

FOR SALE

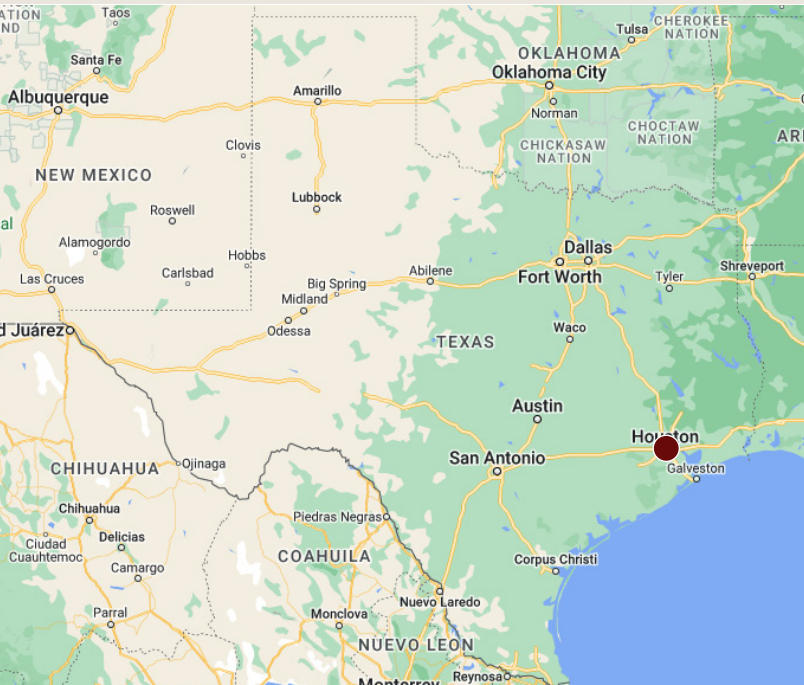
8203 MARKET STREET RD. Houston, TX 77029

NET LEASED MANUFACTURING FACILITY



- ✓ 125,000 SF
- ✓ 7.16 acres
- ✓ Mostly masonry construction
- ✓ 20' – 30' clear height
- ✓ 13 overhead cranes: 3 to 20 tons
- ✓ Heavy 3 phase power
- ✓ Fully fenced

\$7,500,000 (\$60/SF)
8% Cap Rate



TENANT PROFILES



Centurion Container LLC (owned by Greif)

- ✓ 103,000 SF (82% of property)
- ✓ \$39,509.19/month (\$4.61/SF)
- ✓ Absolute Net Lease
- ✓ Tenant pays taxes & insurance for entire building
- ✓ Expires 8/31/28
- ✓ Two 5-year options at Fair Market Value
- ✓ Annual rent bumps greater of 3% or CPI

About Greif Inc.

- ✓ Industrial packaging and containers
- ✓ Founded in 1877
- ✓ #584 on the Fortune 1000
- ✓ \$5.5 Billion in revenue
- ✓ 240 facilities in 37 countries
- ✓ 17,000 employees
- ✓ NYSE: GEF & GEF-B



Core Plastech International, Inc.

- ✓ 22,000 SF (18% of property)
- ✓ \$11,196.81/month (\$6.11/SF)
- ✓ Industrial Gross
- ✓ Expires 8/31/28
- ✓ Two 5-year options at Fair Market Value
- ✓ Annual Rent Bumps greater of 3% or CPI

About Core Plastech International, Inc.

- ✓ Blow molding operation making plastic bottles for Industrial Bulk Containers (IBC)
- ✓ Subsidiary of Time Technoplast Ltd., a multinational company with manufacturing facilities in 10 countries including five locations in the US

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HOUSTON INDUSTRIAL OVERVIEW

	Houston Market	Southeast Outer Loop Submarket
12-month Deliveries	28.2M	817K
12-month Net Absorption	28.6M	1.6M
Vacancy Rate	5.6%	2.8%
12-month Rent Growth	4.6%	4.3%
Average Sale Price/SF	\$99	\$84
Average Rent/SF	\$9.33	\$6.26

Source: CoStar



DAVID W. JACKSON, CCIM, SEC | 214.244.4424 | david@jacksoncompany.net

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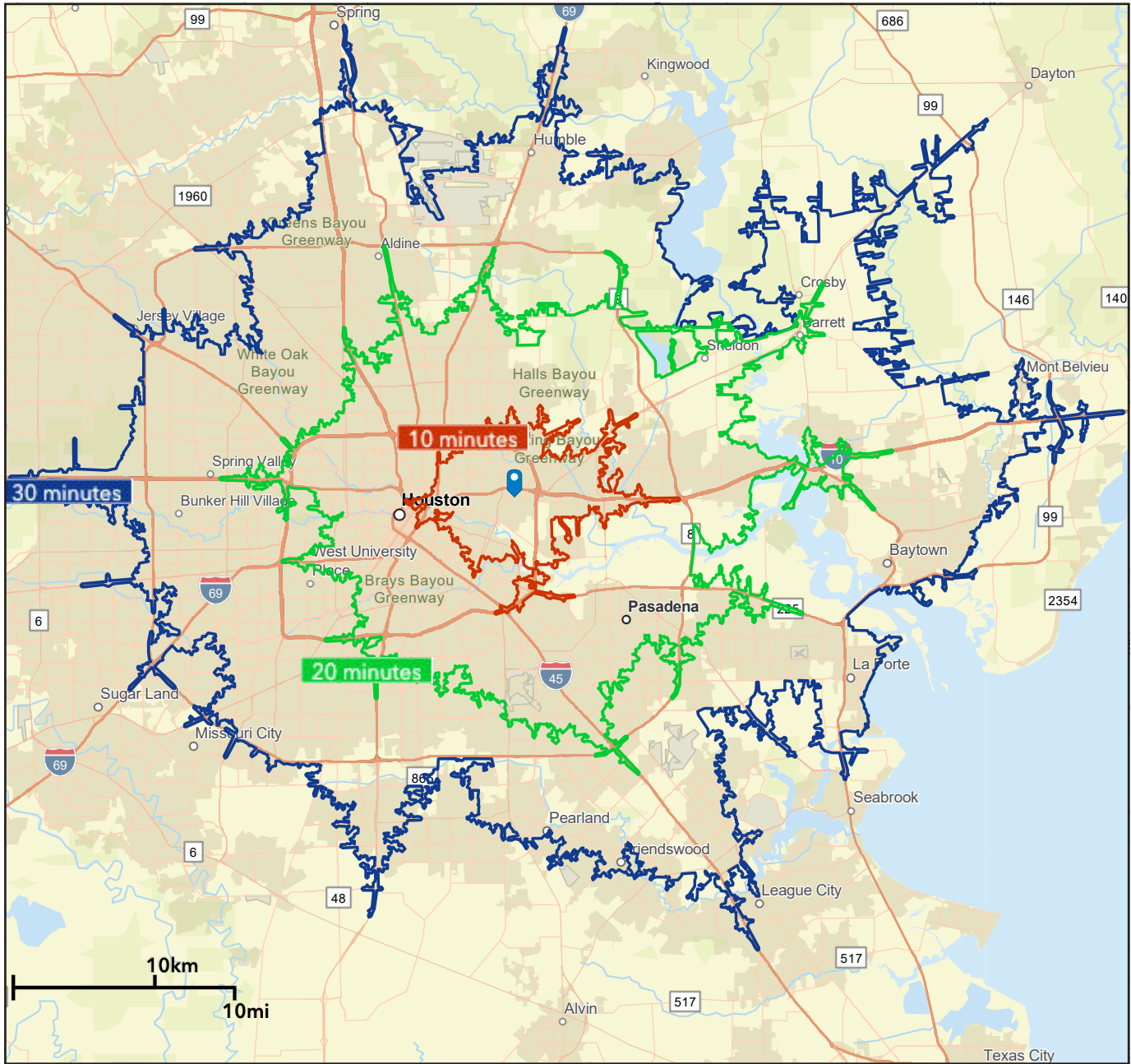
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DEMOGRAPHIC PROFILE



2022 Demographic	10 minutes DT	20 minutes DT	30 minutes DT
Population	112,447	1,109,681	2,926,137
Number of Households	39,022	407,419	1,074,435
Average Household Income	\$54,735	\$91,242	\$98,750

Source: ESRI



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Disclosure of Agency: Broker, D.W. Jackson, Inc., dba The Jackson Company, represents Owner.
Broker License # 496565 | Sales Agent License #0276047

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____