1205 32nd St N

Texas City, TX 77590

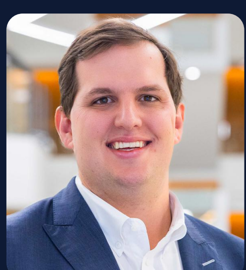
Owner-User Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

Carson Ehrlich
Associate
(281) 822-0713
carson.ehrlich@matthews.com
License No. 854106 (TX)

Payton Herleth
Associate
(281) 220-1636
payton.herleth@matthews.com
License No. 824029 (TX)



Doc Perrier
First Vice President & Director
(346) 223-5954
doc.perrier@matthews.com
License No. 703159 (TX)

Patrick Graham
Broker of Record
Broker Lic No. 528005 (TX)
Firm Lic No. 9005919 (TX)

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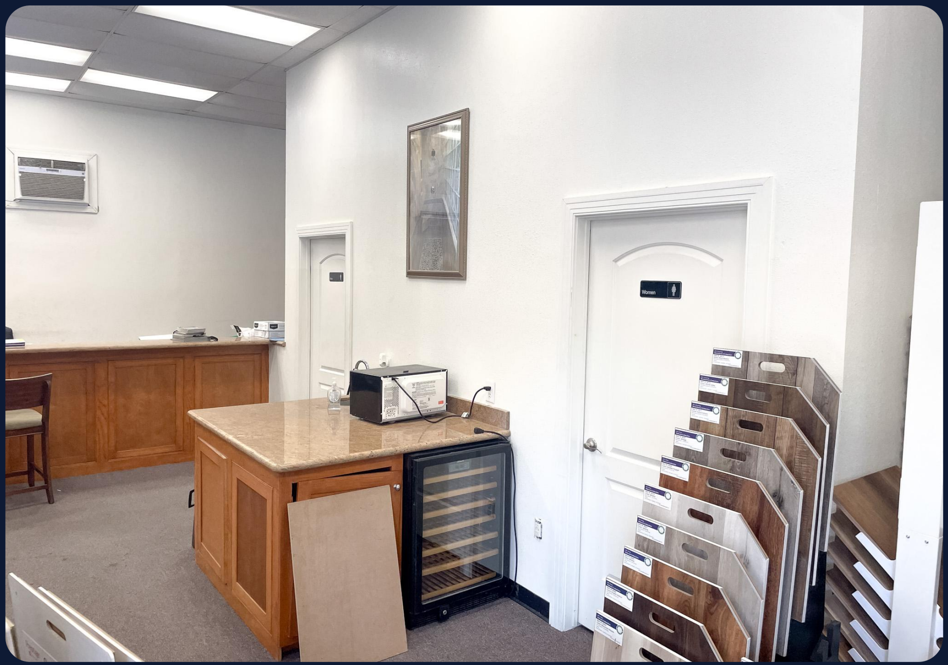
Investment Highlights

Contact Broker
For Pricing

Property Highlights

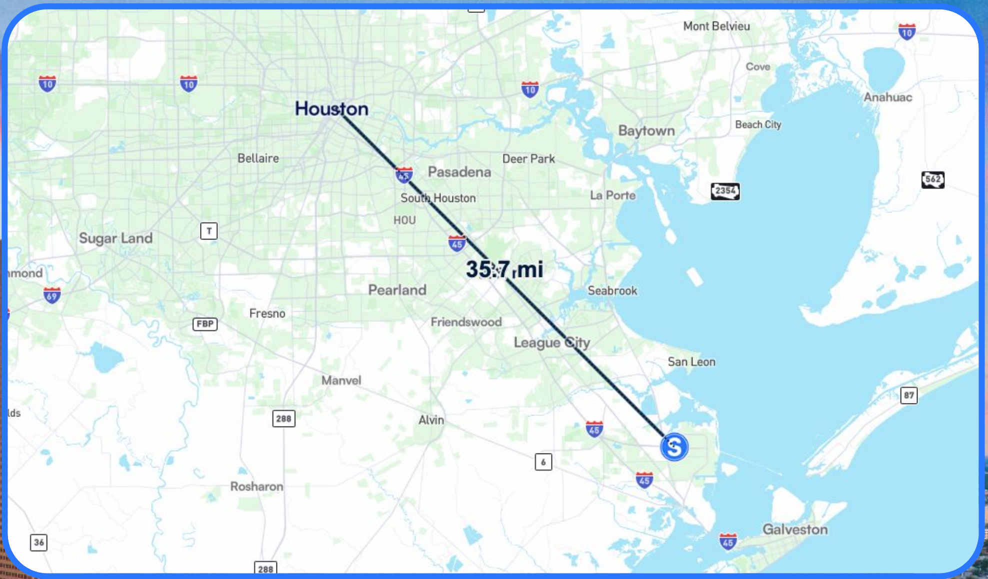
- ±5,400 SF of Warehouse
- ±2,600 SF of Showroom
- 1 Dock High Door
- 1 Bay Door
- 16' Clear Height
- Off Palmer Hwy in Texas City
- 3 Phase Power

Interior Photos




N
Levi Fry Intermediate School
± 800 Students
25th Ave N ± 18,000 VPD
Subject Property
Palmer Hwy ± 28,000 VPD
Texas City High School
± 1,700 Students
Highway 146 N ± 16,000 VPD
MARATHON
Galveston Bay Refinery
±1.5K Employees
BWC Terminals
BULK LIQUID STORAGE
DUNN HEAT EXCHANGERS
KINDER MORGAN INC.
Loop 197 S ± 9,000 VPD
VALERO
Valero Texas City Refinery
±500 Employees
Texas City Docks
Rail & Truck Access
Rosefield Operating Company
Oil & Natural Gas Company
Dock 41
Rail & Truck Access

TEXAS CITY, TX



Texas City occupies a strategic position along Galveston Bay within the greater Houston industrial corridor, combining Gulf Coast access with proximity to Houston's large labor, transportation, and consumer base. The city's population has expanded materially since 2020, supported by continued residential development and employment tied to refining, petrochemicals, manufacturing, healthcare, education, and maritime activity. Texas City's direct connections to SH 146, FM 1764, I-45, rail infrastructure, and deep-water shipping facilities reinforce its appeal for industrial users that depend on regional distribution and heavy infrastructure. The city's comparatively moderate housing costs also support workforce accessibility relative to many larger metropolitan areas.

Industrial demand is closely linked to Texas City's longstanding energy and manufacturing base. The Port of Texas City, surrounding refinery complexes, chemical producers, terminal operators, and related service companies create a substantial concentration of industrial employment and freight movement. Ongoing roadway, drainage, utility, and manufacturing investments are strengthening the area's operating environment, while proximity to the broader Houston market gives industrial occupiers access to one of the nation's largest logistics and energy ecosystems.

Population	1-Mile	3-Mile	5-Mile
2020 Population	8,559	42,003	64,727
2025 Population	8,562	43,682	67,476
2030 Population Projection	8,801	45,263	69,953
Households	**1-Mile**	**3-Mile**	**5-Mile**
2020 Households	3,497	15,882	24,800
2025 Households	3,455	16,381	25,640
2030 Household Projection	3,545	16,963	26,567
Income	1-Mile	1-Mile	3-Mile
Avg Household Income	$58,373	$75,986	$84,087

Houston, TX

Houston is one of the nation's premier consumer markets, supported by its large and rapidly expanding population, diverse economic base, and strong visitor activity. As the fifth-largest metropolitan area in the United States, Houston benefits from sustained population growth that continues to drive demand for retail, dining, entertainment, and essential services across the region. The market's economic diversity, anchored by energy, healthcare, aerospace, manufacturing, and technology industries, supports a broad consumer base and strong household spending. Significant tourism and business travel activity further enhance retail demand, reinforcing Houston's position as one of the most attractive retail investment markets in the country.

Source: CoStar Group, Houston First, Houston Facts & Figures | **2025 Dataset**

5th-Largest U.S. Metro
8M+ Total Population

92.6M+
Annual Visitors

$16.6B+
Visitor Spending (2024)





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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 1205 32nd St N, Texas City, TX 77590 ("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.

11-2-2015

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.

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