

# PALACIOS MARINE & INDUSTRIAL SINGLE TENANT NNN LEASE

Marcus & Millichap  
DUONG INVESTMENT GROUP



1949 VICTORIA LANE, FREEPORT, TX 77541

OFFERING MEMORANDUM

# PALACIOS MARINE & INDUSTRIAL SINGLE TENANT NNN LEASE



## Exclusively Listed By

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## Broker Of Record

### **TIM SPECK**

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# INVESTMENT OVERVIEW

## Investment Highlights



Palacios Marine & Industrial Is a Highly Respected Industrial Tenant, Generating \$110+ Million in Annual Revenue and Operating 8 Locations in 3 States



3-Year Lease with No Options to Renew – Allows for Value-Add Potential for Future Landlord to Negotiate New Lease with the Tenant



Large 2.3-Acre Lot Provides Ample Space for Highly Desirable Outdoor Storage

## Prime Industrial Tenant & Location

- ▶ **E-Commerce & Recession-Resilient:** Tenant's Business Model Is Well-Suited to Thrive in Various Economic Conditions
- ▶ **Located within 1-Mile from Dow Chemical Company:** Operating the Largest Integrated Chemical Manufacturing Plant in the United States
- ▶ **Deepwater Port:** Located on the Gulf of America Provides Access for Large-Scale Industrial Operations and Shipping
- ▶ **Investor-Friendly:** This NNN Industrial Property Offers Minimal Landlord Responsibilities, Making It Ideal for Out-Of-Market Investors
- ▶ **Prime Industrial Location:** Situated In a Dense Industrial Area Surrounded by National Brands, Including Air Liquide America, Phillips 66, Braskem, Among Others, All In Close Proximity To The Subject Property



# INVESTMENT OVERVIEW

## Aerial Photo



# FINANCIAL ANALYSIS

## Offering Summary

|                           |                                          |
|---------------------------|------------------------------------------|
| Property Name             | Palacios Marine & Industrial             |
| Property Address          | 1949 Victoria Lane<br>Freeport, TX 77541 |
| Assessor's Parcel Number  | 2114-0026-000                            |
| Year Built                | 1984                                     |
| Gross Leasable Area (GLA) | ±9,400 Square Feet                       |
| Lot Size                  | ±2.30 Acres (±100,188 Square Feet)       |

## Pricing

|          |             |
|----------|-------------|
| Price    | \$2,057,000 |
| Cap Rate | 7.00%       |
| Price/SF | \$218.83    |

## Annualized Operating Data

|                             |                  |
|-----------------------------|------------------|
| Gross Potential Rent        | \$144,000        |
| Less Expenses               | NNN              |
| <b>Net Operating Income</b> | <b>\$144,000</b> |

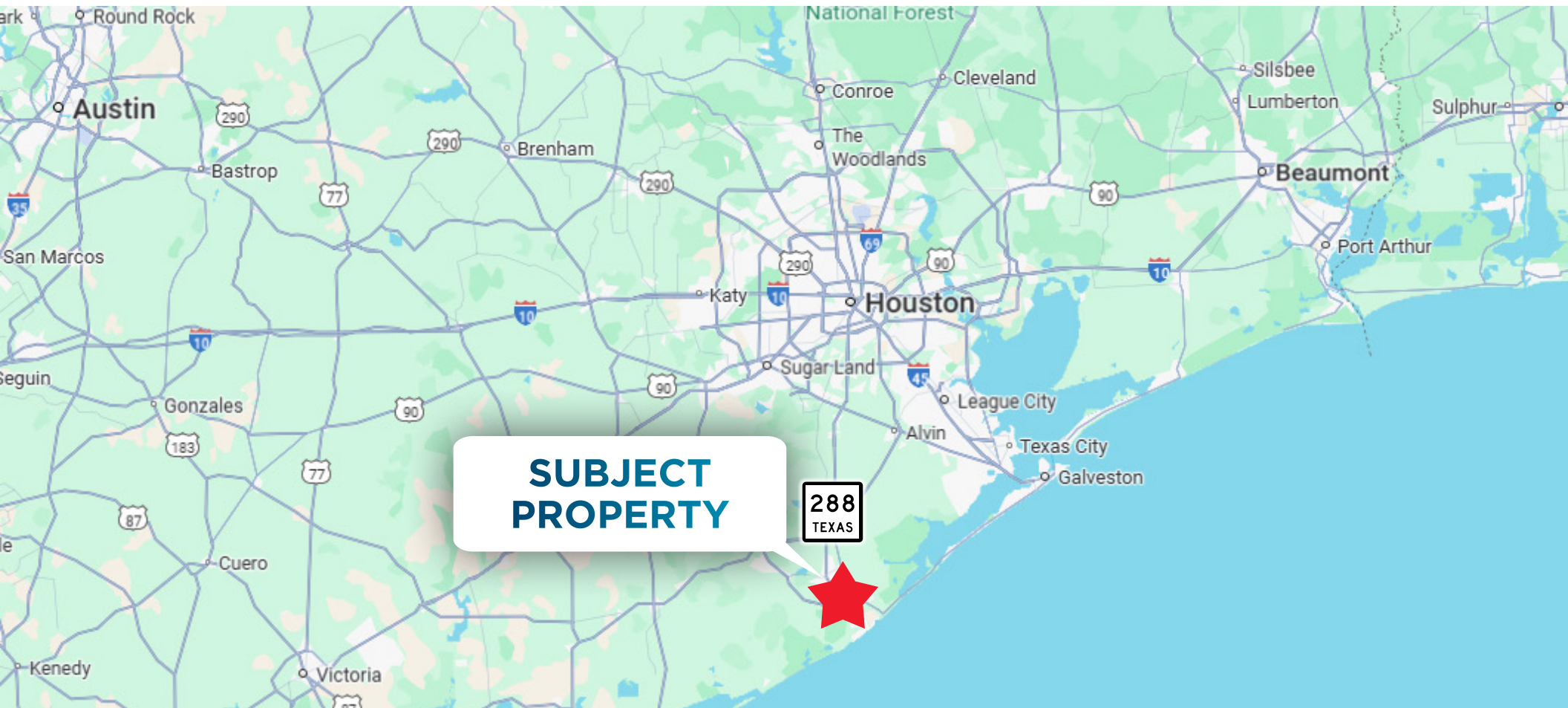
## Lease Information

|                         |                                            |
|-------------------------|--------------------------------------------|
| Lease Commencement Date | November 1, 2024                           |
| Lease Expiration Date   | October 31, 2028                           |
| Total Lease Term        | ±4 Years                                   |
| Lease Term Remaining    | ±3 Years                                   |
| Increases               | None                                       |
| Options                 | None                                       |
| Lease Type              | NNN                                        |
| Lease Type Details      | Landlord responsible for roof & structure. |



# MARKET OVERVIEW

## Regional Map



**±60 MILES**

VIA TX-288  
TO HOUSTON, TX



**±3 MILES**

TO PORT FREEPORT  
(MAJOR TRANSIT HUB)



**±5 MILES**

TO UNION PACIFIC  
HOSKINS JUNCTION



**±7,000**

ACRES OCCUPIED BY NEARBY  
DOW CHEMICAL FACILITIES

1

2

3

MARKET OVERVIEW

# MARKET OVERVIEW

## The City Of Freeport, TX



Freeport, located within Brazoria County and part of the Houston MSA, serves as a key industrial node along the Texas Gulf Coast. The region's industrial market is supported by the Port of Freeport, one of the fastest-growing deepwater ports in the United States, which provides vital connections to global trade lanes.

The area benefits from consistent infrastructure investment aimed at expanding port capacity, improving roadway access, and supporting petrochemical logistics.

Industrial demand in this corridor is driven by large-scale energy, petrochemical, and manufacturing operations, including significant presences from Dow, BASF, and Phillips 66. The Houston MSA's economic base, characterized by strong diversification across energy, logistics, and advanced manufacturing, underpins sustained industrial absorption and stable investor confidence.

Freeport's position within the southern Houston industrial market offers tenants and investors access to both Gulf shipping routes and major inland distribution networks via Highways 288 and 36. Continued expansion of the Gulf Intracoastal Waterway and nearby industrial parks further enhances the area's role as a logistics and processing hub.

With available land and access to maritime, rail, and road infrastructure, the Freeport market remains well-positioned for long-term industrial growth. This location provides a strategic point for users and investors seeking exposure to the Gulf Coast's energy-driven economy and international trade flows.

## Nearby Major Infrastructure

### PORT FREEPORT



### TX-288 HIGHWAY



### UNION PACIFIC TEXAS



### DOW CHEMICAL TEXAS



### VW GULF COAST HUB



Freeport Marina



Surfside Beach - Freeport



## Demographics

### Income & Economics

|                             | 5-Mile   | 7-Mile   | 10-Mile   |
|-----------------------------|----------|----------|-----------|
| Average Household Income    | \$84,614 | \$96,267 | \$101,600 |
| AHHI: \$100,000 - \$149,999 | 15.4%    | 17.5%    | 17.4%     |
| 2024 Daytime Population     | 47,625   | 65,803   | 69,966    |

### Population

|                 |        |        |        |
|-----------------|--------|--------|--------|
| 2029 Population | 37,431 | 61,272 | 70,700 |
| 2024 Population | 35,774 | 58,866 | 67,947 |
| 2010 Population | 36,527 | 57,727 | 66,033 |

### Households

|                 |        |        |        |
|-----------------|--------|--------|--------|
| 2029 Households | 14,733 | 24,535 | 27,384 |
| 2024 Households | 14,001 | 23,409 | 26,104 |
| 2010 Households | 13,113 | 21,138 | 23,323 |

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