5350 Galveston Rd

Houston, TX 77017

Industrial Investment & Owner-User Opportunity

Sale Brochure

±12,750 SF of Building on ±1.05 AC For Sale

MATTHEWS™

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Project Scope

±12,750 SF	±1.05 AC	Contact Broker
Available	Lot Size	for Pricing

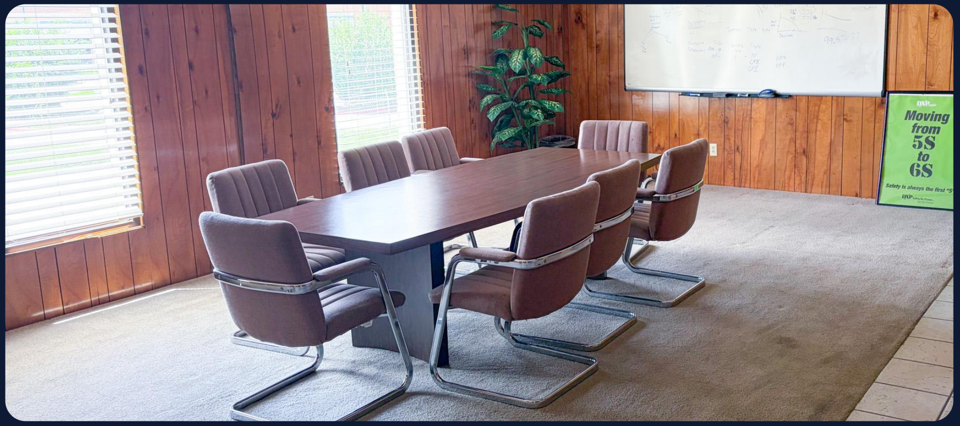
Project Scope

- 2,500 SF Two-Story Office
- 625 SF Hvac Shop Space
- Paved Yard
- 3P 240v 200 amp Power Service
- Loading Doors:
  - 2 Dock
  - 1 Grade
- Racking and Office Furniture to Stay
- Available for Sale

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,919	137,566	325,751
Current Year Estimate	13,405	142,424	333,911
2020 Census	14,013	145,019	340,736
Growth Current Year-Five-Year	-3.63%	-3.41%	-2.44%
Growth 2020-Current Year	-4.34%	-1.79%	-2.00%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,285	44,807	107,866
Current Year Estimate	4,427	46,153	110,025
2020 Census	4,416	45,346	108,701
Growth Current Year-Five-Year	-3.22%	-2.91%	-1.96%
Growth 2020-Current Year	0.26%	1.78%	1.22%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$75,486	$70,837	$76,267

Photos



For Sale

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Houston, TX

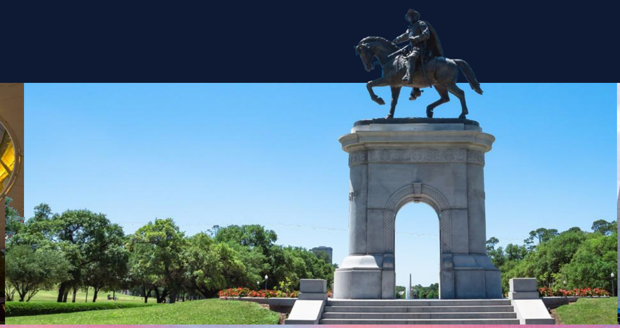
Houston is a top industrial market in North America, supported by its strategic Gulf Coast location, world-class transportation infrastructure, and diverse economic base. The region serves as a critical hub for global trade, logistics, manufacturing, energy, and petrochemical operations, benefiting from access to port, rail, highway, and air cargo networks. Houston's business-friendly environment, abundant industrial land, and corporate investment have fueled decades of industrial growth, attracting a broad range of occupiers from distribution and e-commerce users to advanced manufacturers and energy companies. Supported by population growth, trade activity, and infrastructure investment, Houston remains a premier destination for industrial development and institutional investment.

Source: CoStar Group, Greater Houston Partnership, Port Houston | **2025 Dataset**

#1 U.S. Port
by Tonnage | Port Houston

#3 Largest
U.S. Industrial Market

53% of U.S. Population
Reached in a 2 Day Drive



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**

11-2-2015

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
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

Regulated by the Texas Real Estate Commission　　　Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **5350 Galveston Rd, Houston, TX, 77017** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.

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