

7815 IOWA COLONY BOULEVARD

Iowa Colony, TX 77583

Industrial
Investment Opportunity

Offering Memorandum

GLA: $\pm 13,489$ SF | Lot Size: ± 4.92 AC



MATTHEWS™

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Doc Perrier

FVP & Director

(346) 223-5954

doc.perrier@matthews.com

License No. 703159 (TX)



Harrison Balmer

Analyst

(346) 547-5290

harrison.balmer@matthews.com

License No. 839997 (TX)

Patrick Graham

Broker of Record

Broker Lic No. 528005 (TX)

Firm Lic No. 9005919 (TX)

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INTERIOR PHOTOS



INVESTMENT HIGHLIGHTS

Investment Highlights

- $\pm 13,489$ SF on ± 4.92 AC
- Stabilized Yard
- 5-Ton Crane Served
- Room for expansion, IOS
- Leased to Thermal Energy Solutions until 4/30/35
- NOI \$210,432 w/ 4% Annual Increases

Contact Broker
For Pricing





amazon
Fulfillment Center

 **William P Hobby Airport**
±21 Miles Away

 **NSA**
STORAGE

 **Stericycle**
We protect what matters.
ECOLAB

Wisco Moran
Drilling Company

ExtraSpace
Storage

 **O'Day Drilling**
Company Inc.
ESTABLISHED IN 1912

 **6E**
CONSTRUCTION

 **Houston Southwest**
Airport
±4.5 Miles Away

±26,000 VPD

 **ALS**

 **CEMEX**

 **H-E-B**
 **LOWE'S**

 **Lhoist**
 **Martin**
Marietta

Subject
Property

FRONT LINE
POWER CONSTRUCTION
ARCOSA
tomax

 **ALLIED**
CONCRETE

 **KLX**
Energy Services
 **SUNBELT**
RENTALS
 **EMPIRE**
WIRELINE, LLC
 **GEARFORCE**
MACHINE

Google Earth

TENANT SUMMARY



Tenant Overview

Thermal Energy Solutions is a Texas-based HVAC and refrigeration contracting company specializing in comprehensive heating, cooling, and refrigeration services for residential, commercial, and industrial clients. With decades of hands-on experience in the industry, the company offers repair, installation, maintenance, and emergency service across the Houston region and surrounding areas. Thermal Energy Solutions focuses on delivering reliable solutions using high-quality parts and equipment and emphasizes customer satisfaction and service integrity.

Why Invest in Thermal Energy Solutions?

- **Established, Experience-Driven Operator in a Stable Market** - With more than 40 years of industry experience, Thermal Energy Solutions operates as a seasoned HVAC and refrigeration contractor serving the Greater Houston region. The company's longevity in a highly technical trade reflects operational expertise, licensing compliance, and sustained customer relationships within one of the fastest-growing metropolitan areas in Texas.
- **Essential, Non-Discretionary Service Industry Exposure** - HVAC and refrigeration services represent a necessity-based industry. Climate control in Texas is critical for residential comfort, commercial operations, healthcare, food service, and industrial environments. Demand is driven by ongoing equipment maintenance cycles, system replacements, emergency repairs, and regulatory requirements—creating durable, year-round service needs independent of broader economic cycles.
- **Diversified Customer Base Across Multiple End Markets** - Thermal Energy Solutions serves residential, commercial, and industrial clients. This diversified service mix reduces reliance on any single customer segment and provides exposure to both recurring maintenance revenue and higher-margin system installations or retrofits.
- **Recurring Revenue Through Maintenance and Service Contracts** - Beyond installation projects, the company generates recurring revenue from preventative maintenance programs, repair services, and emergency service calls. HVAC systems require regular servicing and eventual replacement, supporting repeat customer engagement and long-term client retention.
- **Licensed, Skilled Trade with Barriers to Entry** - Operating under an active Texas Air Conditioning and Refrigeration Contractor license (TACLA110875C), the company participates in a regulated trade requiring technical certification and compliance with state standards. Skilled labor requirements and licensing barriers limit new competition and protect established operators.

ROSHARON, TX

Houston, TX MSA

Local Market Overview

Rosharon, TX is a rapidly growing community located in Brazoria County, just south of Houston along the Highway 288 corridor. Its strategic location provides convenient access to Downtown Houston, the Texas Medical Center, and major employment hubs, making it increasingly attractive to commuters seeking more space and affordability outside the urban core. Continued infrastructure improvements along SH 288 have further enhanced accessibility and supported residential growth.

Economic drivers in the region include proximity to Houston's diverse employment base—energy, healthcare, aerospace, logistics, and port-related industries—along with nearby industrial and distribution facilities expanding along major transportation corridors. As development continues and amenities expand, Rosharon is positioned for sustained long-term growth while maintaining its quieter, community-oriented atmosphere.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,379	33,565	64,459
Current Year Estimate	4,594	24,063	47,137
2020 Census	2,073	11,953	26,140
Growth Current Year-Five-Year	38.84%	39.49%	36.75%
Growth 2020-Current Year	121.62%	101.32%	80.32%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,128	10,482	20,813
Current Year Estimate	1,471	7,269	14,764
2020 Census	691	3,783	8,148
Growth Current Year-Five-Year	44.67%	44.21%	40.97%
Growth 2020-Current Year	112.98%	92.16%	81.19%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$169,335	\$147,647	\$131,914

HOUSTON, TX MSA

#3 In Best Places To Live In Texas

- U.S. News And World Report 2022-2023

#1 *Most Diverse City in America*

WalletHub, Most Diverse Cities in the U.S., 2023-2024

#9 Best Places to Live in the U.S.

- U.S. News & World Report, Best Places to Live, 2022-2023

Top Food City in America

- Food & Wine Magazine, Global Tastemakers Awards, 2024-2025



HOUSTON, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

Total Population

2.3+ Million

Median HH Income

\$64,813

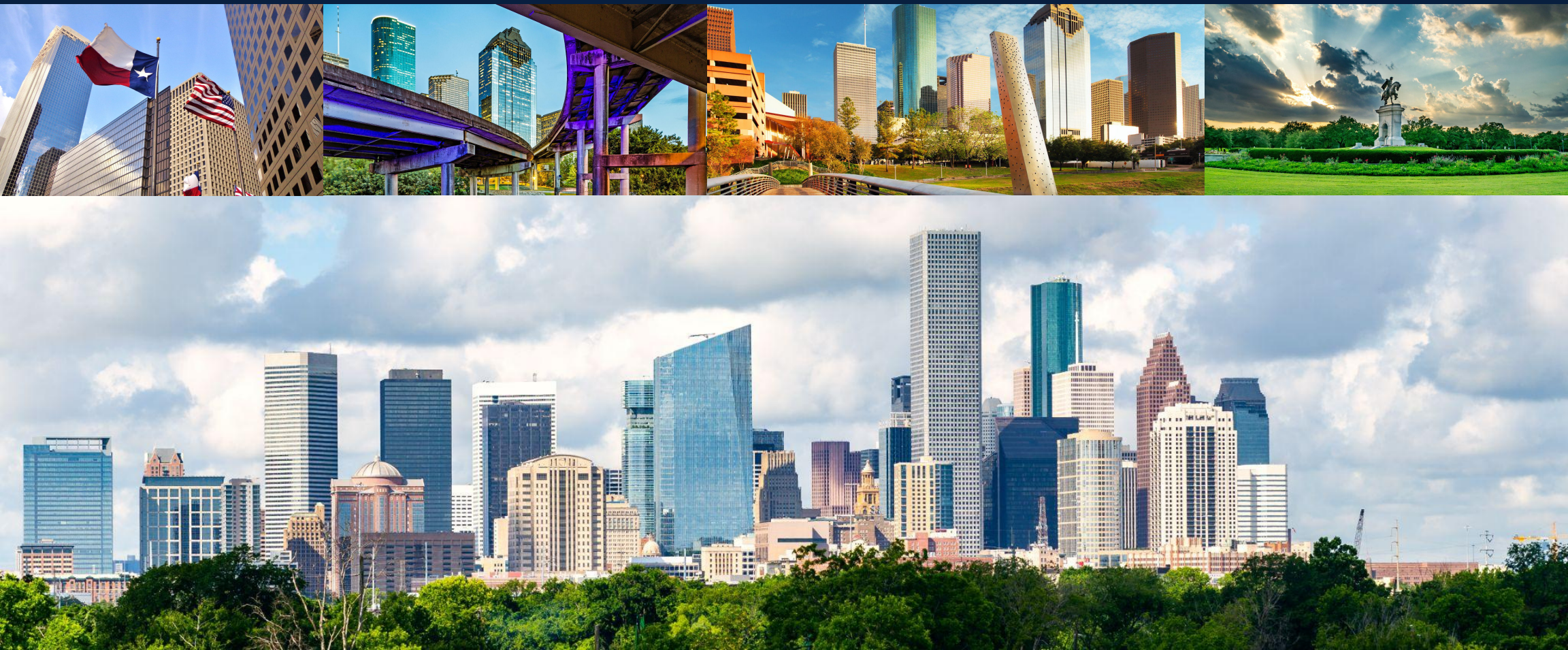
Annual Visitors

54+ Million

GDP

\$697+ Billion

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.



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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 **7815 Iowa Colony Boulevard, Rosharon, TX, Rosharon, TX, 77583** ("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.



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.

11-2-2015



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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date