- Fully fenced
- Tilt wall construction
- ±1.5 miles to I-45



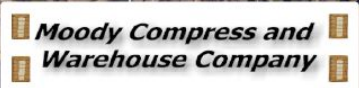




William P. Hobby Airport



+33,140 VPD



35



Google Earth

# MARKET OVERVIEW

8525 W Monroe Rd,  
Houston, TX 77061



# HOUSTON, TX

Houston, Texas is the fourth-largest city in the United States and a key industrial center in the Southeast. It serves as a primary base for the energy, manufacturing, and aerospace sectors. The city is home to numerous oil and gas corporations, engineering firms, and industrial service providers that support global operations in exploration, refining, and petrochemicals.

NASA's Johnson Space Center anchors Houston's aerospace industry, providing research and training facilities central to U.S. space operations. Beyond energy and aerospace, the city supports strong logistics and shipping industries, with the Port of Houston ranking among the nation's busiest in foreign tonnage and petrochemical exports.

Houston's infrastructure includes extensive rail, highway, and pipeline networks that connect industrial sites throughout the Gulf Coast. Its workforce is supported by major universities and technical institutions supplying engineering, science, and skilled trade professionals. With ongoing investment in energy technology and manufacturing capacity, Houston remains a strategic hub for U.S. industrial development.

## #1 Relocation Destination In US

- Houston Chronicle (2024)

## #2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

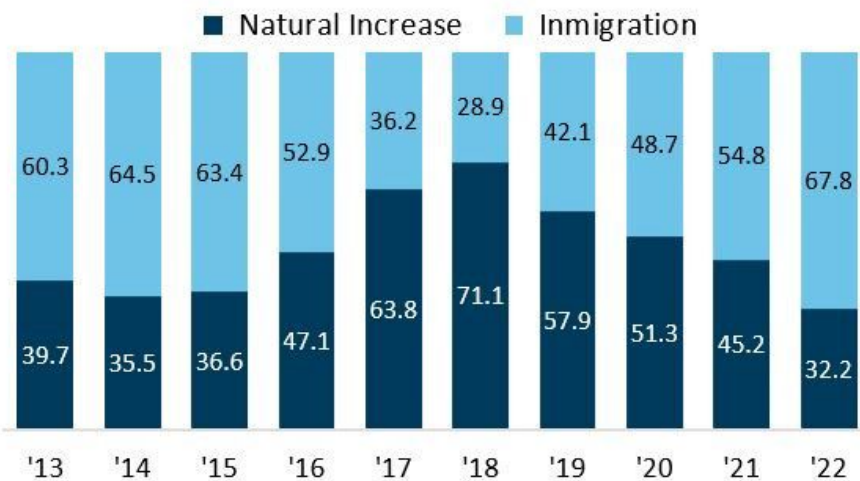
## 5th Largest MSA Currently

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

## 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	3-Mile	5-Mile	10-Mile
Current Year Estimate	114,318	318,505	1,027,405
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	37,008	103,401	365,580
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$65,279	\$66,357	\$82,672

# 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.

**#8 In Best Places To Live In Texas**  
**-U.S. News And World Report 2024-2025**



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

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8525 W Monroe Rd, Houston, TX, 77061 (“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.

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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.