



# Rain for Rent

## SINGLE TENANT NNN LEASE

Marcus & Millichap  
DUONG INVESTMENT GROUP



Total of  $\pm 7,000$  acres  
Largest chemical manufacturing  
site in the world

332  
TEXAS

288  
TEXAS



**SUBJECT PROPERTY**

1501 YELLOWSTONE ST, FREEPORT, TX 77541

OFFERING MEMORANDUM





# Rain for Rent

## SINGLE TENANT NNN LEASE

### Exclusively Listed By

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### Broker Of Record

#### **TIM SPECK**

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# INVESTMENT OVERVIEW

## Investment Highlights



**Rain for Rent is a Highly Respected Industrial Tenant, Operating 65+ Locations Across North America**



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



**Situated at a Strategic Highway Junction Served by TX-332, TX-36, and the Nolan Ryan Expressway (Hwy 288), with Combined Traffic Counts Exceeding 69,000 Vehicles Per Day**

## Strong Real Estate Fundamentals

- ▶ **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

## Tenant Spotlight

### Rain For Rent

Rain for Rent is a leading provider of temporary liquid handling solutions headquartered in Bakersfield, California. Established in 1934, the company has grown into a trusted partner across multiple industries by supplying essential equipment — including pumps, tanks, filtration systems, and spill containment — to manage water and other fluids for construction, industrial, environmental, agricultural, and emergency response applications.



**Rain for Rent**

With nearly a century of operational expertise, Rain for Rent distinguishes itself through systems engineering capabilities and reliable execution on complex projects such as flood relief efforts, sewer bypass support, construction site dewatering, and refinery turnarounds. The company operates a broad network of locations throughout the United States and Canada, serving as a critical resource for businesses that require temporary liquid handling infrastructure to keep operations running safely and efficiently.

|                  |                     |
|------------------|---------------------|
| Locations Served | <b>65+ Branches</b> |
| Founded          | <b>1934</b>         |
| # of Employees   | <b>~3,000*</b>      |

\*Estimated employee counts are based on industry and database estimates for the privately held company



Stock Photo

### Company Growth

Rain for Rent has pursued strategic growth by expanding its service footprint and deepening its offerings in engineered liquid handling systems. Over its long history, the company has adapted to evolving customer needs, leveraging investments in technical expertise, equipment fleets, and logistics to support diversified markets including industrial, construction, agriculture, and emergency response sectors.

The company's expansion into complex dewatering, filtration, and bypass pumping markets has further solidified its role as a solutions partner rather than a commodity rental provider. Rain for Rent's operational infrastructure and multi-location presence enhance its ability to meet large-scale project demands across all 50 states and select international markets

Website

[rainforrent.com](http://rainforrent.com)

### Why Choose Rain For Rent?

Rain for Rent stands out as a resilient and specialized tenant with nearly 100 years of operational history and expertise in a niche, demand-driven segment of the equipment rental and services industry. Its focus on engineered liquid handling solutions — rather than general equipment rentals — positions the company to capture durable revenue from essential infrastructure and project needs, including environmental compliance, emergency response, and industrial maintenance.

For commercial real estate investors, Rain for Rent offers the potential for a stable tenancy backed by a diversified customer base, long-term service requirements, and a strong operational foundation. Its extensive branch network, technical service orientation, and broad application across industries contribute to attractive occupancy risk profiles and long-term lease stability investments.



Stock Photo



# INVESTMENT OVERVIEW

## Aerial Photo





# FINANCIAL ANALYSIS

## Offering Summary

|                           |                                    |
|---------------------------|------------------------------------|
| Property Name             | Rain for Rent                      |
| Property Address          | 932 Brockman St<br>Clute, TX 77521 |
| Assessor's Parcel Number  | 8085-0001-000 & 2114-0332-000      |
| Year Built                | 1975                               |
| Gross Leasable Area (GLA) | ±5,750 Square Feet                 |
| Lot Size                  | ±1.02 AC (±44,433 Square Feet)     |

## Pricing

|          |           |
|----------|-----------|
| Price    | \$841,000 |
| Cap Rate | 7.85%     |
| Price/SF | \$146.26  |

## Annualized Operating Data

|                             |                 |
|-----------------------------|-----------------|
| Gross Potential Rent        | \$66,000        |
| Less Expenses               | NNN             |
| <b>Net Operating Income</b> | <b>\$66,000</b> |

## Lease Information

|                         |  |
|-------------------------|--|
| Lease Commencement Date | 07/01/2024                                 |
| Lease Expiration Date   | 06/30/2029                                 |
| Total Lease Term        | ±5 Years                                   |
| Lease Term Remaining    | ±3 Years                                   |
| Increases               | 3% Annual Starting 6/30/27                 |
| Options                 | None                                       |
| Lease Type              | NNN  |
| Lease Type Details      | Landlord responsible for roof & structure. |



# Rain for Rent

# ADDITIONAL OFFERINGS - FREEPORT



## RAIN FOR RENT

Price: \$841,000  
Cap Rate: 7.85%  
Price/SF: \$146.26

- 65+ Locations Across North America
- Value-Add Potential for Future Landlord



## FERGUSON

Price: \$2,816,000  
Cap Rate: 6.75%  
Price/SF: \$128.00

- Strong Corporate Guarantee
- Large ±4.3-Acre Lot



## ZACHRY

Price: \$1,400,000  
Cap Rate: 8.10%  
Price/SF: \$233.33

- 400+ Locations Across North America
- Highly Respected Industrial Tenant



## PALACIOS MARINE INDUSTRIAL

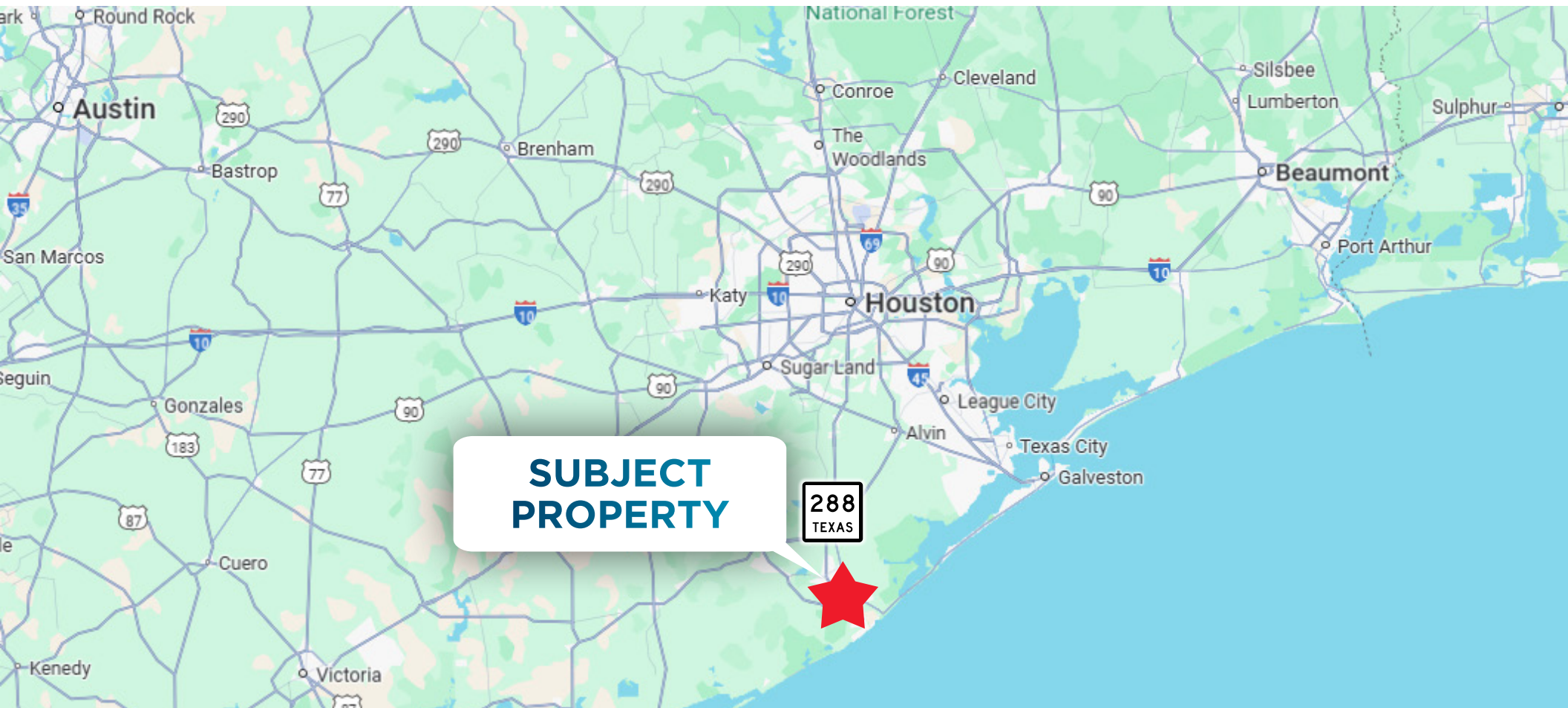
Price: \$1,900,000  
Cap Rate: 7.58%  
Price/SF: \$202.13

- Highly Respected Industrial Tenant
- 3-Year Lease with No Options to Renew



# MARKET OVERVIEW

## Regional Map



**±60 MILES**

VIA TX-288  
TO HOUSTON, TX



**±5 MILES**

TO PORT FREEPORT  
(MAJOR TRANSIT HUB)



**±3/4 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 / Clute, 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    | \$99,233 | \$100,845 | \$102,777 |
| AHHI: \$100,000 - \$149,999 | 21.3%    | 20.9%     | 21.1%     |
| 2025 Daytime Population     | 63,231   | 68,167    | 73,092    |

### Population

|                 |        |        |        |
|-----------------|--------|--------|--------|
| 2030 Population | 58,308 | 66,579 | 76,814 |
| 2025 Population | 56,429 | 64,421 | 74,327 |
| 2010 Population | 54,331 | 62,067 | 73,092 |

### Households

|                 |        |        |        |
|-----------------|--------|--------|--------|
| 2030 Households | 23,256 | 25,994 | 29,792 |
| 2025 Households | 22,332 | 24,954 | 28,564 |
| 2010 Households | 20,559 | 22,958 | 26,286 |





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