

AWG GASES & WELDING SUPPLY

10715 Market St | Jacinto City, TX 77029

**Industrial
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

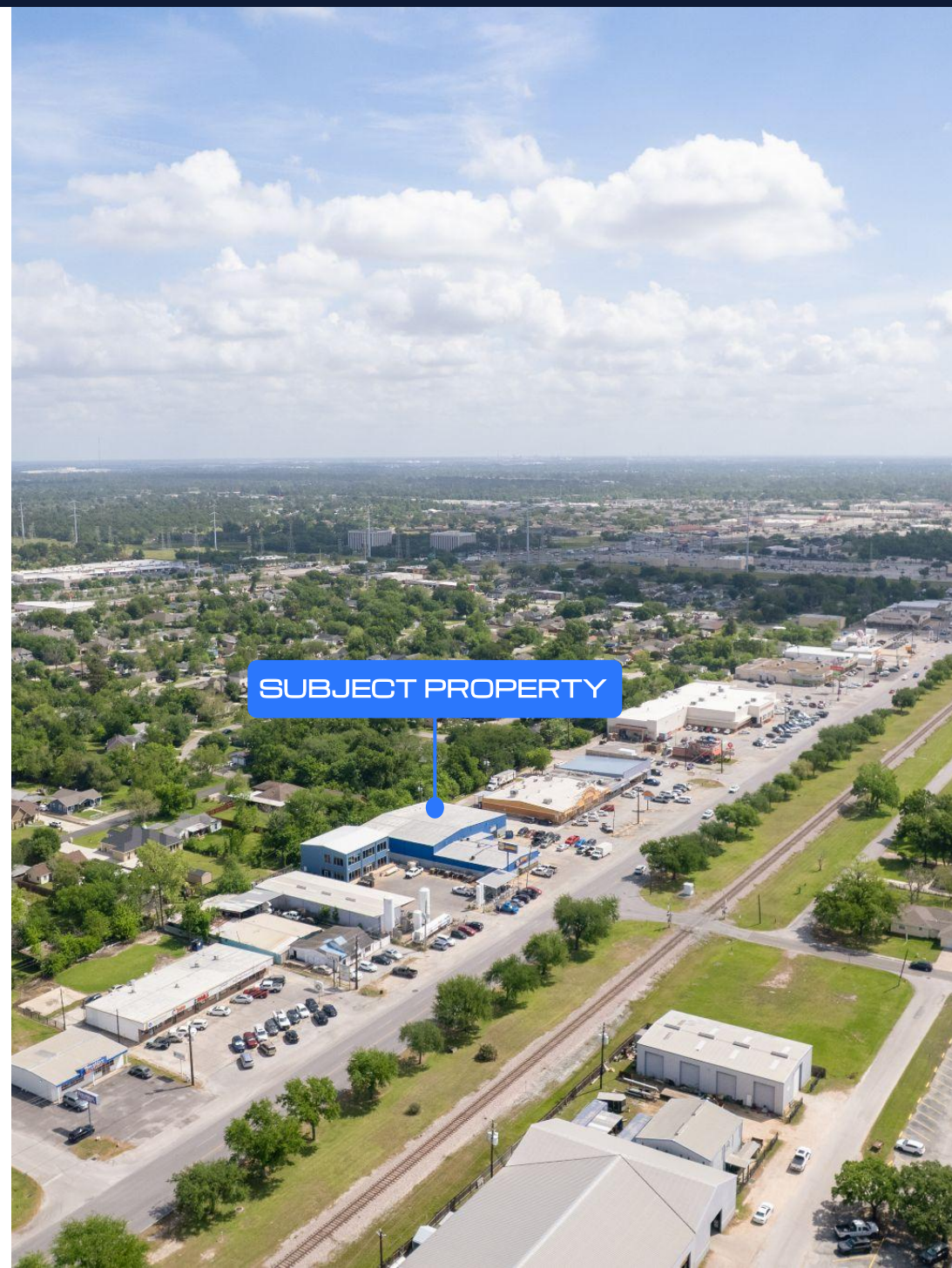
AWG & Welding Supply
10715 Market St, Jacinto City, TX 77029



INVESTMENT HIGHLIGHTS

Property Highlights

- **Premier Infill Location** – Strategically positioned within the Houston MSA, the property benefits from strong surrounding demographics and a highly desirable infill industrial submarket characterized by significant barriers to entry.
- **Established Energy Hub** – Houston is the leading U.S. market for oil and gas, providing an ideal environment for energy-related tenants and supporting durable, long-term demand for this asset class.
- **Proximity to Key Demand Drivers** – Located near the Port of Houston and the region's core refinery and petrochemical corridor, the asset benefits from sustained demand driven by industrial and energy users.
- **Exceptional Connectivity** – Immediate access to Interstate 10 and the 610 Loop enables efficient distribution throughout the Houston MSA and access to major regional transportation corridors.
- **Mission-Critical Tenancy** – The property supports specialized gas distribution operations, resulting in significant tenant investment and a strong likelihood of lease renewal.
- **Scaled National Tenant** – AWG operates more than 100 retail locations and 22 fill plants across 23 states, offering operational scale, financial stability, and platform depth.
- **Supply-Constrained Submarket** – Limited availability of functional industrial space in the immediate area continues to support rent growth and high occupancy levels.
- **Strong Market Fundamentals** – Houston remains one of the nation's most active industrial markets, driven by population growth, port expansion, and continued strength in the energy sector.
- **Mark-to-Market Upside** – Current in-place rent is below market, with a contractual fair market value reset in year four, providing a clear path to NOI growth and meaningful upside for investors.





±5 Miles
Port of Houston

±8.7 Miles
Downtown Houston

Kroger
Distribution Center

HOUSTON
CITY COLLEGE
±49,749 Students

I-610
±156,000 VPD

Dense Industrial Area

US-90
±25,000 VPD

Dense Industrial Area

WILLSCOT Baker Hughes

EZ WASTE INC. **XPO**

SUN PACKING **WILDCAT**
ELECTRIC SUPPLY

I-10
±186,000 VPD



FAUST
Distributing
Distribution Center



O'Reilly
AUTO PARTS

SHIPLEY
DO-NUTS
MAKE LIFE DELICIOUS

Veloz Auto Sales

NAPA

Subject Property

LA MICHOACANA
SUPERMARKET

Metal Craft Fabricators

Market St ± 10,700 VPD

**Chavez & Sons Roofing
& Construction**

10715 Market St
Jacinto City, TX 77029

±11,000 SF
GLA

1988
Year Built

±10,700
Vehicles Per Day

\$145.45
Price Per SF



FINANCIAL OVERVIEW

AWG & Welding Supply
10715 Market St, Jacinto City, TX 77029



PROPERTY PHOTOS



FINANCIAL SUMMARY

\$1,600,000

List Price

\$145.45

Price Per SF

±0.69 AC

Lot Size

Property Details

City	Jacinto City
State	TX
Zip Code	77029
RBA	±11,000 SF
Lot Size	±0.69 AC
Coverage	36.60%
Construction	Metal
Year Built	1988/2018
Dock Doors	4
Drive In Doors	1

Lease Details

Initial Term	10 Years
Term Remaining	±4.2 Years
Options	Two, 5-Year Options
Increases	FMV at Options 2% Annual
Landlord Responsibilities	Building Systems, Roof, Structure, Parking Lot
Tenant Responsibilities	Taxes, Insurance, HVAC, Plumbing, Electrical

FINANCIAL SUMMARY

Annualized Operating Data

Lease Terms		Rent/Month	Rent/Year	Rent/SF
9/1/2025	8/30/2026	\$5,078.77	\$60,945.26	\$5.54
9/1/2026	8/30/2027	\$5,180.35	\$62,164.17	\$5.65
9/1/2027	8/30/2028	\$5,283.95	\$63,407.45	\$5.76
9/1/2028	8/30/2029	\$5,389.63	\$64,675.60	\$5.88
9/1/2029	8/30/2030	\$5,497.43	\$65,969.11	\$6.00
9/1/2030	8/31/2035	FMV Rent Adjustment	-	2% Annual
9/1/2035	8/31/2040	FMV Rent Adjustment	-	2% Annual

TENANT SUMMARY

Year Founded
1949

Headquarters
Lexington, KY

Ownership Status
Privately Held

Employees
500+

Locations
100



Tenant Overview

American Welding & Gas describes itself as a family- and teammate-owned company headquartered in Raleigh, North Carolina. It traces its roots to Valley Welders Supply in Billings, Montana and Scott-Gross Company in Lexington, Kentucky, both founded in 1949. AWG says it operates more than 100 retail locations, 22 gas fill plants across 22 states, and serves customers in more than 30 states plus Canada.

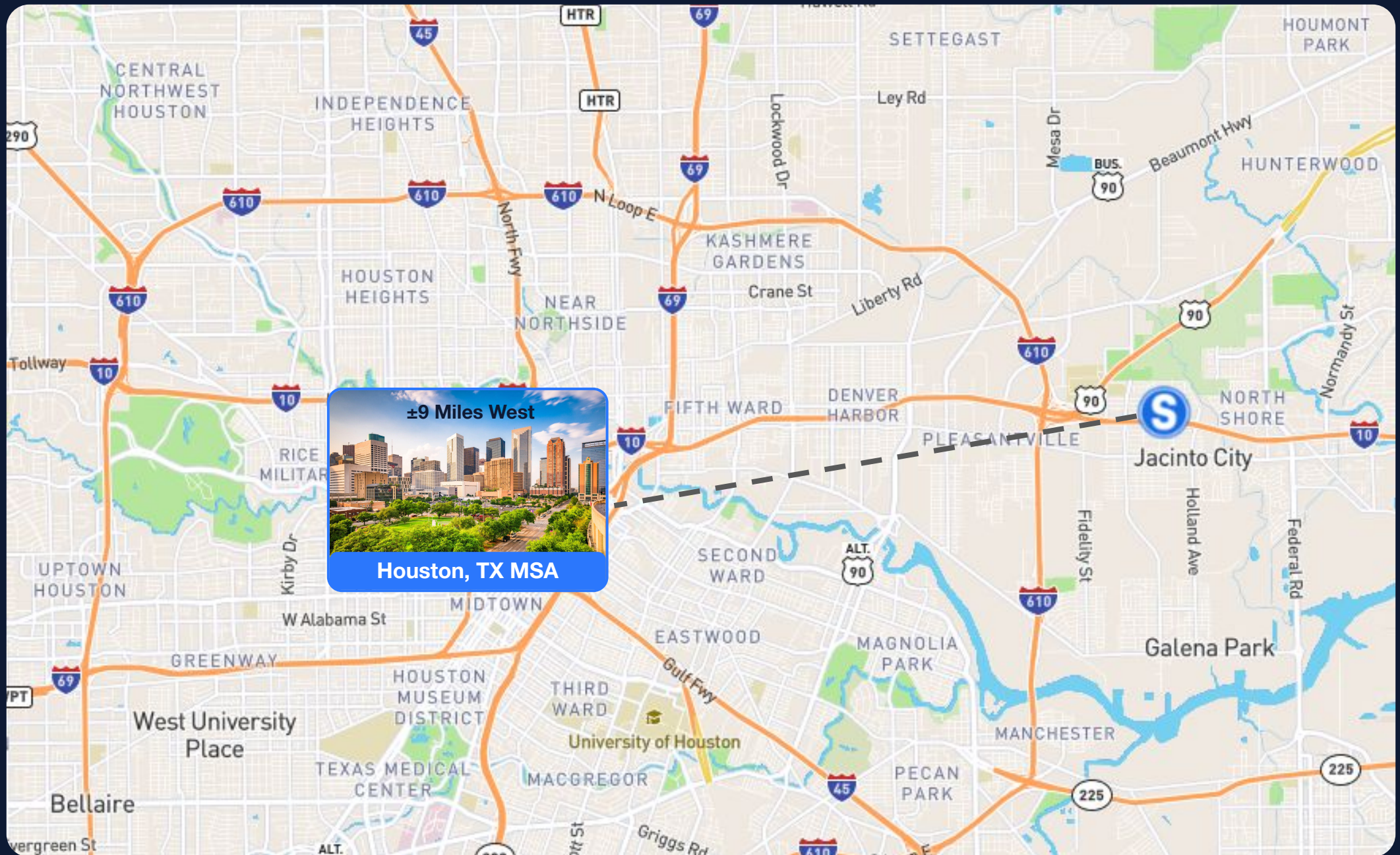
Why Invest in American Welding & Gas (AWG)??

- **Financial Stability in a Recurring-Demand Industry:** Operates in essential industrial gas and welding supply markets with steady, repeat demand across manufacturing, construction, healthcare, and food & beverage—supporting resilient revenue streams even through economic cycles.
- **Extensive Operational Footprint and Distribution Network:** With 100+ retail locations, 20+ gas fill plants, and a large delivery fleet, AWG benefits from strong regional density and logistics capabilities, enabling efficient service and localized customer support across North America.
- **Diversified End Markets Reduce Risk:** Serves a broad mix of industries—including industrial manufacturing, medical, specialty gases, and beverage—helping buffer against downturns in any single sector and supporting consistent utilization.
- **Sticky, Account-Based Customer Model:** B2B-focused, relationship-driven sales model with account-based purchasing, contracts, and recurring gas supply creates high customer retention and predictable revenue streams.
- **Strong Market Position as a Full-Service Supplier:** Positioned as a “one-stop-shop” for gases, welding supplies, safety products, and related equipment—paired with technical expertise and local service—driving customer loyalty and competitive differentiation.

MARKET OVERVIEW

AWG & Welding

10715 Market St, Jacinto City, TX 77029



JACINTO CITY, TX



Logistics & Transportation

INTERSTATE
10 (I-10)

LOOP
610

RAIL LINES AND
FREIGHT CORRIDORS

Local Market Overview

Jacinto City is a small, established community east of Houston with a long-standing connection to the industrial and logistics employment base surrounding the Houston Ship Channel. Its compact size, infill housing stock, and close proximity to major job centers continue to support steady buyer interest from households seeking relative affordability inside the greater Houston area.

Jacinto City's retail environment is best characterized as neighborhood-serving and convenience-oriented, with the majority of retail activity concentrated along major corridors such as Market Street Road and the I-10 East Freeway. The market is primarily driven by local demand, essential goods, and value-oriented shopping, rather than destination retail.

Jacinto City functions as a stable, necessity-driven retail submarket with limited local supply and strong reliance on surrounding Houston retail hubs. The area is best suited for small-format, value-oriented, and service-based retailers, while larger-scale or experiential retail concepts will continue to gravitate toward nearby regional centers.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,307	59,797	185,050

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,948	19,469	60,695

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$72,350	\$68,544	\$69,301

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.

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.

Total Population

2.3 Million

Median HH Income

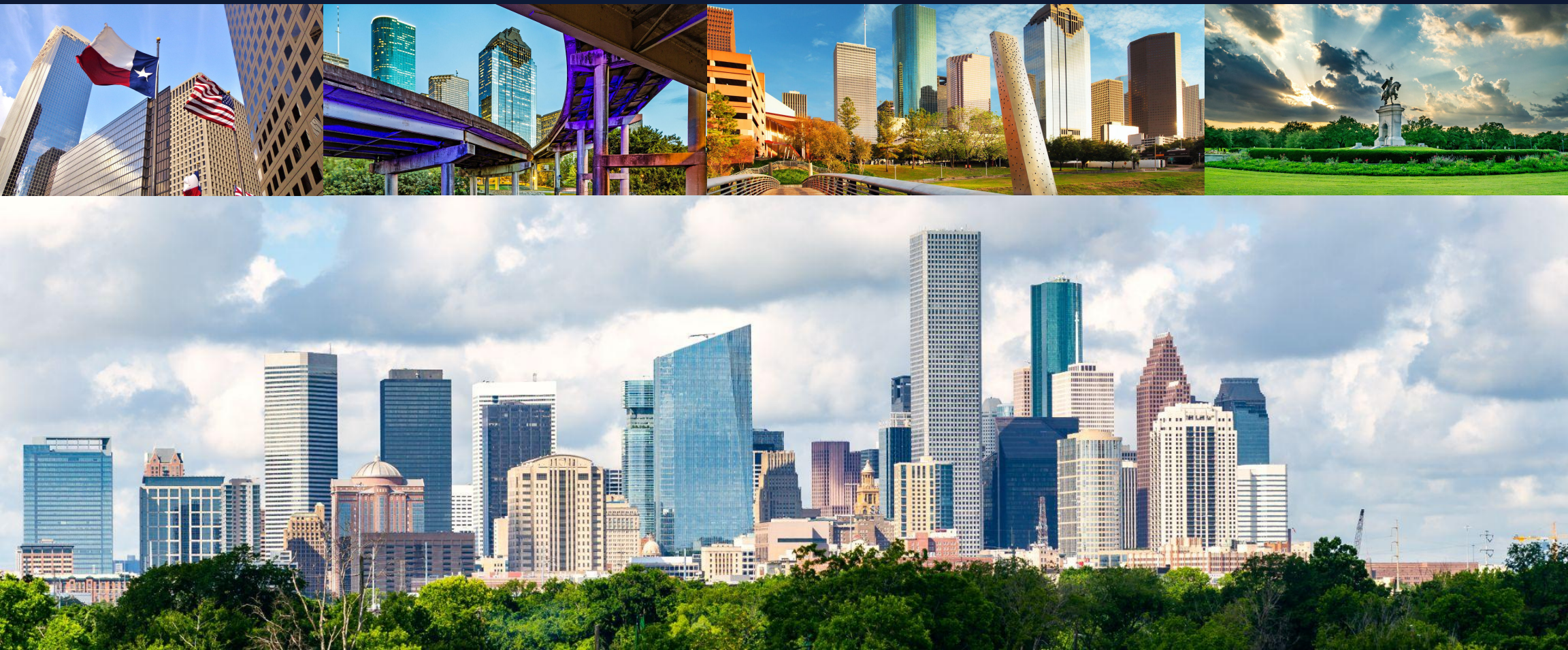
\$64,813

Annual Visitors

53.9 Million

GDP

\$697+ Billion



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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 **10715 Market St, Jacinto City, TX, 77029** ("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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date