2000 Wilson Rd

Houston, TX 77396

Industrial
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Investment Highlights

±18,765 SF
Total GLA

±2.11 AC
Lot Size

Contact Broker
For List Price

Investment Highlights

- SF breakdown:
  - Warehouse - 13,376 SF
  - Office - 1,600 SF
  - Overhang - 3,789 SF
- 5 Year Sale Leaseback with Marine Urethane
- 3.5% Annual Increases
- Forward Air: Leases Additional Yard
- Marine Urethane pays Taxes & Insurance on entire site
- Total NOI: $213,188

Investment Overview

Sale Leaseback MUI

Term	NNN PSF	Monthly Base	Yearly NOI
Year 1	$0.75	$14,165.70	$169,988.38
Year 2	$0.78	$14,661.50	$175,937.98
Year 3	$0.81	$15,174.65	$182,095.80
Year 4	$0.84	$15,705.76	$188,469.16
Year 5	$0.87	$16,255.46	$195,065.58

Forward Air Yard Lease

Lease Term	Lease Expiration	Monthly Base	Yearly NOI
4/1/2026	3/31/2027	$3,600	$43,200
4/1/2027	3/31/2028	$3,800	$45,600

Share Logistics
DSV
Blue Water Shipping
Expeditors
Custom Truck One Source
± 197,000 VPD
Calumet
Votec Hydraulic Service, Inc.
Byrne Metals
Humble High School
±2,917 Students
Living Spaces
Distribution Center
Sterling Middle School
±1,421 Students
N
George Bush Intercontinental Airport
Humble Civic Center & Arena Complex
Will Clayton Pkwy ± 29,000 VPD
JSL Foods, Inc.
Elevating Innovation & Quality
I.M.E. Transport
Subject Property
tpi
Federal Recycling & Waste Solutions
Est. 1914
Lawler's Desserts
United Rentals
GMi Group
GET Geotech Engineering & Testing
Polyhose
Southern Erosion
Traytec, Inc.
AIT Worldwide Logistics
Texas Department of Transportation
Midtex Oil, L.P.
Radiant
CDI Products
A Michelin Group Company
± 197,000 VPD
Aspen Manufacturing
RoadSafe
Toyo Solar
Coburn's Kitchen & Bath Showroom
Faith Manufacturing
CarMax Auctions

Tenant Overview

Tenant Overview

Marine Urethane, Inc. ("MUI") is a privately held manufacturer of custom molded polyurethane products headquartered in Humble, Texas. Established in 1982, the company designs and manufactures specialized urethane components serving the oil & gas, marine, pipeline, and broader industrial markets. MUI operates from a 16,100-square-foot manufacturing facility situated on more than two acres, with in-house engineering, fabrication, machining, mold production, testing, and polyurethane processing capabilities. Its product portfolio includes pipeline rollers, offshore components, seals, bearings, vibration mounts, marine fenders, hammer cushions, wear components, and other custom molded polyurethane products.

Why Invest in Marine Urethane?

- **Long Operating History:** Founded in 1982, Marine Urethane has more than four decades of experience manufacturing specialized polyurethane components, demonstrating an established operating history and technical expertise.
- **Mission-Critical End Markets:** MUI supplies custom components to oil & gas, pipeline, marine, and industrial customers, with products used in demanding applications where durability, wear resistance, and performance are important.
- **Integrated Manufacturing Capabilities:** The company maintains in-house engineering, fabrication, machining, mold production, testing, and polyurethane manufacturing capabilities, allowing it to manage projects from product design through finished-part production.
- **Specialized Product Offering**: MUI manufactures a broad range of highly customized products, including pipelay rollers, offshore components, seals, bearings, vibration mounts, fenders, hammer cushions, and wear components, creating a differentiated offering versus more commoditized manufacturers.

Tenant Overview

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Forward Air Corporation ("Forward") is a publicly traded transportation and logistics company headquartered in Dallas, Texas. Founded in 1981, Forward has grown from an expedited ground transportation provider focused on serving the air freight market into a diversified logistics platform. Today, the company provides ground transportation, air and ocean forwarding, intermodal drayage, contract logistics, and customized supply-chain solutions across North and South America, Europe, and Asia. Forward reports approximately $2.5 billion in annual revenue, operates from 300+ global locations encompassing approximately 6.1 million square feet of warehouse space, and maintains a transportation network supported by 1,000+ power units and 5,700+ fleet trailers.

Why Invest in Forward Air?

- **Long Operating History:** Founded in 1981, Forward has more than four decades of experience in the freight and logistics industry and has developed a leading position in North American expedited ground transportation and LTL services.

- **Large, Diversified Logistics Platform:** Forward has evolved beyond its original expedited LTL business into a broad transportation and logistics provider offering Expedited LTL, truckload, intermodal drayage, brokerage, air and ocean forwarding, and contract logistics, providing exposure to multiple segments of the freight market.

- **Extensive Distribution Network:** Forward operates 300+ global locations and approximately 6.1 million square feet of warehouse space, creating significant infrastructure and geographic reach. Its North American network serves the U.S., Canada, and Mexico and is designed around major freight and transportation markets.

- **Mission-Critical Supply Chain Services:** Forward serves freight forwarders, logistics companies, air cargo carriers, airlines, and other shippers that rely on time-definite transportation. Its expedited network is designed to provide a faster, reliable, and cost-effective ground alternative to air transportation, making Forward an integral component of customers' supply chains.

Houston Industrial Performance

7.3%
Vacancy Rate

7.7%
Market Cap Rate

872M+
SF of Inventory

$9.44
Market Asking Rent Per SF

30.7M SF
Under Construction

$112
Market Sale Price Per SF

Houston remains one of the largest and most strategically important industrial markets in North America, supported by its global trade infrastructure, energy sector leadership, and extensive transportation network. The market's substantial inventory base and ongoing development activity reflect continued demand from logistics, manufacturing, petrochemical, and distribution users. Strong investment activity demonstrates institutional confidence in Houston's long-term growth prospects, while competitive occupancy costs continue attracting a diverse range of industrial occupiers.

Source: CoStar Group | **2025 Dataset**

Humble, TX

Local Market Overview

Situated in the city of Humble, Texas, within the broader Houston–The Woodlands–Sugar Land metropolitan area, this location benefits from one of the largest and most economically dynamic regions in the United States. The Houston metro continues to demonstrate long-term economic resilience, supported by a diverse employment base spanning healthcare, energy, logistics, retail, advanced manufacturing, and professional services. Consistent population growth and in-migration trends have contributed to expanding demand for both healthcare and consumer-oriented services across suburban communities such as Humble, where a growing residential population and strong workforce demographics support sustained commercial activity.

The area also benefits from proximity to several established regional healthcare institutions, major retail corridors, and national retailers, creating a strong ecosystem for both medical and consumer-focused businesses. The presence of recognized healthcare operators and established retail anchors enhances the attractiveness of the submarket for physicians, specialty groups, restaurants, service providers, and ancillary healthcare users seeking strategic locations with established customer access and visibility. Additionally, accessibility to major transportation corridors, including U.S. Highway 59/I-69, Beltway 8, and proximity to George Bush Intercontinental Airport, further strengthens regional connectivity and convenience for residents, employees, and visitors.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,647	98,059	194,863
Current Year Estimate	16,767	91,495	183,019
Growth Current Year-Five-Year	5.25%	7.17%	6.47%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	5,729	31,740	67,257
Current Year Estimate	5,435	29,564	62,834
Growth Current Year-Five-Year	5.41%	7.36%	7.04%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$135,834	$155,887	$143,631

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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 2000 Wilson Rd, Houston, TX, 77396 ("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.

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.

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

Buyer/Tenant/Seller/Landlord Initials   Date