

OFFERING MEMORANDUM



INVESTMENT ADVISORS



Aiden Maclean
Advisor

832-378-3646
Aiden@NorthPeakCRE.com



Travis Purvis
Principal

832-832-0661
Travis@NorthPeakCRE.com



Matt Lewallen
Principal

303-210-1623
Matt@NorthPeakCRE.com



NORTHPEAK®
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
4576 Research Forest Dr. | Suite 200
The Woodlands, TX 77381
www.NorthPeakCRE.com





PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1233 Hugh Rd Houston, TX 77067
Price	\$1,095,000
Building Size	5,000 SF
Lot Size	2.0 AC
Year Built	2010
Roof	Slanted
Building Type	Industrial
Garage	2 Drive-Ins
Parking	8 Spaces

PROPERTY HIGHLIGHTS

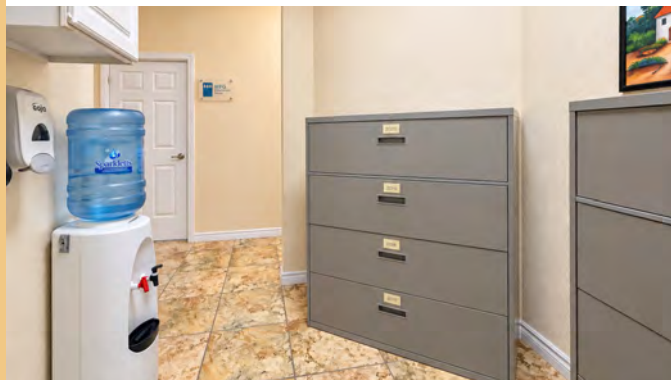
- Modern 2010 construction, newer than most surrounding industrial stock
- Located in Houston's growing North Belt West / Greenspoint corridor near I-45, Beltway 8, and IAH
- 5,000 SF flex building with a finished office and 20+ foot warehouse ceilings
- Two 14' drive-in doors for flexible loading
- Sits on 2 full acres with substantial excess yard space
- Surrounded by established warehouses and newer residential growth

Situated in Houston's North Belt West / Greenspoint submarket near the intersection of I-45 and Beltway 8, and roughly 10 minutes from George Bush Intercontinental Airport, 1233 Hugh Rd is a highly functional 5,000 SF flex property on a 2-acre lot, built in 2010 and previously home to CAM Commercial Cleaning, an owner-operated commercial cleaning business.

The building offers a well-finished 1,000 SF office component, including a reception area and four private offices, paired with a 4,000 SF open warehouse featuring 20+ foot clear ceiling heights suited to a range of industrial, distribution, or light manufacturing users. Two 12' drive-in doors provide flexible loading and access.

Beyond the building footprint, the remainder of the 2-acre site is open land, with an on-site retention pond already accommodating drainage and detention requirements — a meaningful advantage in a market where site development and flood mitigation costs weigh heavily on buyers. The surrounding area is home to an established mix of warehouse and distribution product alongside newer residential communities, reflecting the broader industrial growth pattern reshaping North Houston.





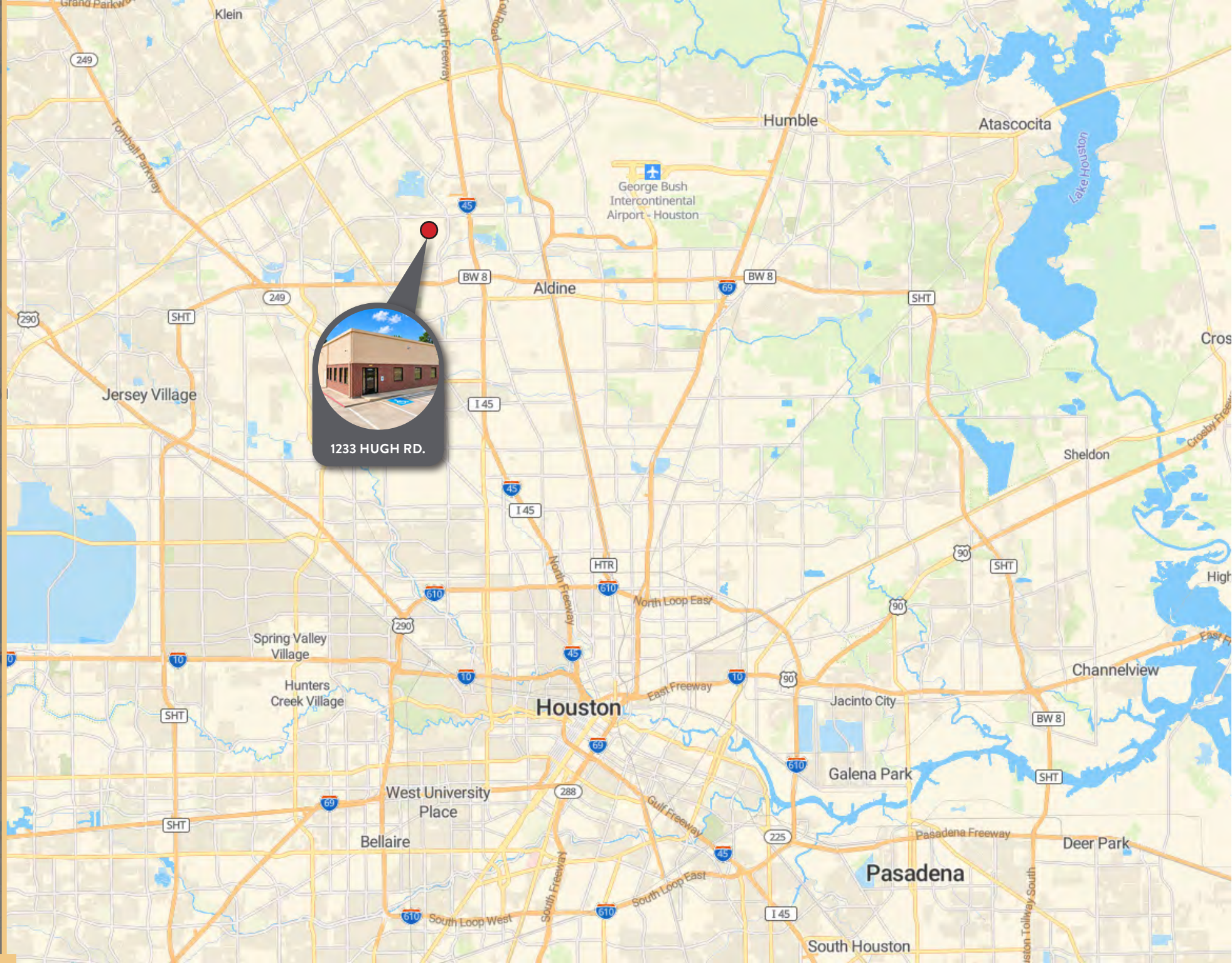




LOCATION OVERVIEW



NORTHPEAK[®]
COMMERCIAL ADVISORS





COMPARABLE LEASES



NORTHPEAK®
COMMERCIAL ADVISORS

COMPARABLE LEASES



SUBJECT PROPERTY

1233 Hugh Rd., Houston, TX 77067

Lease Rate \$15.00/SF/YR

Building Size 5,000 SF

Year Built 2010



11233 Crown Park Dr.
Houston, TX 77067

#1

Lease Rate \$13.00-\$15.00/SF/YR

Building Size 3,000-10,000 SF

Year Built 1984



11715 Veterans Memorial Dr
Houston, TX 77067

#2

Lease Rate \$18.00/SF/YR

Building Size 5,000 SF

Year Built 2000



6510 Bourgeois Rd
Houston, TX 77066

#3

Lease Rate \$16.50/SF/YR

Building Size 5,450 SF

Year Built 2023



8727 Fallbrook Dr
Houston, TX 77064

#4

Lease Rate \$14.00/SF/YR

Building Size 5,874 SF

Year Built 2006



12902 Bammel N Houston Rd
Houston, TX 77066

#5

Lease Rate \$14.40/SF/YR

Building Size 2,000-10,000 SF

Year Built 2025



7307 Five Forks Dr
Spring, TX 77379

#6

Lease Rate \$14.40/SF/YR

Building Size 9,000 SF

Year Built 2024



130 Magic Oaks Dr
Spring, TX 77388

#7

Lease Rate \$15.00/SF/YR

Building Size 5,190 SF

Year Built Build to Suite

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1233 Hugh Rd., Houston, TX 77067 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

NorthPeak Commercial Advisors LLC	9016138	matt@northpeakcre.com	303-210-1621
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matthew Lewallen	841724	matt@northpeakcre.com	303-210-1621
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Lewallen	841724	matt@northpeakcre.com	302-210-1621
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Aiden MacLean	850257	aiden@northpeakcre.com	832-378-3646
Name of Sales Agent/Associate	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 1-2

1233 HUGH RD. | HOUSTON, TX

INVESTMENT ADVISORS:

AIDEN MACLEAN

Advisor

832-378-3646

Aiden@NorthPeakCRE.com

TRAVIS PURVIS

Principal

832-832-0661

Travis@NorthPeakCRE.com

MATT LEWALLEN

Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

4576 Research Forest Dr. | Suite 200
The Woodlands, TX 77381
www.NorthPeakCRE.com