INDUSTRIAL FOR SALE IN HUMBLE

2925 FM 1960 E, Humble, TX 77338

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RE/MAX COMMERCIAL REAL ESTATE ADVISORS

GATSBY ADVISORY GROUP

TABLE OF CONTENTS

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BY TAKING POSSESSION OF AND REVIEWING THE INFORMATION CONTAINED HEREIN THE RECIPIENT AGREES TO HOLD AND TREAT ALL SUCH INFORMATION IN THE STRICTEST CONFIDENCE. THE RECIPIENT FURTHER AGREES THAT RECIPIENT WILL NOT PHOTOCOPY OR DUPLICATE ANY PART OF THE OFFERING MEMORANDUM. IF YOU HAVE NO INTEREST IN THE SUBJECT PROPERTY, PLEASE PROMPTLY RETURN THIS OFFERING MEMORANDUM TO OSIRIS HOLDINGS LLC. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED FINANCIAL AND PHYSICAL INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY.

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CONTENTS

SECTION 1

THE ASSET

- EXECUTIVE SUMMARY
- PROPERTY
- PHOTOS

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EXECUTIVE SUMMARY - COMBINED OFFERING

PROPERTY INFO

Total Building Size:	±14,710 SF
Tenant:	Multi-Tenant Industrial
Year Built/Renovated:	1972/2013
Value:	$3,000,000

INVESTMENT SUMMARY

This investment opportunity features a strategically located industrial complex at 2925 FM 1960 in Humble. The property consists of four industrial buildings designed to accommodate a variety of industrial, contractor, flex, and service-oriented uses, making it highly attractive for both investors and owner-users seeking an operational headquarters with expansion potential. Positioned along the heavily trafficked FM 1960 corridor, the property benefits from exceptional visibility, accessibility, and connectivity throughout the greater Houston market. The site offers strong owner-user appeal with functional building layouts, ample circulation, and the potential for outdoor storage, fleet parking, or fenced yard components depending on user needs. Located near major transportation arteries including I-69/US-59, Beltway 8, and George Bush Intercontinental Airport, the asset is well-positioned for businesses requiring efficient regional access and logistical convenience. The surrounding area continues to experience significant residential and commercial growth, supported by a dense population base, expanding business activity, and continued infrastructure development throughout the northeast Houston submarket. With flexible industrial utility, strong frontage along FM 1960, and long-term growth potential, the property presents an excellent opportunity for investors, contractors, distributors, and owner-users seeking a highly functional industrial asset in a rapidly growing trade area.

2925 FM 1960 OFFICE BUILDING

2925 FM 1960 SHOP 1

2925 FM 1960 SHOP 2

2925 FM 1960 MEETING ROOM

SECTION 2

THE AREA

- AREA
- LOCAL AREA MAP

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48,000
PEOPLE IN 77338

$69,823
MEDIAN INCOME
IN 77338

AREA

AREA DESCRIPTION

Humble is a rapidly growing northeast Houston submarket located within Harris County, benefiting from strong population growth, expanding commercial development, and its strategic proximity to major transportation infrastructure. Positioned within the greater Houston metropolitan area, Humble offers convenient access to key employment centers, industrial hubs, and regional consumer markets, making it an attractive location for industrial users, service companies, and long-term investment opportunities. The local economy is supported by continued residential expansion, strong workforce demographics, and significant commercial activity driven by the surrounding trade area.

The subject property is situated along FM 1960 East, a major east-west commercial corridor with substantial daily traffic counts and strong visibility. FM 1960 serves as one of the primary thoroughfares connecting northeast Houston communities, offering direct access to Interstate 69/US-59, Beltway 8, Hardy Toll Road, and George Bush Intercontinental Airport. This connectivity provides exceptional logistical advantages for businesses requiring regional accessibility and efficient transportation routes throughout the Houston market.

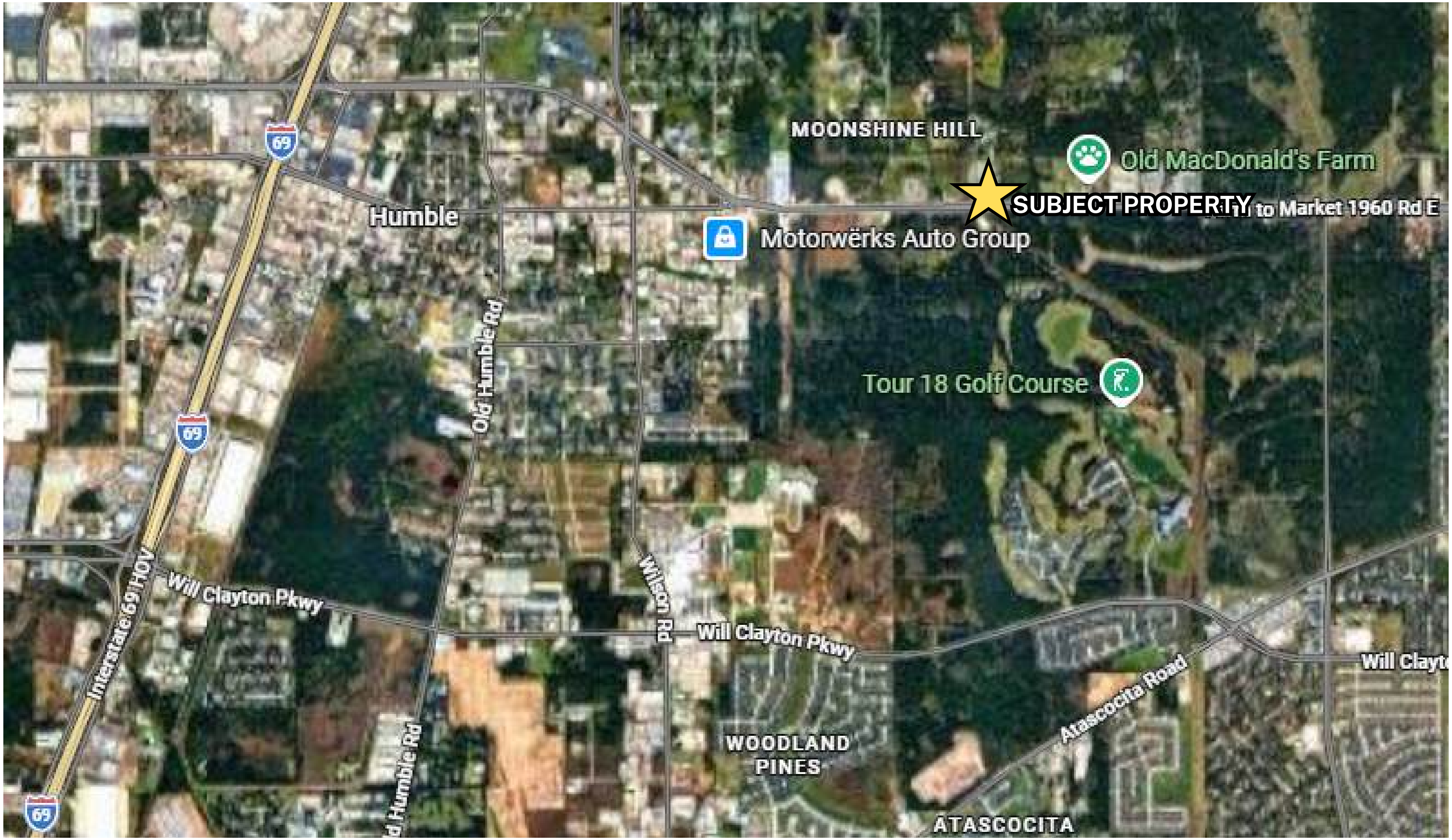
Humble is anchored by several major retail, commercial, and lifestyle destinations that continue to drive consumer and business activity throughout the area. Deerbrook Mall serves as a dominant regional shopping destination featuring numerous national retailers, restaurants, and entertainment options, while nearby developments along FM 1960 and Highway 59 continue to experience ongoing commercial growth. The area also benefits from proximity to George Bush Intercontinental Airport, one of the nation's busiest airports, which supports a strong employment base and continued industrial demand. Additional nearby amenities include Memorial Hermann Northeast Hospital, Houston Methodist Hospital campuses, and various hospitality, retail, and service-oriented developments that further strengthen the surrounding market.

These attributes — strong regional connectivity, expanding population growth, major commercial anchors, and proximity to key transportation infrastructure — position the Humble submarket as a highly desirable and resilient location for industrial investment and owner-user opportunities.

INDUSTRIA MARKET TRENDS

- Industrial Vacancy Rates: Approximately 5.0%–7.0%, remaining competitive within the northeast Houston industrial submarket
- Industrial Market Fundamentals: Continued demand from contractors, logistics users, flex industrial tenants, and service-oriented businesses driven by population growth and infrastructure expansion
- Investor Demand: Strong interest in functional industrial and owner-user assets with yard potential, frontage visibility, and access to major transportation corridors throughout the Houston metropolitan area

LOCAL AREA MAP



SECTION 4

SITE PLAN

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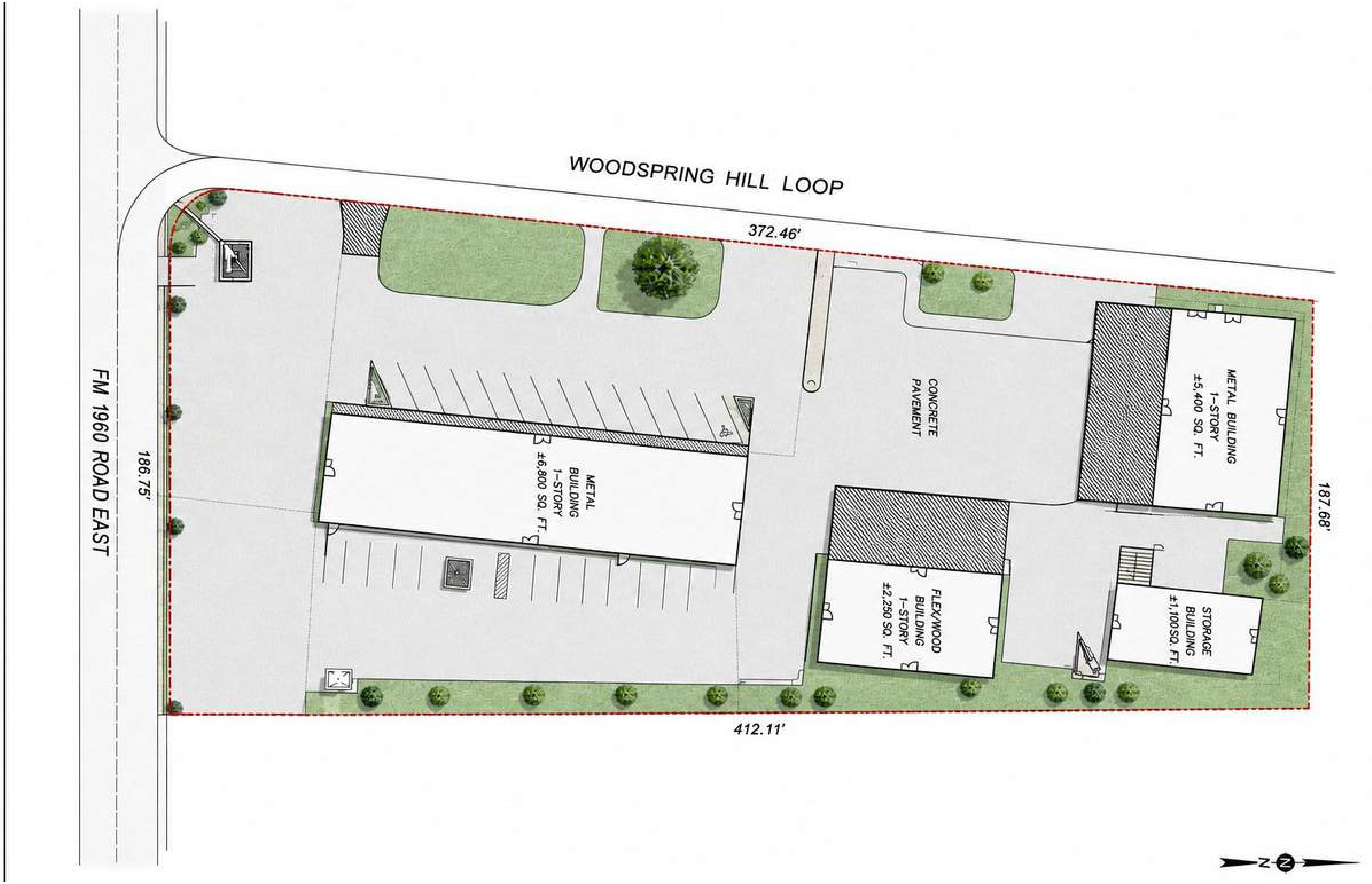
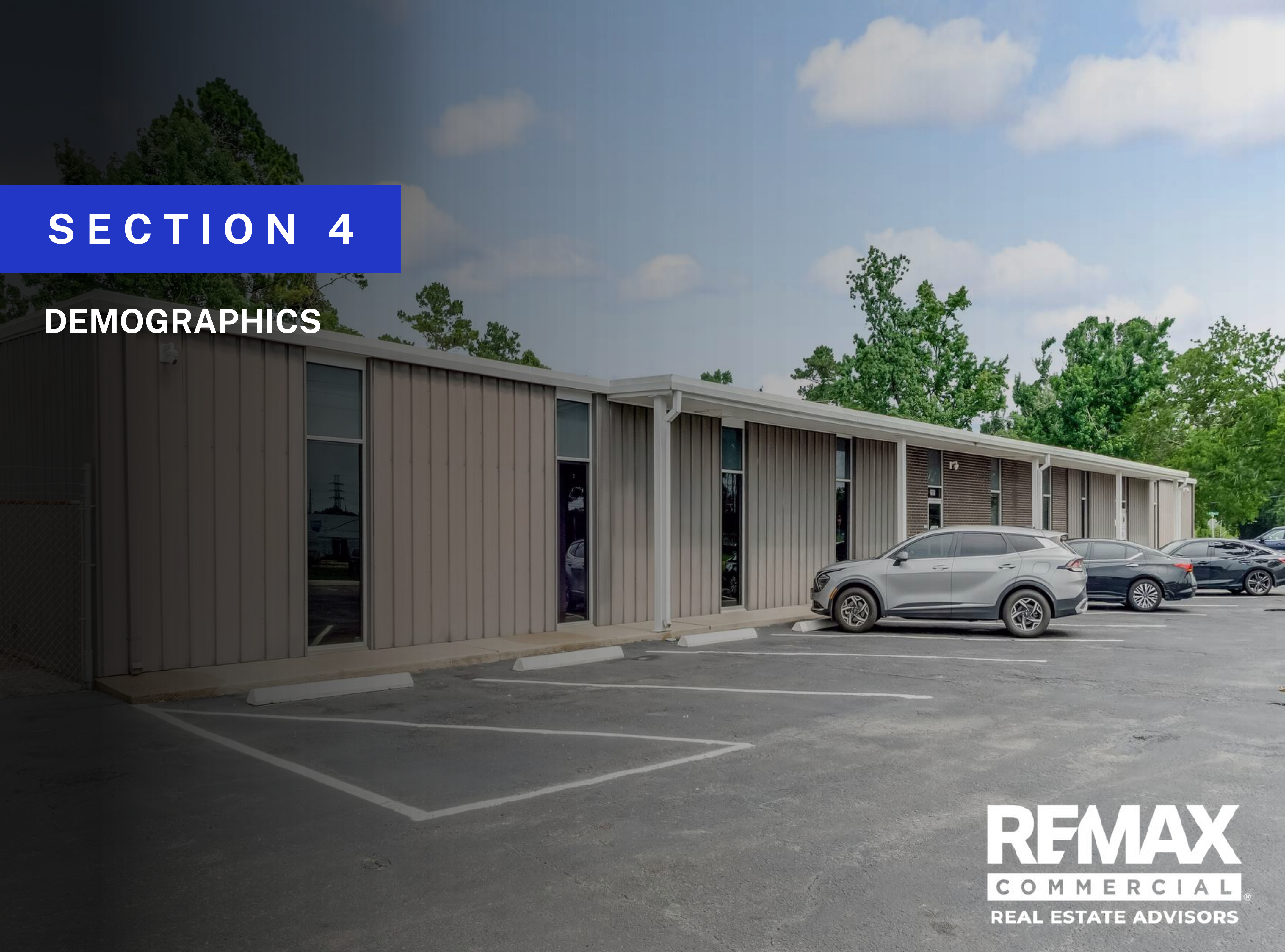
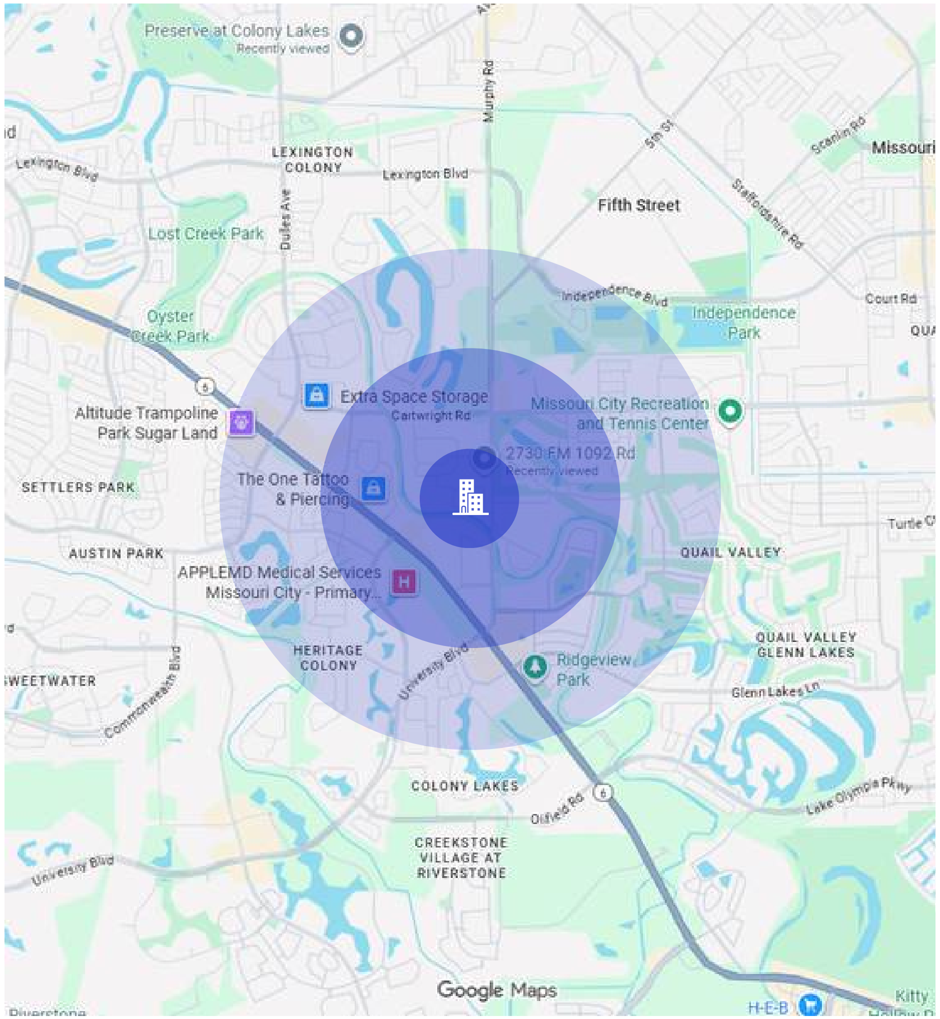

WOODSPRING HILL LOOP
372.46'
FM 1960 ROAD EAST
186.75'
METAL BUILDING 1-STORY ±6,800 SQ. FT.
CONCRETE PAVEMENT
METAL BUILDING 1-STORY ±5,400 SQ. FT.
187.68'
FLEX/WOOD BUILDING 1-STORY ±2,250 SQ. FT.
STORAGE BUILDING ±1,100SQ. FT.
412.11'

SECTION 4

DEMOGRAPHICS



DEMOGRAPHICS (2025)



POPULATION

Total Population	49K
Density	1,860
Growth	8%-9%

RACE

White	7,800
African American	17,500
Asian	1,360
American Indian	240
Other	21,600

HOUSEHOLDS & INCOME

	MEDIAN
Married Families	$85,000
Families	$77,000
Households	$68,000
Non Families	$45,000

FOR SALE IN HUMBLE

2925 FM 1960 East Humble, TX 77338

CHARLES PATAWARAN, CCIM

PRESIDENT & JANITOR

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Brokerage Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.

MICHAEL SHANKS, CPM

MANAGING DIRECTOR, RETAIL ADVISORY

Michael Shanks, CPM serves as Managing Director of the Retail Advisory division at ReMax Commercial Real Estate Advisors, bringing over a decade of expertise in finance, sales, and real estate operations. His career includes notable roles as an Asset-Based Lending Agent, where he structured and managed complex multimillion-dollar financing transactions, and as Vice President of Property & Asset Management for a real estate investment trust, where he directed large-scale portfolios and strategic asset planning. Michael has contributed his skills to leading firms such as Marcus & Millichap and Maz Real Estate. He holds the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management, underscoring his dedication to operational excellence and industry leadership.

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Information About Brokerage Services

2-10-2025

Texas lawrequires all real estatelicense 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. **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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date