OFFERING MEMORANDUM

HUMBLE INDUSTRIAL HUB

2323 S HOUSTON AVE, BUILDINGS 4, 6, 7, 8, 9, 12 | HUMBLE, TX 77396

SF AVAILABLE (±6,000 SF - 19,250 SF)

MATTHEWS™

HUMBLE INDUSTRIAL HUB

HARBOR CAPITAL

EXCLUSIVELY LISTED BY

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MATTHEWS™

BUILDING 4	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 12
LEASE RATE $0.85	LEASE RATE $0.85	LEASE RATE $0.85	LEASE RATE $0.80	LEASE RATE $0.80	LEASE RATE $0.75

2323 S HOUSTON AVE

BUILDING 4 | HUMBLE, TX 77396

LEASE RATE $0.85

SF ±8,000 | OFFICE SF ±1,130

LOADING GL

YARD AC ±0.47

2323 S HOUSTON AVE

BUILDING 6 | HUMBLE, TX 77396

LEASE RATE $0.85

SF ±6,000 | **OFFICE SF** ±706

LOADING GL

YARD AC ±0.38

2323 S HOUSTON AVE

BUILDING 7 | HUMBLE, TX 77396

LEASE RATE $0.85

SF ±6,500 | **OFFICE SF** ±706

LOADING GL

YARD AC ±0.46

2323 S HOUSTON AVE

BUILDING 8 | HUMBLE, TX 77396

LEASE RATE $0.85

SF ±8,000 | **OFFICE SF** ±1,130

LOADING GL

YARD AC ±0.56

2323 S HOUSTON AVE

BUILDING 9 | HUMBLE, TX 77396

LEASE RATE
$0.80

SF
±8,000

OFFICE SF
±1,130

LOADING
GL

YARD AC
±0.53

2323 S HOUSTON AVE

BUILDING 12 | HUMBLE, TX 77396

LEASE RATE $0.75

SF ±19,250 | **OFFICE SF** ±1,950

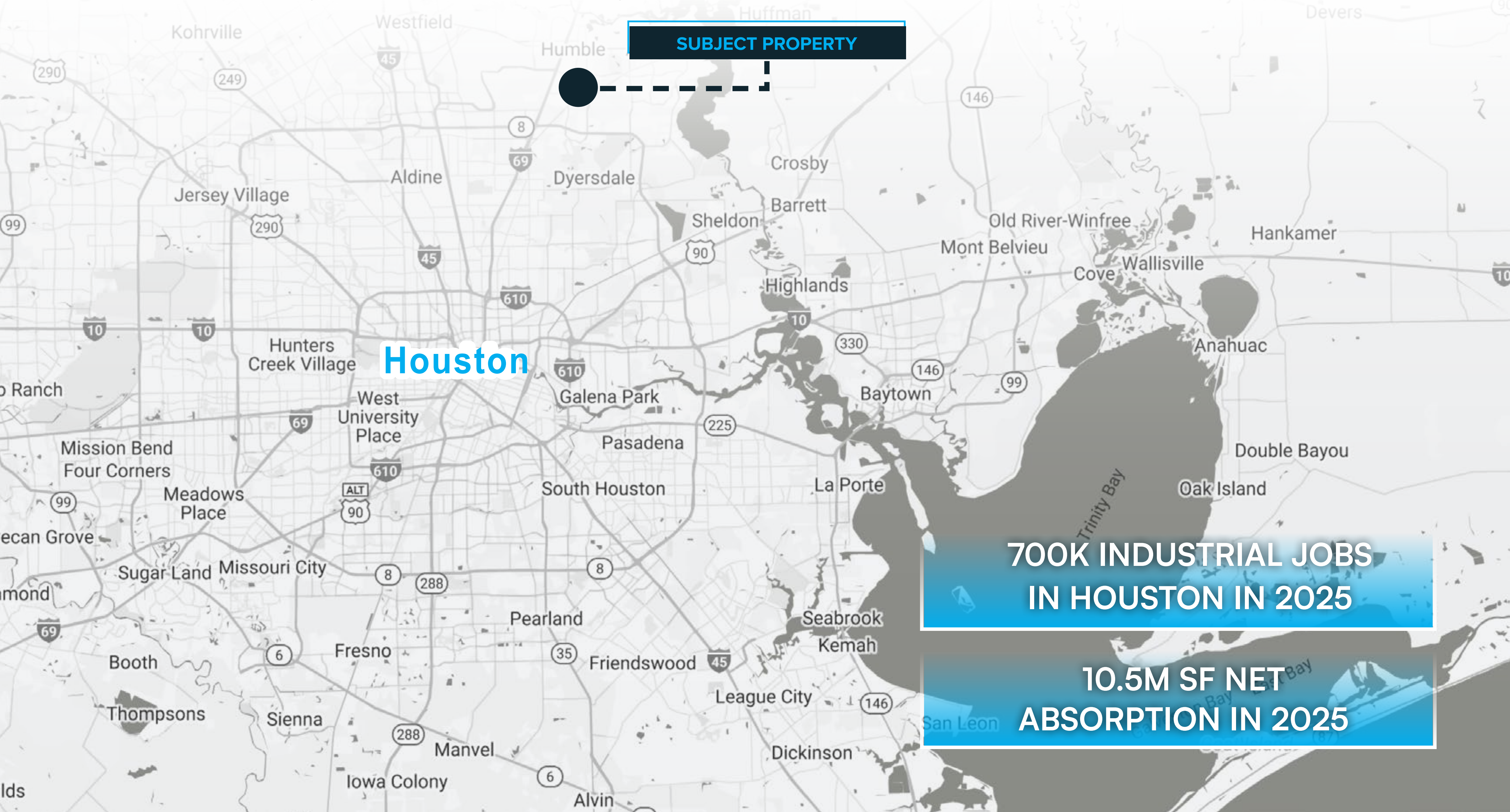
LOADING GL

YARD AC ±1.23

MARKET OVERVIEW

HOUSTON: A POWERHOUSE OF INDUSTRIAL DEVELOPMENT

Houston serves as one of Texas's most significant and strategically positioned industrial markets. Known globally as the **energy capital of the world**, it anchors its industrial strength in petrochemicals, oilfield equipment manufacturing, and port-related logistics. **The Port of Houston**—consistently ranked among the busiest in the United States—drives high demand for **warehousing, distribution centers, and heavy industrial infrastructure**. Industrial growth is further propelled by the e**xpansion of advanced manufacturing, e-commerce, and third-party logistics providers**. Key corridors like Beltway 8, the I-10 Energy Corridor, and the areas surrounding the Port have seen major investment in modern distribution facilities, speculative developments, and build-to-suit projects. The market is also emerging as a hub for cold storage, bulk distribution, and last-mile delivery, serving both the local population and regional supply chains. Humble benefits from **extensive infrastructure, access to rail and interstate networks, and a large labor pool with expertise in engineering, logistics, and energy services**. Its pro-business environment, low taxes, and availability of developable land continue to attract national and international investment, supporting both greenfield construction and the modernization of legacy assets to meet evolving logistics and manufacturing standards. Altogether, Humble's scale, location advantages, and industrial diversity make it a cornerstone of Texas's position in the national industrial landscape.



HOUSTON, TX

Houston plays a pivotal role in the U.S. industrial commercial real estate (CRE) sector, driven by its strategic geographic location, robust infrastructure, and strong ties to the energy and logistics industries. The city is **home to one of the nation's largest and most active industrial markets**, anchored by the Port of Houston—one of the busiest in the country—and a vast network of highways, rail lines, and air freight facilities. These transportation advantages enable efficient regional and international distribution, making Houston a vital logistics hub. The industrial market supports a wide range of tenants, including those in **petrochemicals, manufacturing, construction, and third-party logistics**. Combined with Houston's relatively low land and development costs, this mix of infrastructure, connectivity, and tenant diversity continues to attract institutional investors and developers seeking long-term growth and stability.

In recent years, the metro has experienced sustained growth in warehouse and e-commerce fulfillment activity, leading to record construction pipelines and historically low vacancy rates. Despite fluctuations in oil prices and broader economic cycles, Houston's industrial market remains resilient due to its diversified tenant base and continued population growth fueling consumption and last-mile delivery needs. As a result, developers are increasingly targeting submarkets such as **North Houston, the Southeast corridor, and the Port submarket, where demand for Class A industrial space continues to grow**.

PORT OF HOUSTON

The Port of Houston is one of the largest and most strategically important ports in the United States. Located along the Houston Ship Channel, it is a hub for international trade and petrochemical transport, handling more than 247 million tons of cargo annually. The port comprises more than 200 private and public terminals and is vital for both domestic manufacturing and global exports, particularly for oil, gas, plastics, and agricultural commodities. Its infrastructure supports a diverse array of shipping, logistics, and refining operations, making it a key engine for regional and national economic activity. Owning land near the Port of Houston offers significant advantages for investors, developers, and businesses. Proximity to the port allows for reduced transportation costs and faster delivery times, especially critical for industries reliant on import/export operations or time-sensitive supply chains. Industrial real estate near the port also benefits from strong demand due to ongoing expansion in logistics, warehousing, and petrochemical manufacturing. Moreover, as global trade continues to grow and the port invests in further modernization and capacity upgrades, nearby land is likely to appreciate in value, offering both operational and speculative upside.

$906 BILLION
ANNUAL ECONOMIC REVENUE

3.37 MILLION
 # OF JOBS PROVIDED NATIONWIDE

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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
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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

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