Franklin Road IOS Assemblage — Investment Offering

Northwest Houston, Texas · ±1.49-Acre Industrial Outdoor Storage & Contractor Yard

OFFERING PRICE: $1,695,000

A Rare Infill IOS Assemblage in Supply-Constrained Northwest Houston

±1.49 Acres

Three contiguous tax parcels conveyed together as one assemblage — indivisible and irreplaceable.

No Zoning

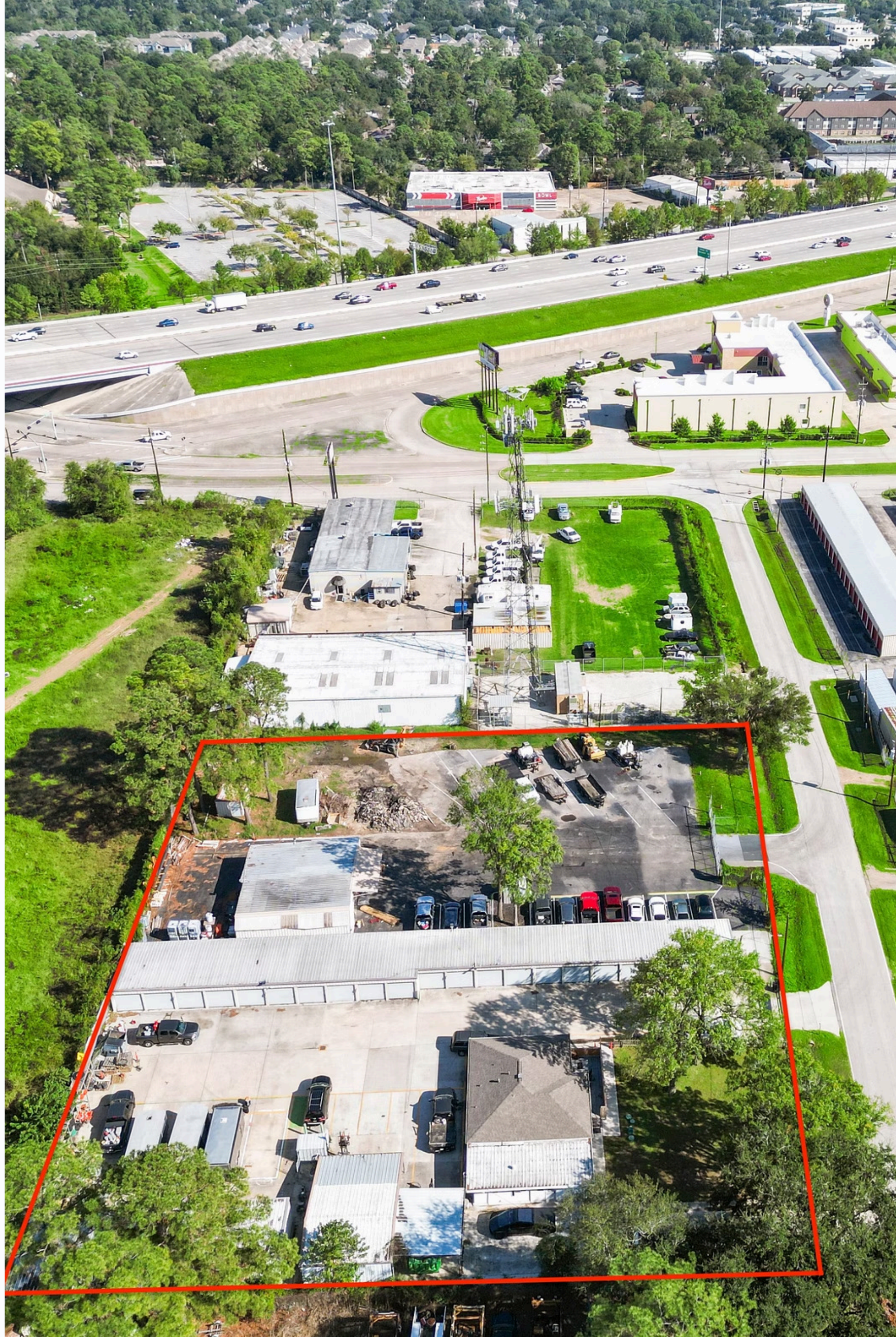
City of Houston ETJ — maximum use flexibility for nearly any industrial application.

$103,500/yr Income

Verified, arm's-length in-place income anchored by a national-credit paving contractor with 3% annual escalations.

~60% of Replacement Cost

Offered materially below the estimated cost to rebuild the site new — compelling basis for any buyer profile.



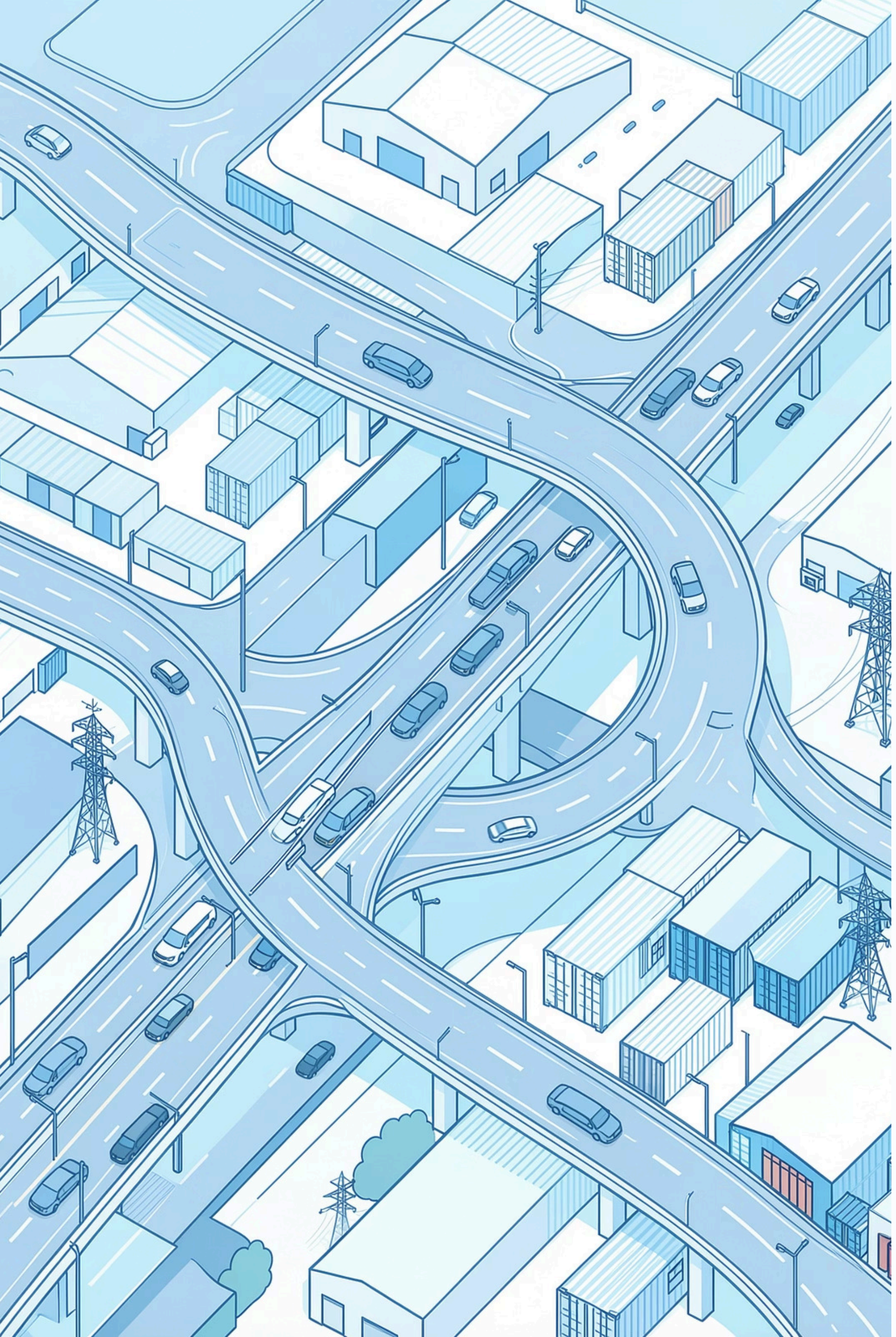
Property Overview

Land & Improvements

- ±64,717 SF (±1.49 acres) across three contiguous parcels
- ±10,206 SF of improvements — office, shop/warehouse, and 30 drive-up storage units
- Heavy-duty concrete and asphalt-paved, stabilized yard (resurfaced 2019)
- New roof on office building in 2024

Infrastructure & Jurisdiction

- Utilities: well and septic
- Unincorporated Harris County — City of Houston ETJ
- No zoning — extraordinary operational flexibility



Prime Northwest Houston Industrial Corridor

Situated in the Northwest Houston / Tomball corridor with direct access to US-249 and Beltway 8 — two of the region's most traveled commercial arteries.

Deep Submarket

One of Houston's most active and established industrial submarkets with enduring demand.

Constrained Supply

Infill location with severely limited IOS land availability — new supply is rarely entitled.

Diversified Demand

Persistent leasing interest from contractors, fleet operators, and logistics users.

Verified, Documented In-Place Cash Flow

$96K

Credit Tenant Lease

National-credit paving contractor; 3% annual escalations; term through December 31, 2026.

$7.5K

Third-Party Storage

Arm's-length self-storage income — separately operated and documented.

$103.5K

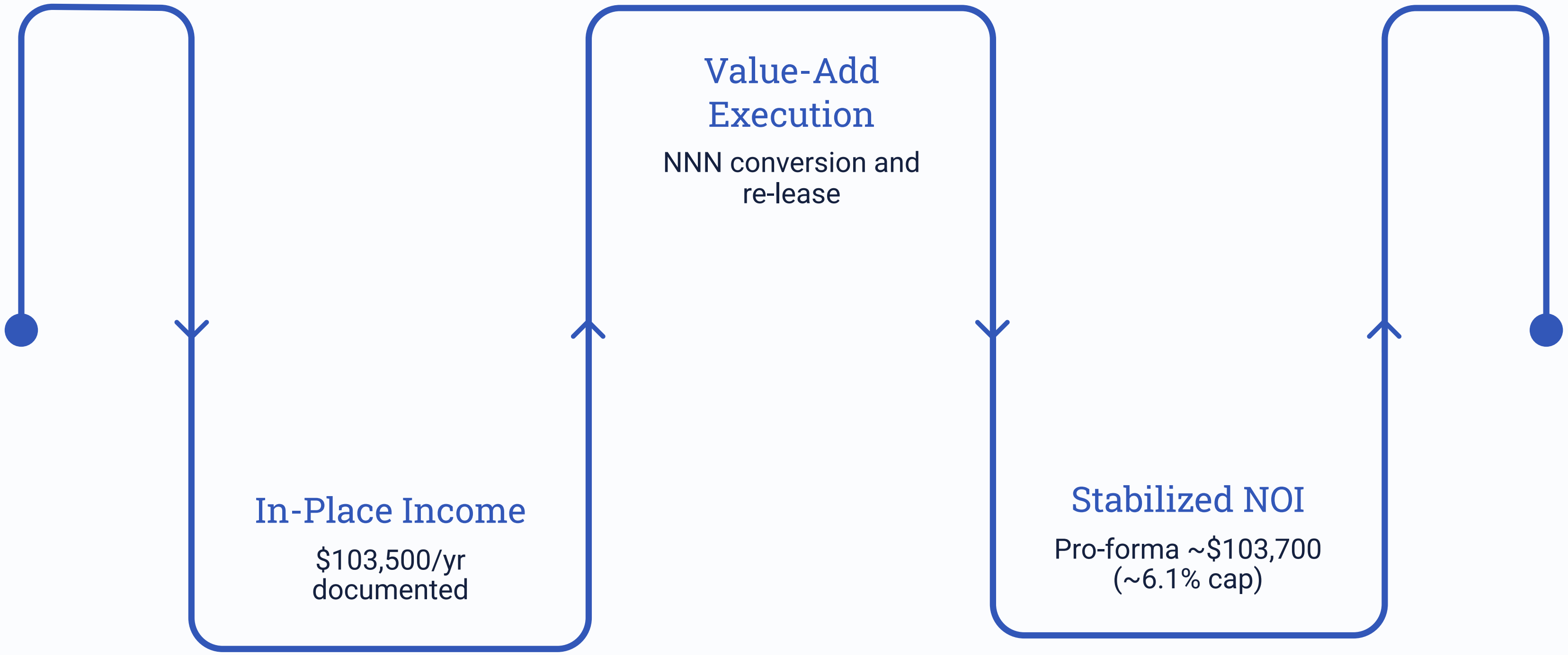
Total In-Place Income

Combined arm's-length in-place income — verified by actual operating statements.

Documentation Available Under NDA

Full-year 2025 and 2026 year-to-date operating statements are available to qualified buyers. Near-term options include renewal, NNN conversion, mark-to-market re-lease, or owner-occupancy.

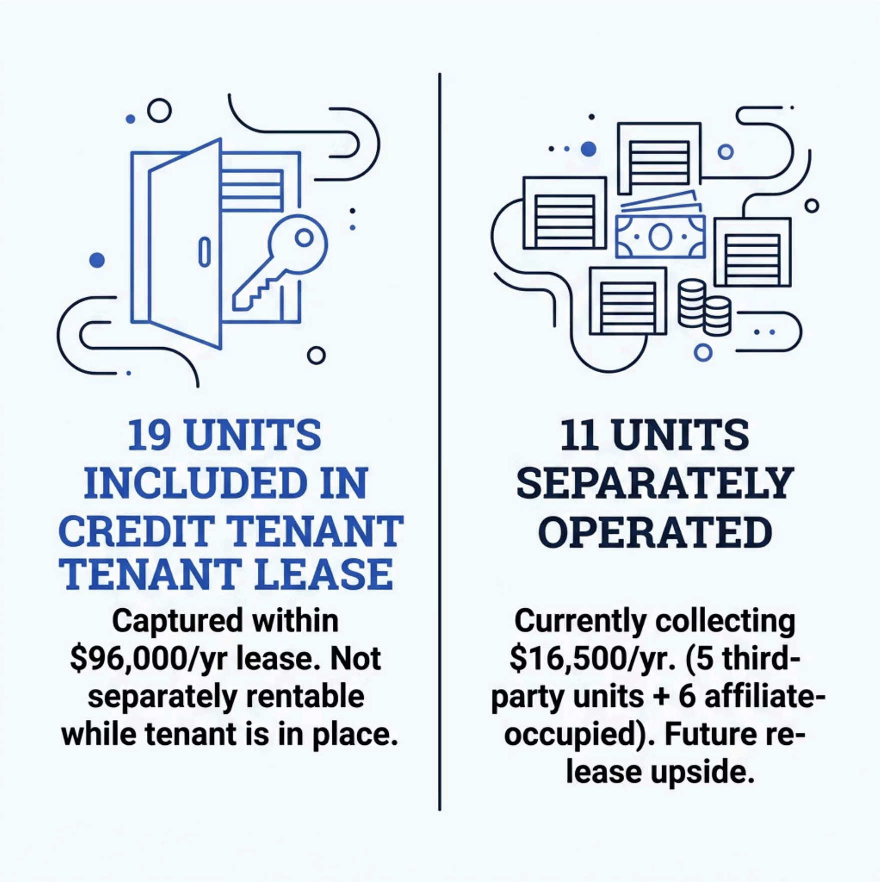
Verified Financials & a Clear Path to a Stabilized ~6.1% Yield



The income is real and verifiable. Operating expenses are modest and fully documented. The detailed pro-forma, and operating statements are available to qualified buyers under NDA.

> Always distinguish in-place figures from stabilized/pro-forma. The ~$103,700 NOI and ~6.1% cap rate are **stabilized pro-forma** projections — not current in-place figures.

30 Drive-Up Storage Units — Current Income & Defined Upside



Value-Add Upside on the 11 Separate Units

The separately operated units currently collect at **$125/mo** versus the appraised market rate of **$163.64/mo** — a meaningful spread that represents clear mark-to-market and re-lease upside upon execution.

> ⚠ The 19 units inside the tenant's lease are **not** separately rentable while the credit tenant is in place. These are already reflected in the $96,000/yr lease income.

Multiple Clear Levers to Grow Income & Value

NNN Conversion

Shift recoverable operating expenses to the tenant at renewal — improving net yield without additional capital deployment.

Storage Mark-to-Market

Raise the separately operated rate from the current $125/mo toward the appraised market rate of $163.64/mo on lease-up.

Storage Expansion

The paved yard can accommodate additional drive-up units, generating attractive incremental yields on cost.

Cap-Rate Re-Rating

IOS assets trade meaningfully inside the conservative cap rate reflected in the property's recent appraisal — embedded appreciation potential.

Why Industrial Outdoor Storage Is Institutional Capital's Preferred Bet

Structural Supply Scarcity

New IOS supply is rarely entitled — scarcity is durable and structural, not cyclical.

Texas Land Value Leadership

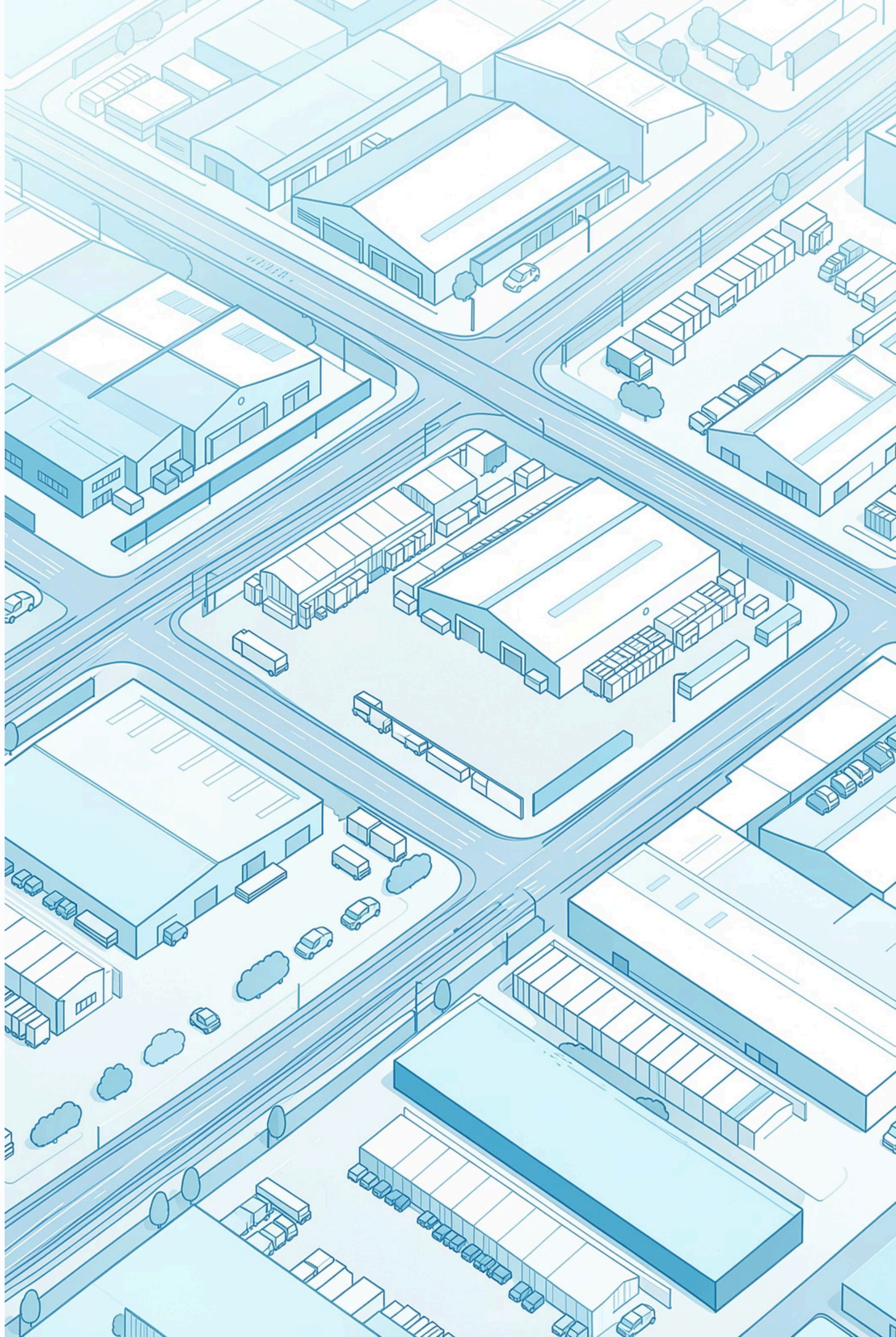
Texas IOS land values rank among the strongest in the Sunbelt, driven by persistent industrial demand.

Diversified Tenant Demand

Contractors, fleet operators, equipment lessors, and logistics users provide deep, diversified leasing demand.

Infill Premium

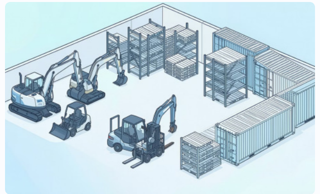
Infill locations like Franklin Road command a lasting premium — irreplaceable in supply-constrained corridors.



Franklin Road IOS — At a Glance

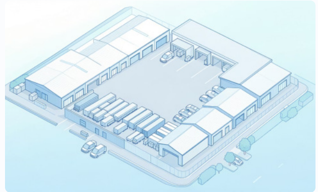
Attribute	Detail
Offering Price	$1,695,000
Total Land Area	±64,717 SF (±1.49 acres) — three parcels, conveyed together
Improvements	±10,206 SF — office, shop/warehouse, 30 drive-up storage units
In-Place Income	$103,500/yr ($96,000 credit-tenant lease + $7,500 third-party storage) — documented by actual operating statements
Stabilized NOI (Pro-Forma)	~$103,700 (~6.1% cap at offering price) — pro-forma, stabilized
Zoning	None — City of Houston ETJ, unincorporated Harris County
Upside	NNN conversion, storage mark-to-market, storage expansion, cap-rate re-rating
Due Diligence Package	Operating statements (2025 + 2026 YTD), detailed pro-forma, & Phase I Environmental — available under NDA

Who This Property Is Built For



Owner-User or Contractor

A plug-and-play operational base — fully paved yard with office and shop, priced below replacement cost.

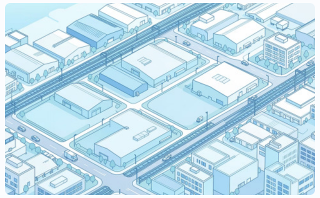


IOS Investor or Operator

Verifiable in-place income with defined value-add levers and strong submarket fundamentals.

1031 Exchange Buyer

Qualifies as a like-kind replacement with immediate income and multiple paths to enhance returns.



Redeveloper

Infill, no-zoning land in an active industrial corridor with long-term optionality and minimal entitlement risk.

Contact the Listing Broker

How to Proceed

- All three parcels convey together — the assemblage is not divisible
    - Operating statements, a detailed pro-forma, and a Phase I Environmental Site Assessment are available to qualified buyers under executed NDA
- Contact the listing broker to receive the full offering package and schedule a site tour

Listing Broker

Dustin Hill

Manager, JLA Realty Montgomery

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