

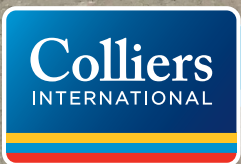
4160 Half Acre Road

BATAVIA, CLERMONT COUNTY, OHIO 45103



Call For Offers

OFFERS DUE JUNE 15, 2020





EXCLUSIVE MARKETING ADVISORS

JASON TANGEN

Vice President | Houston

713 830 4006

jason.tangen@colliers.com

CHARLES G. FERTITTA, JR., SIOR

Principal & Director | Houston

713 830 2175

charles.fertitta@colliers.com

CHRIS NASH

Occupier Advisory Services | Houston

713 830 2153

chris.nash@colliers.com

1233 West Loop South, Suite 900
Houston, TX 77027
www.colliers.com/texas



EXECUTIVE SUMMARY



INVESTMENT SUMMARY

Colliers International is pleased to exclusively offer to qualified investors the opportunity to purchase 4160 Half Acre Road, in Batavia, Ohio (the "Property"). This is a unique opportunity to purchase a mission critical facility featuring investment grade tenancy through a parent guaranty for 100% of the lease term of twelve (12) years. 4160 Half Acre Road is a 146,840 SF industrial manufacturing facility located in Clermont County. The property sits on 9.942 acres and is located less than half a mile from James A. Rhodes Appalachian Highway and is currently occupied by Freeman Enclosure Systems.

HIGHLIGHTS



Constructed in 1998; Renovated in 2016



High visibility from OH 32 with traffic counts over 15,700 cars per day



Situated on 9.942 acres with over 200 auto parking spaces and a 130'+ truck court



100% Occupied - High credit tenant



Crane served up to 40-tons

BASIC SALE LEASE-BACK (SLB) OFFERING TERMS

Net Operating Income (Year 1): \$399,750
Per Month: \$33,312.50
Annual Rate Per SF: \$2.72

Lease Structure: Triple Net (NNN)
Term: Twelve (12) Years
Annual Escalations: Two Percent (2%)

Tenant: Freeman Enclosure Systems, LLC
Parent Guaranty: IES Holdings, LLC (NASDAQ: IESC)

Pricing: Market Determined Price – Property is being sold on Call for Offers Basis



CALL FOR OFFERS
Offers will be accepted through
June 15, 2020 - 5 PM EST

PROPERTY OVERVIEW



O F F E R I N G M E M O R A N D U M

PROPERTY SPECIFICATIONS

LOCATION

4160 Half Acre Road
Batavia, Clermont County, Ohio 45103

BUILDING SIZE

146,840 SF
138,346 SF Warehouse / 8,900 SF Office

LAND AREA

9.942 acres

YEAR BUILT

Built in 1998; Renovated in 2016

CONSTRUCTION

Metal and concrete block

COLUMN SPACING

47' x 30' and 70' x 25'

ROOF

Metal with skylights

ELECTRICAL SERVICE

480V, 3 Phase 2,000 amps

SPRINKLER

100% Wet system

BRIDGE CRANES

One 10-ton with 24' hook height & 47' span
One 40-ton with 30' hook height & 70' span
Two 5-ton with 20' hook height & 26' span
Two 15-ton with 20' hook height & 47' span

TRUCK COURT

± 130'

DOCK HIGH DOORS

Six 8'6" x 10' with mechanical pit levelers, lights, and seals

DRIVE-IN DOORS

One 28' x 25' Two 25' x 25'
Three 16' x 16' Four 16' x 18'

LIGHTING

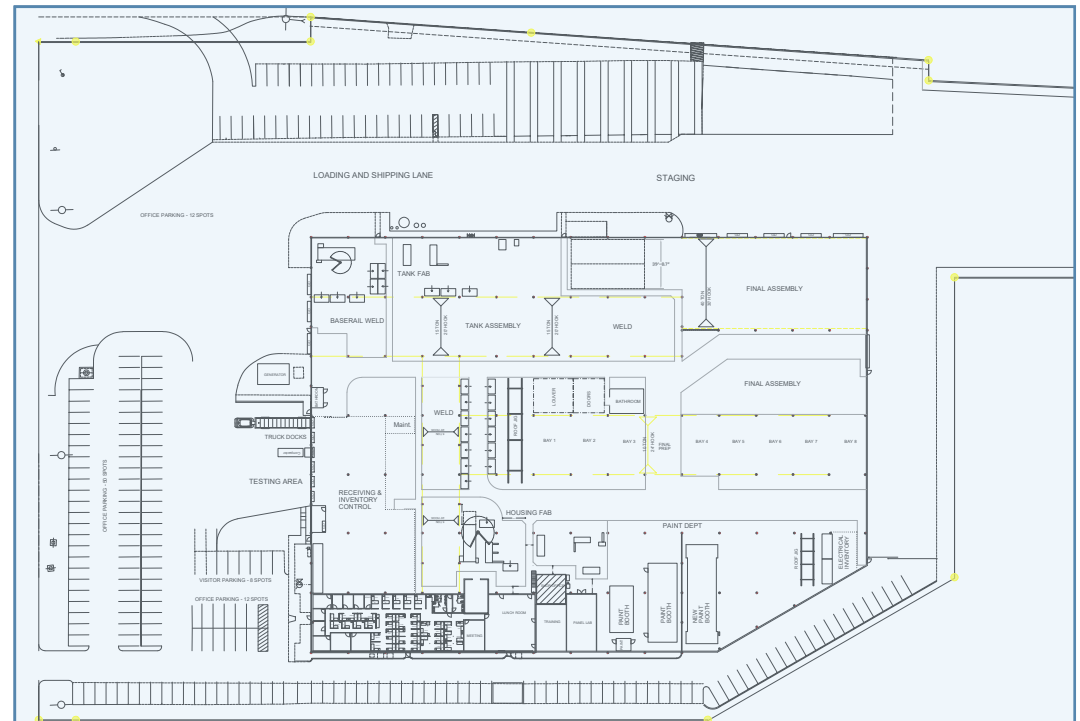
T-5's and metal halide

CLEAR HEIGHT

20' to 30'

FLOOD HAZARD

Property is located in Flood Hazard Zone X. Areas outside the one-percent annual chance floodplain.



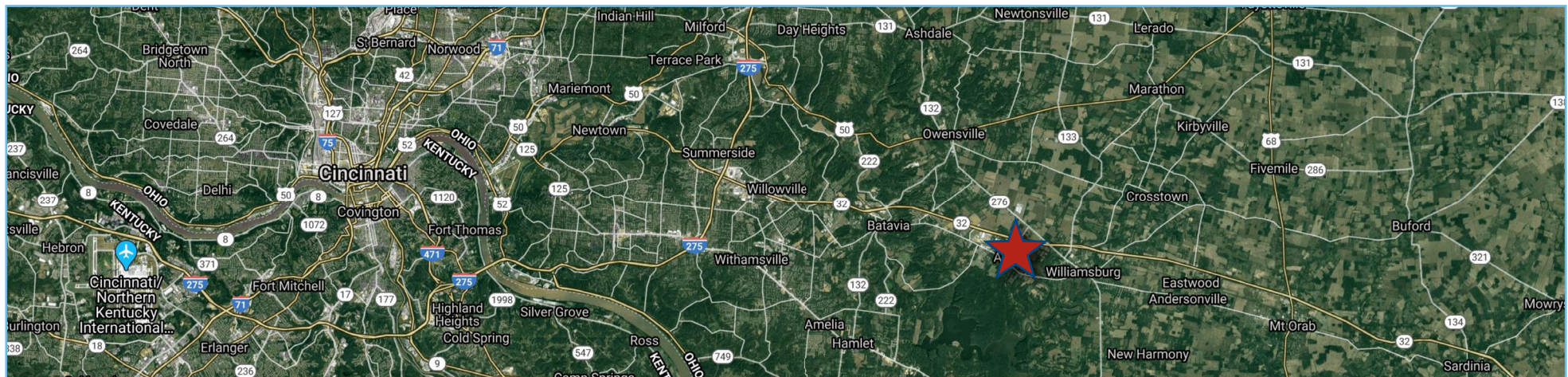
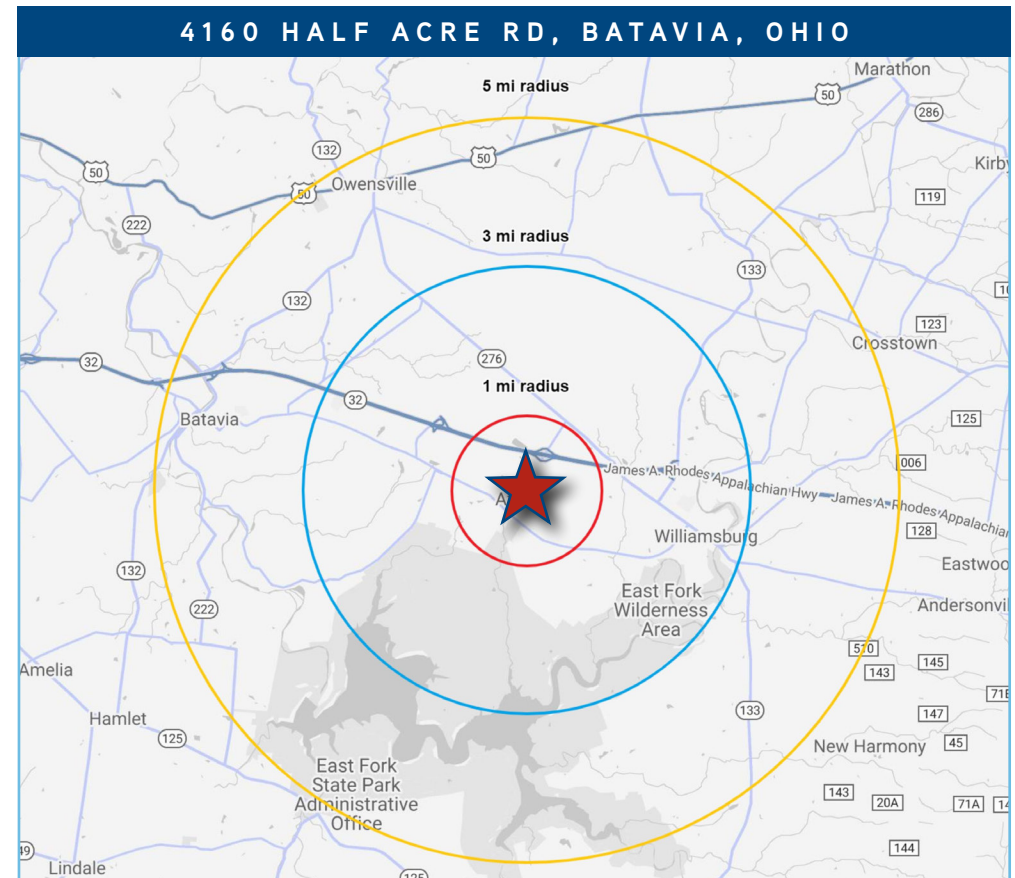
PROPERTY OVERVIEW

DEMOGRAPHICS (2020 EST.)

	1 MILE	3 MILES	5 MILES
Population	1,079	7,904	16,950
Households	412	2,913	6,437
Avg. HH Income	\$71,098	\$69,184	\$77,602
Total Businesses	68	383	752
Total Employees	1,682	6,322	9,949
Total HH Expenditure	\$22.97M	\$156.87M	\$375.11M

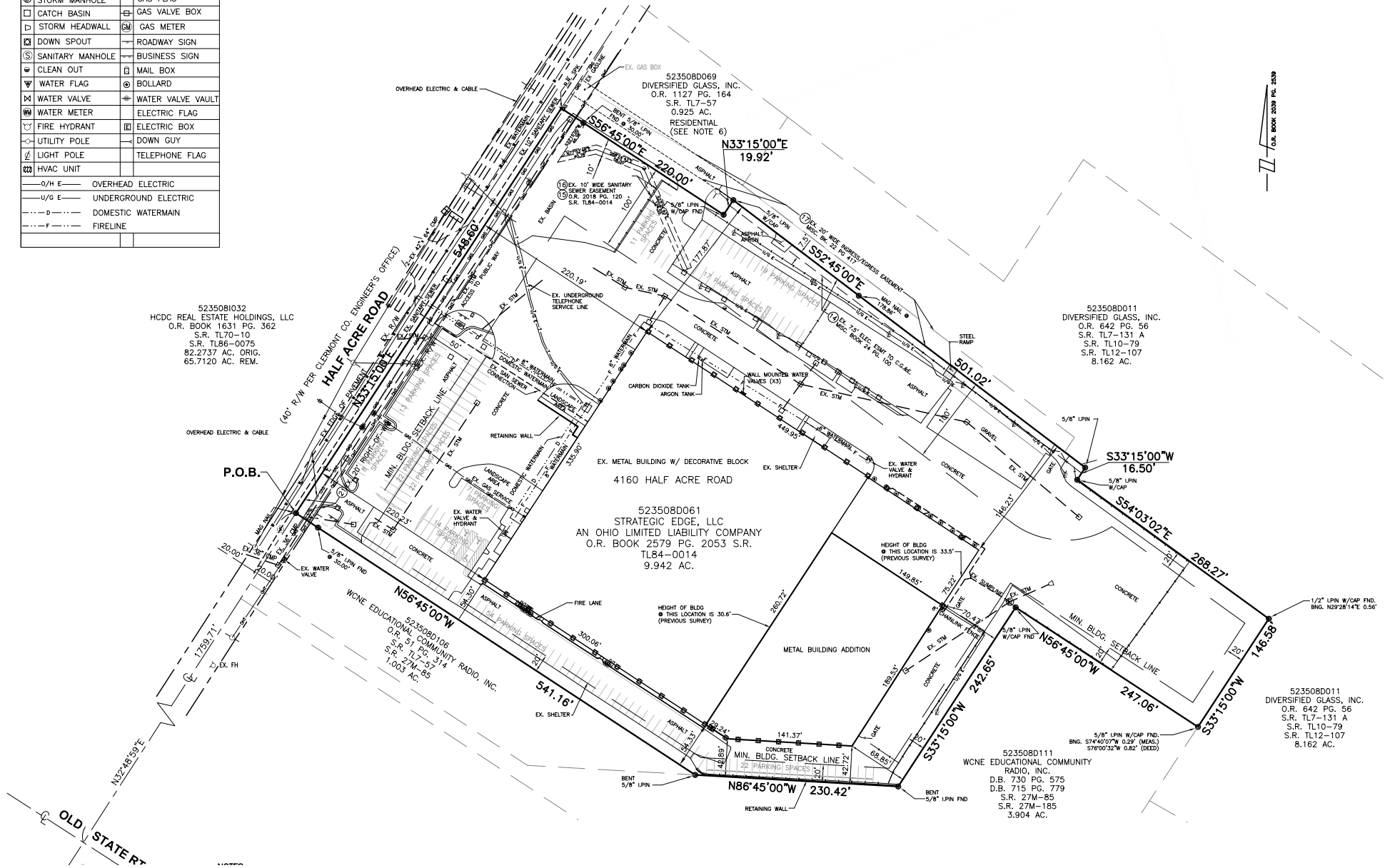
DISTANCES TO...

	MILES
Batavia-Williamsburg Pike	0.1
James A. Rhodes Appalachian Hwy (OH 32)	0.4
Williamsburg	3.5
Village of Batavia	4.2
US 68 (N High St.)	10
I-275	11.3
Cincinnati	29.4



PROPERTY SURVEY

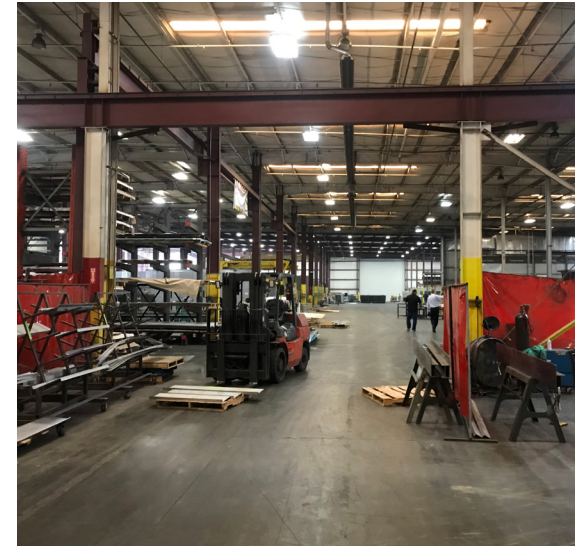
LEGEND OF EXISTING FEATURES			
⊕	STORM MANHOLE	—	GAS FLAG
⊖	CATCH BASIN	—	GAS VALVE BOX
⊠	STORM HEADWALL	⊕	GAS METER
⊓	DOWN SPOUT	—	ROADWAY SIGN
⊕	SANITARY MANHOLE	—	BUSINESS SIGN
⊖	CLEAN OUT	⊕	MAIL BOX
⊓	WATER FLAG	⊕	BOLLARD
⊓	WATER VALVE	—	WATER VALVE VAULT
⊕	WATER METER	—	ELECTRIC FLAG
⊕	FIRE HYDRANT	⊕	ELECTRIC BOX
⊕	UTILITY POLE	—	DOWN GUY
⊕	LIGHT POLE	—	TELEPHONE FLAG
⊕	HVAC UNIT		
—	O/H E	—	OVERHEAD ELECTRIC
—	U/G E	—	UNDERGROUND ELECTRIC
—	D	—	DOMESTIC WATERMAIN
—	F	—	FIRELINE



PHOTOS



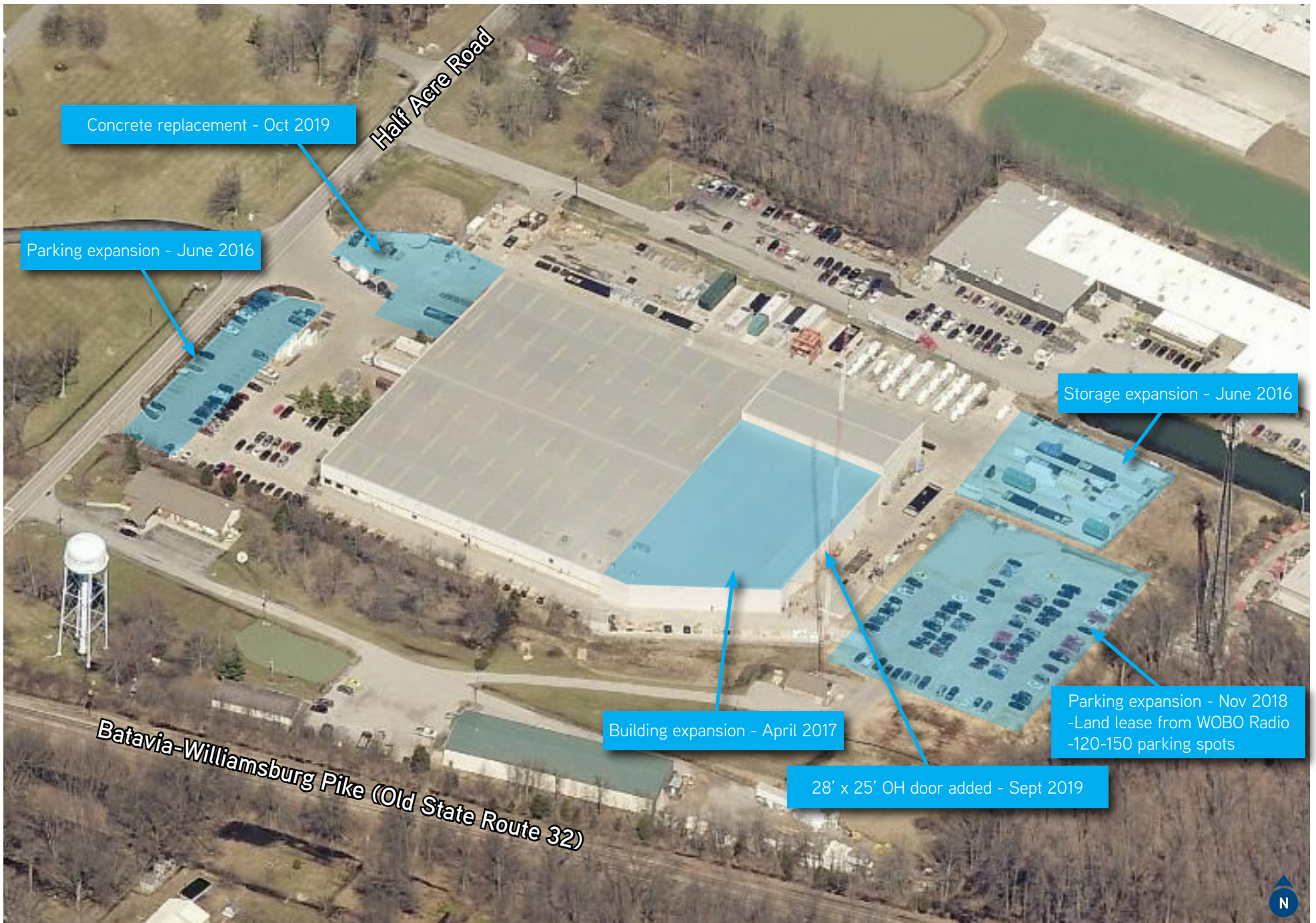
PHOTOS



PROPERTY AERIAL



FACILITY IMPROVEMENTS



INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW

GREATER CINCINNATI | Q4 2019

After a slow start to the year, growth returned to the Cincinnati industrial market during the second half of 2019 resulting in positive net absorption of over 3.5 million square feet for the year. The overall market vacancy rate increased from 3.8% at the end of 2018 to 5.1% due to a record amount of new supply. Completions totaled 7.9 million square feet in 2019, while the total amount of new industrial product added to the market during the current 10-year expansion totals nearly 31 million square feet.

Over that same time period, net absorption totaled approximately 40 million square feet, driving market vacancy to record low levels. This year's rise in vacancy is largely due to supply levels finally catching up to and then outpacing demand. As vacancy fell to nearly an effective zero rate, it is thought that demand was suppressed due to the lack of available space options. The delivery of new modern supply and the subsequent increase in vacancy is welcome news in this scenario, as it appears demand has returned to the market.

Construction activity remains elevated with developments totaling 6.1 million square feet, of which 67% is speculative space, under construction. Speculative projects totaling another 1.4 million square feet are scheduled to break ground during the first quarter of 2020. If the trend over the past six months is an indicator, then demand levels should keep pace with this new supply.

Included in the construction total is the first phase of the Amazon Prime Air Hub at the Greater Cincinnati/Northern Kentucky International Airport. The first phase, scheduled to be operational by early 2021, measures approximately 819,000 square on the ground level and will include two to three additional mezzanine levels. The fully completed project will cover a footprint in excess of 3.3 million square feet and contain over 297 million cubic feet under roof. A few transactions over the past few years can be attributed to Amazon, but now that construction has commenced, activity related to the e-commerce giant will likely gather speed. Recent studies now indicate that over 200 companies have relocated or moved part of their operations to Louisville, KY to be near the UPS air cargo hub facility and there is no reason to believe that Amazon will not have a similar multiplier effect. •

Market Indicators

Relative to prior period	Q4 2019	Q1 2020*
VACANCY	↓	↑
NET ABSORPTION	+	+
CONSTRUCTION	↑	↓
RENTAL RATE**	↔	↔

* Projected, relative to prior period
 ** Warehouse rents

MARKET STATS AT A GLANCE



5.1%
VACANCY RATE



\$4.39
MARKET ASKING RENT



3,554,255
YTD ABSORPTION
(SF)



6.1M
UNDER
CONSTRUCTION (SF)

INDUSTRIAL MARKET OVERVIEW CONT'D...

Vacancy Up for Bulk Warehouse but Still Falling in Other Sectors

As the Cincinnati market has become established as a prime logistics hub, the bulk warehouse sector has been the primary driver of activity. Accounting for only 48% of the year's total absorption, bulk warehouse transactions comprised the majority of the market's occupancy gain through the second half of the year making up 85% of total net absorption. New supply contributed to an increase in vacancy for this sector over the course of the year. Currently, bulk warehouse vacancy equals 9.4%; an increase from only 4.0% at the end of 2018.

The vacancy rate for manufacturing properties now equals 1.7%, a direct correlation to the resurgence of U.S. manufacturing activity over the past few years. Net absorption totaled 692,000 square feet in this category during the year. The local economy has added 18,300 manufacturing jobs since the end of the recession and many job openings go unfilled due to a skills gap in this increasingly advanced, high-tech sector.

Vacancy also fell in the light industrial sector, comprised of primarily free-standing, single tenant and owner-occupied small to mid-size buildings. Net absorption during the fourth quarter of 310,000 square feet drove vacancy down to 3.7% and, as has been the case for many years, it remains difficult to find good quality smaller industrial buildings. At the same time, rents, although increasing, have not risen enough to justify new construction at this level.

The market continues to record rent growth, but not at the rapid pace seen between 2015 and 2017. The overall average market asking rental rate increased 6.0% over the past twelve months to \$4.39 per square foot. Over the past five years, bulk warehouse rental rates have averaged annual gains of 8.2%, although that pace has moderated this year and last, posting year-over-year gains of 3.1% in 2018 and 3.5% in 2019. Reflecting the lack of quality supply, the light industrial sector posted an annual gain of nearly 20% to \$4.74 per square foot, perhaps moving closer to the range that makes new construction feasible. •

Summary Statistics

Q4 2019 Cincinnati Industrial Market

Cincinnati

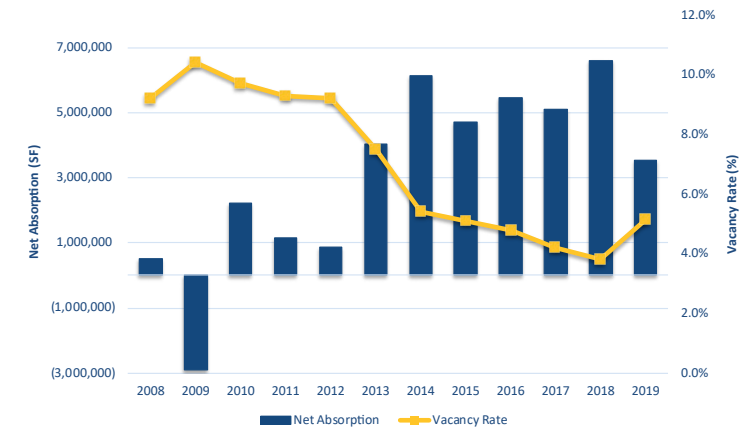
Vacancy Rate	5.1%
Change From Q3 2019 (basis points)	-30
Quarterly Net Absorption (Square Feet)	1,873,336
Quarterly Completions (Square Feet)	1,051,100
Under Construction (Square Feet)	6,059,748

Asking Rents

Per Square Foot Per Year (NNN)

Overall Market	\$4.39
Bulk Warehouse	\$4.14
Warehouse/Distribution	\$4.35
Flex/R&D	\$6.98

Industrial Vacancy/Absorption



2019's absorption fell below recent robust gains due to diminished activity during the first half of the year, while vacancy increased.

INDUSTRIAL MARKET OVERVIEW CONT'D...

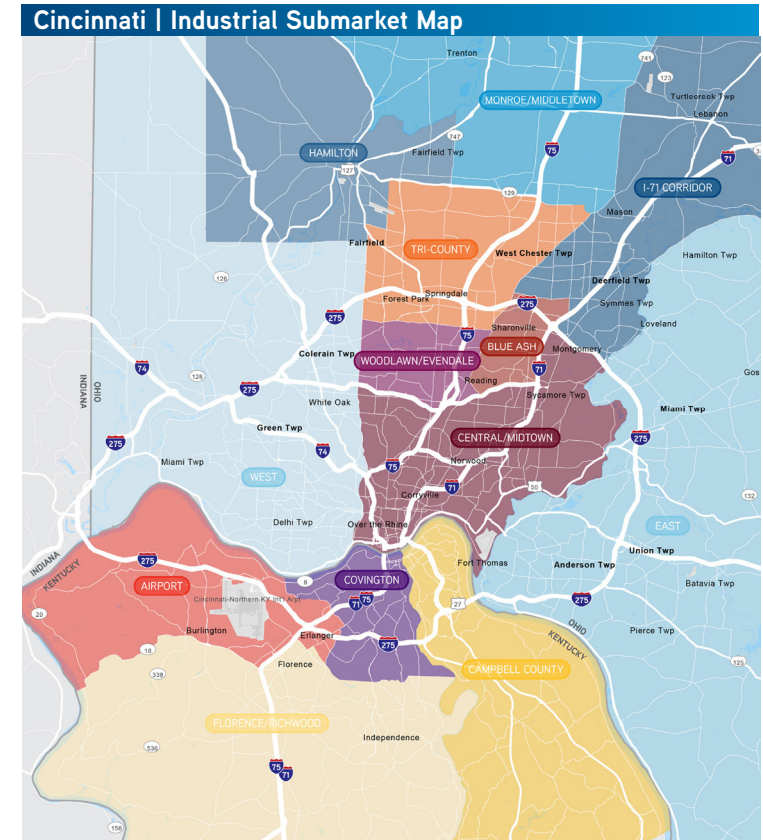
Summary & Outlook

While economic forecasts through the summer and into the early fall began to shift to a more negative outlook, the blowout November jobs report and subsequent gains in the job market, along with strong wage growth and continued positive consumer sentiment prompted many to revise their projections for 2020. Many economists and financial institutions who, at the time, predicted a heightened risk of recession in late 2020, have revised their forecasts, once again kicking the can down the road. Other factors include the pending passage of the USMCA trade agreement with Mexico and Canada and the partial trade agreement with China. There remains weakness in the manufacturing sector, but the ISM Non-Manufacturing index, which had fallen to a four-year low of 52.5 has recently recovered indicating that the much larger services sector of the U.S. economy has room for additional growth.

The finalization of two trade deals, with others in the works, should certainly provide a boost to the manufacturing sector, although finding skilled labor will remain a challenge. For the logistics industry, elevated consumer sentiment levels, along with wage growth, will support additional growth and demand for Class A warehouse space. With some of the uncertainty hanging over the economy resolved, the remaining wildcard is the presidential election, which may temper business decision making somewhat.

During the first half of 2020, we expect new supply to drive demand for industrial space and vacancy will increase before stabilizing in the mid to upper 5% range. Rent growth will moderate in the

bulk warehouse and warehouse/distribution sectors, while supply shortages will drive additional rent gains in both the light industrial and manufacturing categories. Construction activity will likely slow as 4.5 million square feet of new speculative inventory delivers during this timeframe and will take some time to absorb.



Cincinnati Q4 2019 Industrial Submarket Data									
MARKET	# OF BLDGS	INVENTORY (SF)	TOTAL AVAILABLE (SF)	TOTAL VACANT (SF)	TOTAL VACANCY RATE (%)	SUBLEASE AVAILABLE (SF)	QTRLY NET ABSORPTION (SF)	YTD NET ABSORPTION (SF)	AVG WTD ASKING RATES (NNN)
EAST	204	12,242,372	1,002,843	948,753	7.7%	0	64,243	934,586	\$3.89
Bulk Warehouse	5	1,790,260	112,110	112,110	6.3%	0	0	725,660	--
Flex/R&D	28	1,168,981	123,726	113,076	9.7%	0	-6,800	13,450	\$5.81
Light Industrial	144	3,637,684	177,054	133,614	3.7%	0	123,043	-42,414	\$4.66
Manufacturing	27	5,645,447	589,953	589,953	10.5%	0	-52,000	237,890	\$3.24

INVESTMENT OVERVIEW



GUARANTOR PROFILE

IES Holdings, Inc: (NASDAQ: IESC)

Founded in 1997 and headquartered in Houston, Texas IES Holdings, Inc. is a holding company that owns and manages operating subsidiaries in business activities across a variety of end-markets. Our operations are currently organized into four principal business segments, based upon the nature of our current services:

- 1) **Commercial & Industrial** – Provider of electrical and mechanical design, construction, and maintenance services to the commercial and industrial markets in various regional markets and nationwide in certain areas of expertise, such as the power infrastructure market.
- 2) **Communications** – Nationwide provider of technology infrastructure services, including the design, build, and maintenance of the communications infrastructure within data centers for colocation and managed hosting customers, for both large corporations and independent businesses.
- 3) **Infrastructure Solutions** – Provider of electro-mechanical solutions for industrial operations, including apparatus repair and custom-engineered products, such as generator enclosures, to be used in data centers and other industrial applications.
- 4) **Residential** – Regional provider of electrical installation services for single-family housing and multi-family apartment complexes

IES' businesses are managed in a decentralized manner. While sharing common goals and values, each of the Company's segments manages its own day-to-day operations. The corporate office is focused on significant capital allocation decisions, investment activities and selection of segment leadership. The corporate office also assists with strategic and operational improvement initiatives, talent development, sharing of best practices across the organization and the establishment and monitoring of risk management practices within the company's segments.

IES Infrastructure Solutions, Through its subsidiaries, Freeman Enclosure Systems, Technibus, Southern Rewinding, Magnetech Industrial Services, Inc., and Calumet Armature Electric provides electrical and mechanical solutions to customers both in the United States and abroad. Historically, the subsidiaries were owned by MISCOR Group, Ltd. In September 2013, MISCOR Group, Ltd. was merged with and into a wholly-owned subsidiary of IES Holdings, Inc. (NASDAQ: IESC).



Southern Rewinding and Magnetech provide industrial maintenance and repair services for alternating current (AC) and direct current (DC) electric motors and generators, as well as power generating and distribution equipment. Together they manufacture, remanufacture, repair industrial lifting magnets, and provide maintenance & repair services for: railroad main and auxiliary; generators; main alternators; and traction motors. Southern Rewinding and Magnetech serve the steel; railroad; marine; petrochemical; pulp & paper; wind energy; mining; automotive; power generation; scrap yards; and utility industries.

Technibus supplies metal enclosed bus systems including: Isolated Phase, Non-Segregated, and Segregated Phase Systems. Operating in a 150,000 square foot manufacturing facility in Canton, Ohio, the Technibus name was trademarked 22 years ago leveraging our focus on innovative bus products. Technibus serves the power generation, distribution, petro-chemical, transit, municipal, data center and industrial markets.

Freeman manufactures custom generator enclosures that are primarily used by data centers and large commercial and industrial facilities. Based outside of Cincinnati, Ohio, Freeman operates in a 143,000-square foot manufacturing facility and supports various customers throughout the United States.



TENANT PROFILE



Freeman Enclosure Systems has over 30 years of experience specializing in the design, manufacture, and integration of enclosure systems, fuel tanks, and accessory equipment for the on-site power generation industry. There is an extraordinarily broad customer base requiring on-site power generation in one capacity or another. Freeman Enclosure Systems has provided coordination and packaging for every type of project ranging from Level 1 Critical Life Safety Power, to Data Center Continuous, to Manually-Switched Standby packages. Our products and services help provide power within major key industries of: Health Care, Data Centers, Infrastructure & Utilities as well as Municipal and Higher Education Infrastructure. Freeman Enclosure Systems product line ranges from 1) Enclosures, including Custom diesel generator, gas generator and switchgear housing; 2) Custom sub-base and freestanding fuel supply tanks; 3) Accessories, including AC/DC electrical packages, controls, load bank & custom breaker integration, stairs & platforms; and 4) Custom single, tandem, or triple-axle model trailers.

Offering UL listed fuel supply tanks, weather protective and sound attenuated enclosures, electrical integration, PLC management systems and more, Freeman Enclosure Systems' mission is to provide the highest quality and most complete packaging solutions, delivered on time. As of March 2017, Freeman has been acquired by IES Holdings, LLC and will operate as a subsidiary in the IES Infrastructure Solutions segment. This relationship provides Freeman with extensive resources of a national company and allows us to refine our administrative processes while providing the flexibility to take on even larger projects and commitments.

www.freemanenclosures.com



DISCLAIMER

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees

and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software Version 14.0. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.



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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Jason Tangen

600085

jason.tangen@colliers.com

(713) 830-4006

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

EXCLUSIVE MARKETING ADVISORS

JASON TANGEN

Vice President | Houston

713 830 4006

jason.tangen@colliers.com

CHARLES G. FERTITTA, JR., SIOB

Principal & Director | Houston

713 830 2175

charles.fertitta@colliers.com

CHRIS NASH

Occupier Advisory Services | Houston

713 830 2153

chris.nash@colliers.com



1233 West Loop South, Suite 900

Houston, Texas 77027

www.colliers.com/texas