

11100
HWY
225

Offering Memorandum



IOS INVESTMENT OPPORTUNITY
LA PORTE, TX 77571



PROPERTY HIGHLIGHTS



Approximately ±14.944 acres of heavy crushed rock stabilized yard; roadways are generally 24" thick; majority of yard has 18" of material



8.034 acres of new chip seal surface coating for dust control purposes



Quala Wash - 8.91 acres



Ferguson - 6.034 acres



Yard wraps around Kraft Tank facility



Fenced, gated and lighted, screening and vegetation barrier in place



6.034 acre yard has concrete landing strips installed



12,225 SF Warehouse - grade level, PEMB, 6 grade level doors



7,133 SF standalone office building



Only 1.6 miles to the Hwy 225 and Hwy 146 interchange, 4.0 miles from Barbour's Cut Container Terminal, and only 7.5 miles from the Bayport Container Terminal



Hwy 225 frontage with access off south side feeder road just east of Miller Cut Off Road



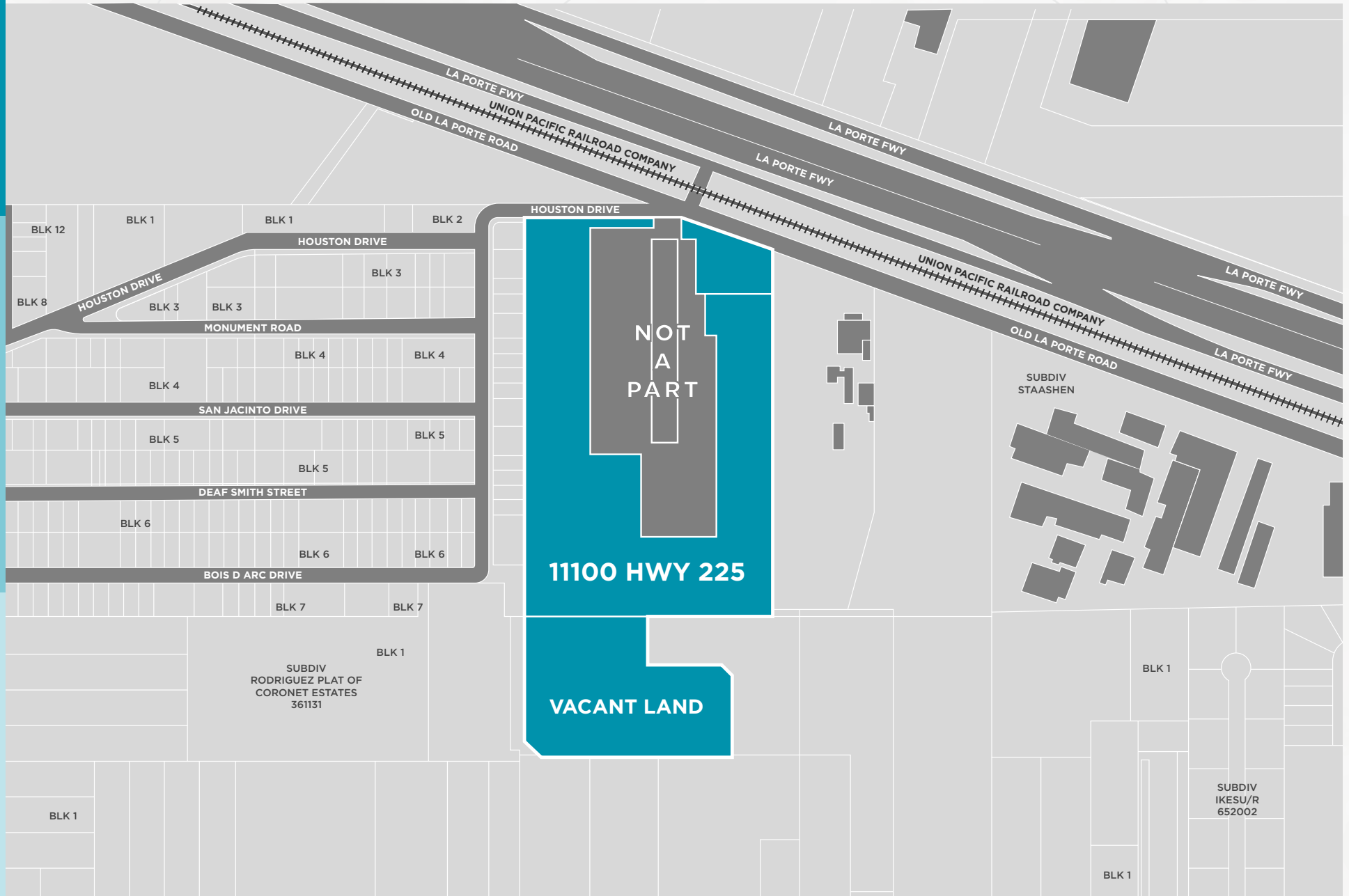
6.43 acres of undeveloped land for future expansion



22.816 ACRES - TOTAL SITE SIZE



SITE PLAN



SITE OVERVIEW

[CLICK TO VIEW SURVEY](#)

LA PORTE FWY

225
TEXAS

NOT
A
PART

11100 HWY 225

TENANTS



Quala

Quala Wash has been a tenant in the park since 2018, specializing in the design, manufacturing, and servicing of advanced cleaning solutions and industrial washing equipment. Their operations include providing efficient, eco-friendly, and customizable cleaning systems for industries such as food processing, pharmaceuticals, and manufacturing. Additionally, Quala Wash offers comprehensive tanker cleaning services, ensuring hygienic and thorough cleaning of large tanks used across various sectors. As part of Depot Connection International, Quala manages a diverse portfolio of assets, including manufacturing facilities and cleaning equipment, highlighting their capacity to deliver scalable and reliable cleaning solutions to their clients.

FERGUSON®

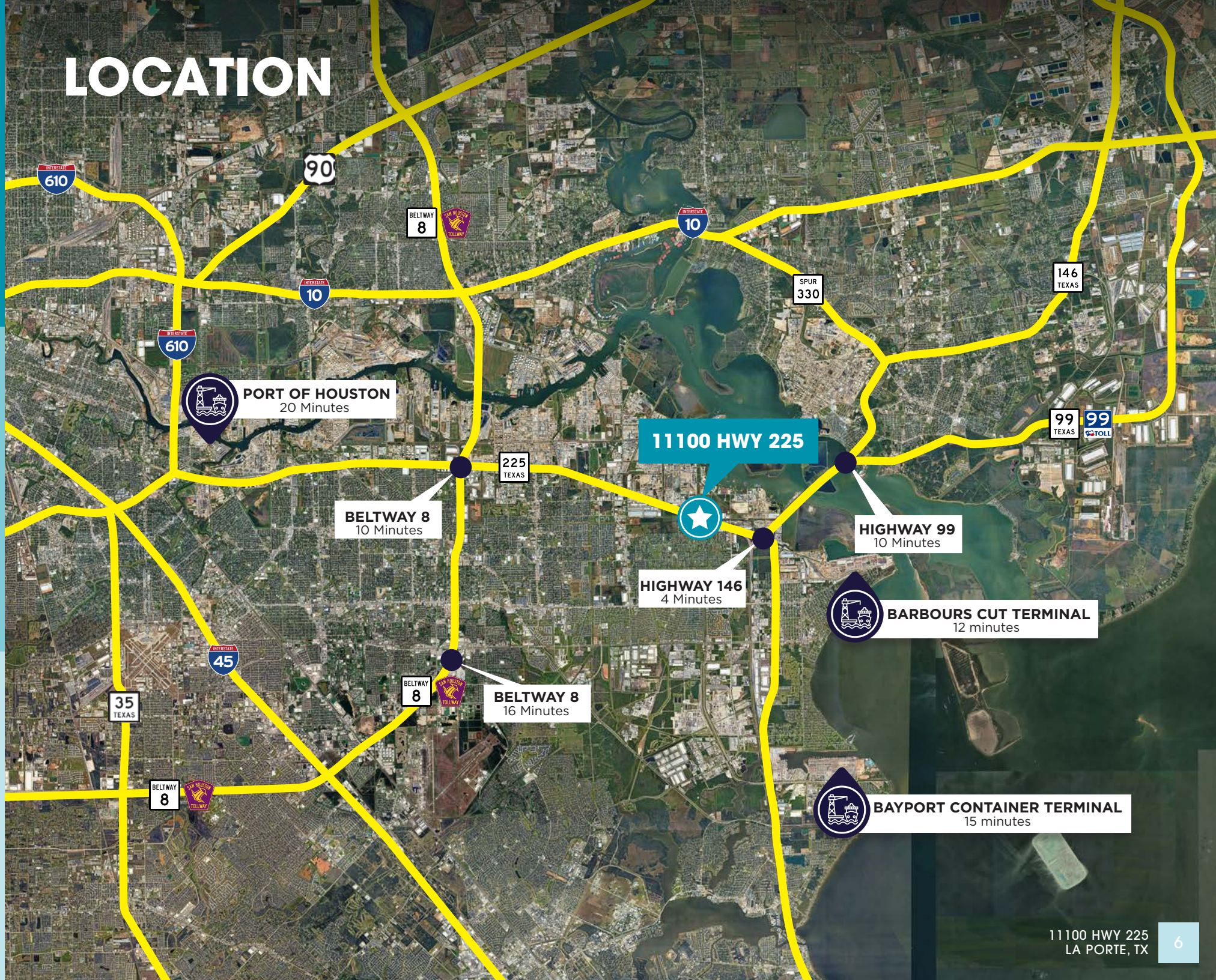
Ferguson is a new tenant at the park, operating a pipe and supply yard that serves as a strategic regional distribution hub. Their operations focus on distributing high-density polyethylene (HDPE) pipe and corrugated pipe, catering to the needs of construction, infrastructure, and industrial clients. Ferguson's location is ideal for efficiently supplying materials across the region, supporting large-scale projects and ensuring timely delivery. Their facility enhances their distribution capabilities and positions them as a key player in regional pipeline solutions and supply chain management.



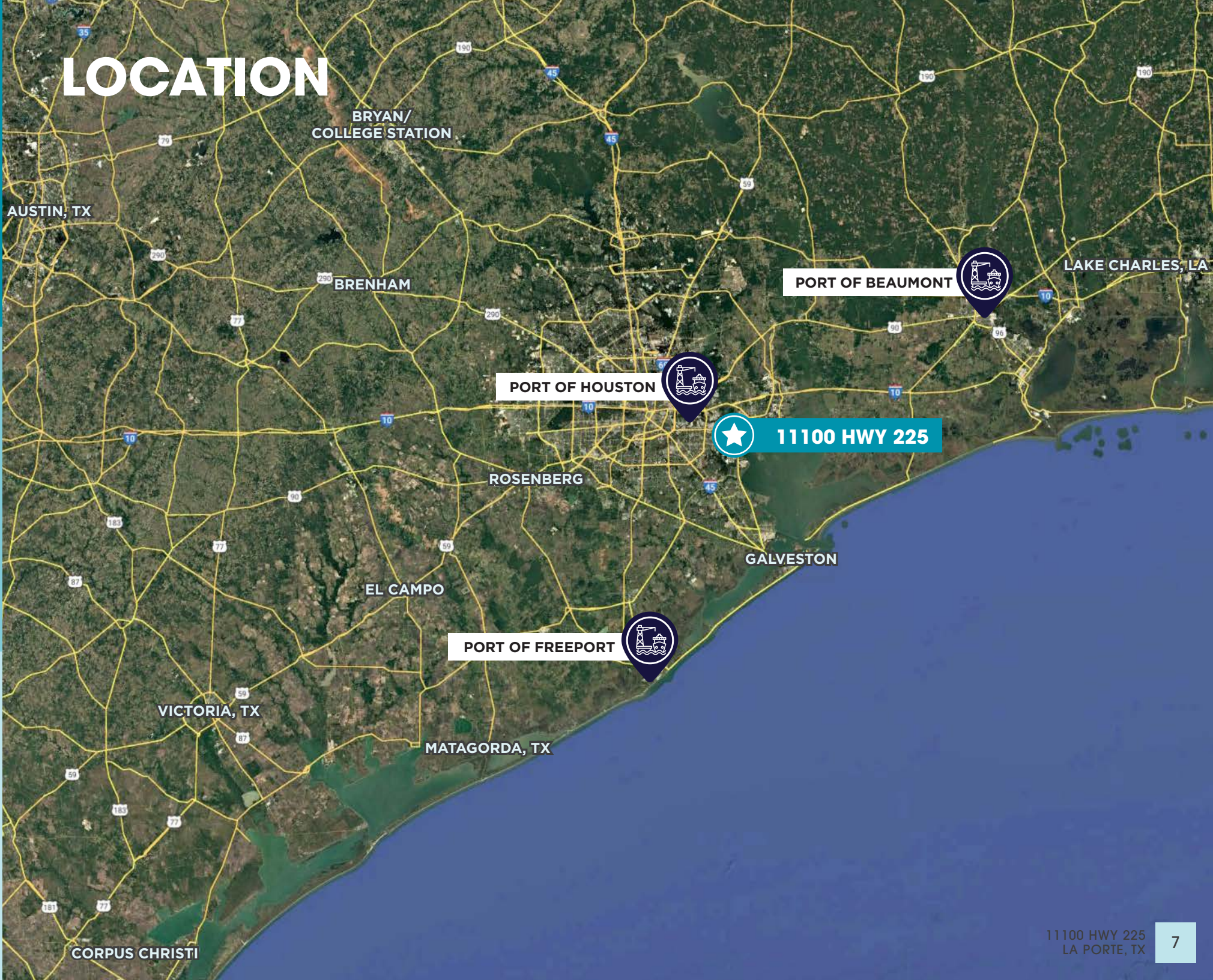
Louisiana Chemical Equipment Company (LCEC), established in 1968, is a leading provider of used process equipment and plant sales worldwide. As a full-service company with extensive storage facilities across the Americas, LCEC specializes in buying, selling, and relocating process equipment and plants. Known for their global reach and comprehensive services, LCEC continues to be a trusted name in the chemical and process industries.

This offering is currently owned by LCEC, today they occupy the south office building, which will be leased for another five years as part of this transaction.

LOCATION



LOCATION



PORT OF HOUSTON HIGHLIGHTS

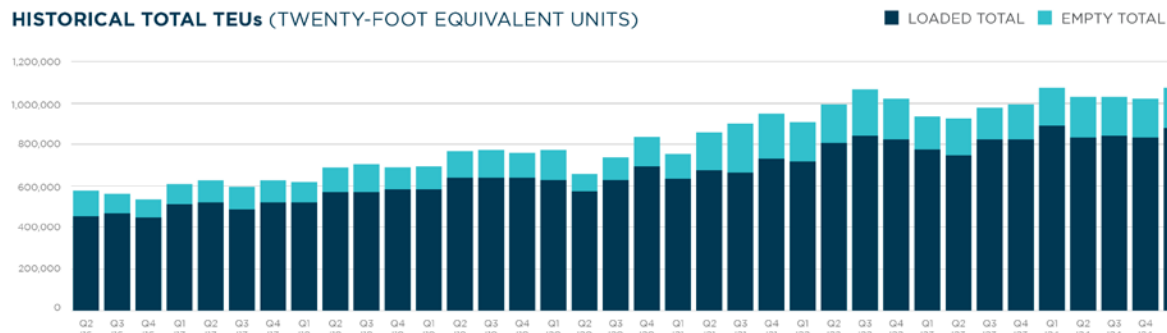
- 1st ranked U.S. port in foreign waterborne tonnage—220.1 million short tons (2024)
- 5th ranked U.S. container port by total TEUs
- Largest Gulf Coast container port, handling 74% of U.S. Gulf Coast container traffic

The Port of Houston continued strong in the first quarter of the year, exceeding 1.0 TEUs for the fifth consecutive quarter. While continuing to watch closely for shifts in the global market and how that could impact cargo in the region in the upcoming months, activity in the port remains strong. Breakbulk cargo, particularly steel and project cargo shipments, continue to support the area's energy and manufacturing sectors. Steel import volumes skyrocketed 26% in March compared to March of last year and are up to 10% year-to-date.

QUARTERLY COMPARISON TEU

	2025 Q1	2024 Q1	Difference	% Change
Loaded Inbound	480,645	485,976	-5,331	-1.1%
Loaded Outbound	398,528	404,124	-5,596	-1.4%
Total Loaded	879,173	890,100	-10,927	-1.2%
Total Empties	189,522	179,817	+9,705	+5.4%
Total TEUs	1,068,695	1,069,917	-1,222	-0.1%
<i>Industry Market Vacancy Rate</i>	<i>6.1%</i>	<i>6.8%</i>	<i>-70 basis points</i>	

HISTORICAL TOTAL TEUs (TWENTY-FOOT EQUIVALENT UNITS)



DEMOGRAPHICS

11100 Highway 225, La Porte, Texas, 77571 | 5 Miles

HOUSEHOLDS



79,107

2024 Total Population



28,898

2024 Total Households



2.72

024 Average Household Size



\$121,871

2024 Average Household Income



38.0

2025 Median Age



\$314,674

2024 Average Home Value

POPULATION



0.26%

2024-2029 Population: Compound Annual Growth Rate



50%

Male Population



50%

Female Population

EMPLOYMENT



97,180

2024 Total Daytime Population



60%

2024 Daytime Population: Workers



40%

2024 Daytime Population: Residents



1,579.7

2024 Daytime Population Density (Pop per Square Mile)



2,770

024 Total Businesses



47,393

2024 Daytime Population: Residents

EDUCATIONAL ATTAINMENT

25%

High School Diploma

6%

GED/Alternative Credential

23%

Some College/ No Degree

11%

Associate's Degree

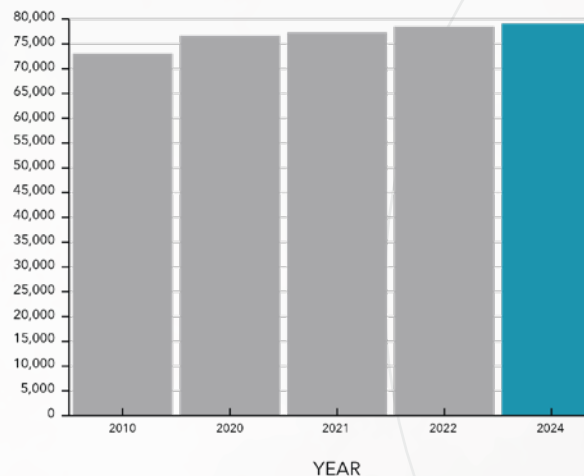
16%

Bachelor's Degree

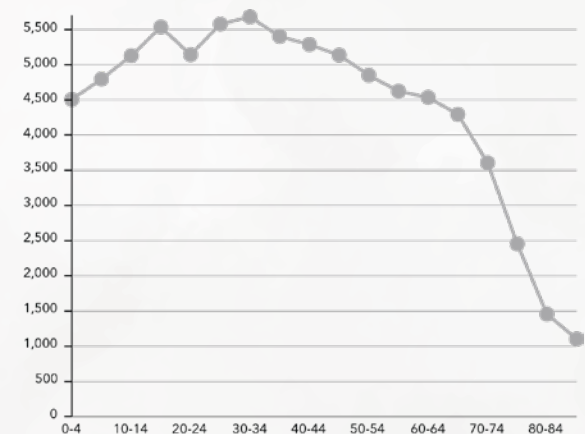
9%

Graduate/ Professional Degree

POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



INDUSTRIAL STATS

Industrial Q3 2025

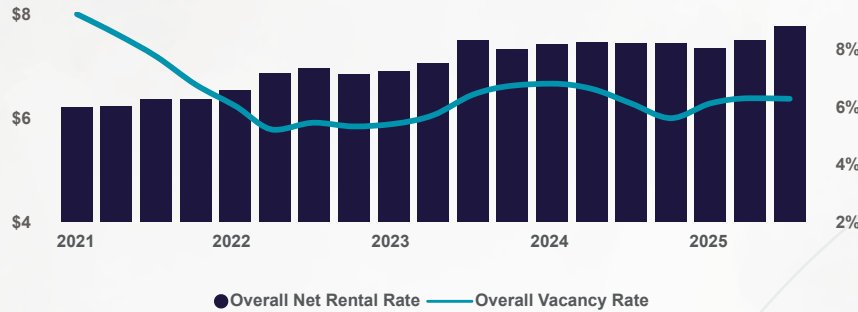
SUPPLY

592.4M
Total Inventory
(SF)

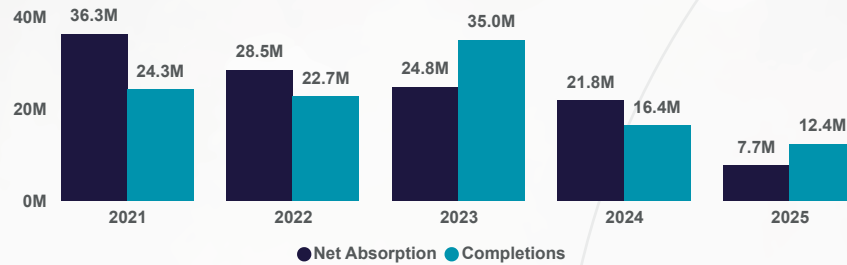
15.0M
Under
Construction (SF)

6.3%
Overall Vacancy
Rate

OVERALL RENTAL RATE VS. OVERALL VACANCY RATE



OVERALL NET ABSORPTION VS. CONSTRUCTION COMPLETIONS



SIGNIFICANT PROJECTS UNDER CONSTRUCTION

DEVELOPMENT	SIZE (SF)	BTS/SPEC	DEVELOPER
Grainger Distribution Center	1,281,280	BTS	Grainger
Empire West Business Park - Building 10	616,463	BTS	Stream Realty
19685 Emerald Lane	566,000	BTS	GCP Paper

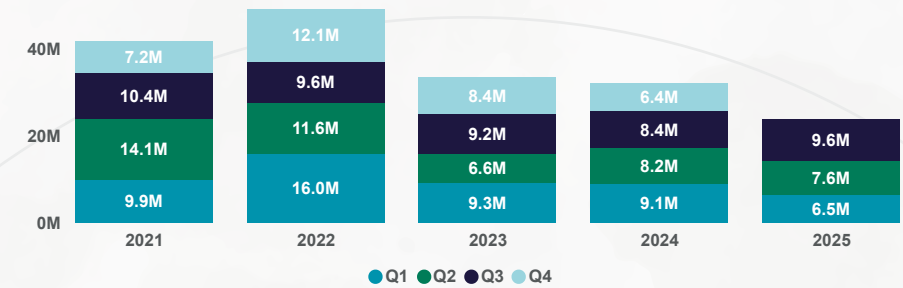
DEMAND

\$7.76
Overall Net Asking
Rental Rate

3.9M
Overall
Absorption (SF)

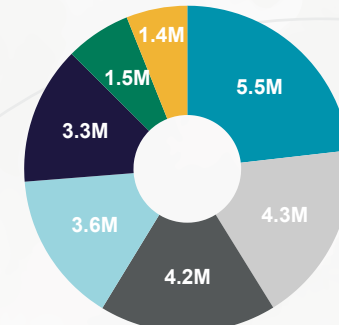
9.6M
New Leasing
Activity (SF)

NEW LEASING ACTIVITY (MSF)



YTD 2025 LEASES TOTAL SF

- Northwest
- Southeast
- West
- Southwest
- North
- South
- Northeast



SIGNIFICANT NEW LEASE TRANSACTIONS Q3 2025

BUILDING	TENANT	SIZE (SF)	MARKET
Park 1099	Inventec	540,000	West
Levey Logistics Park - Building 2	Creative Innovation, Inc.	496,560	South
CityPark Logistics Center - Building 5	Amazon.com Services LLC	403,832	South



11100 HWY 225



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