



Rain for Rent

SINGLE TENANT NNN LEASE

Marcus & Millichap
DUONG INVESTMENT GROUP



1501 YELLOWSTONE ST, FREEPORT, TX 77541

OFFERING MEMORANDUM



Rain for Rent

SINGLE TENANT NNN LEASE



Exclusively Listed By

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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.

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.



Rain for Rent

Locations Served	65+ Branches
Founded	1934
# of Employees	~3,000*

*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

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 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
Net Operating Income	\$66,000

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

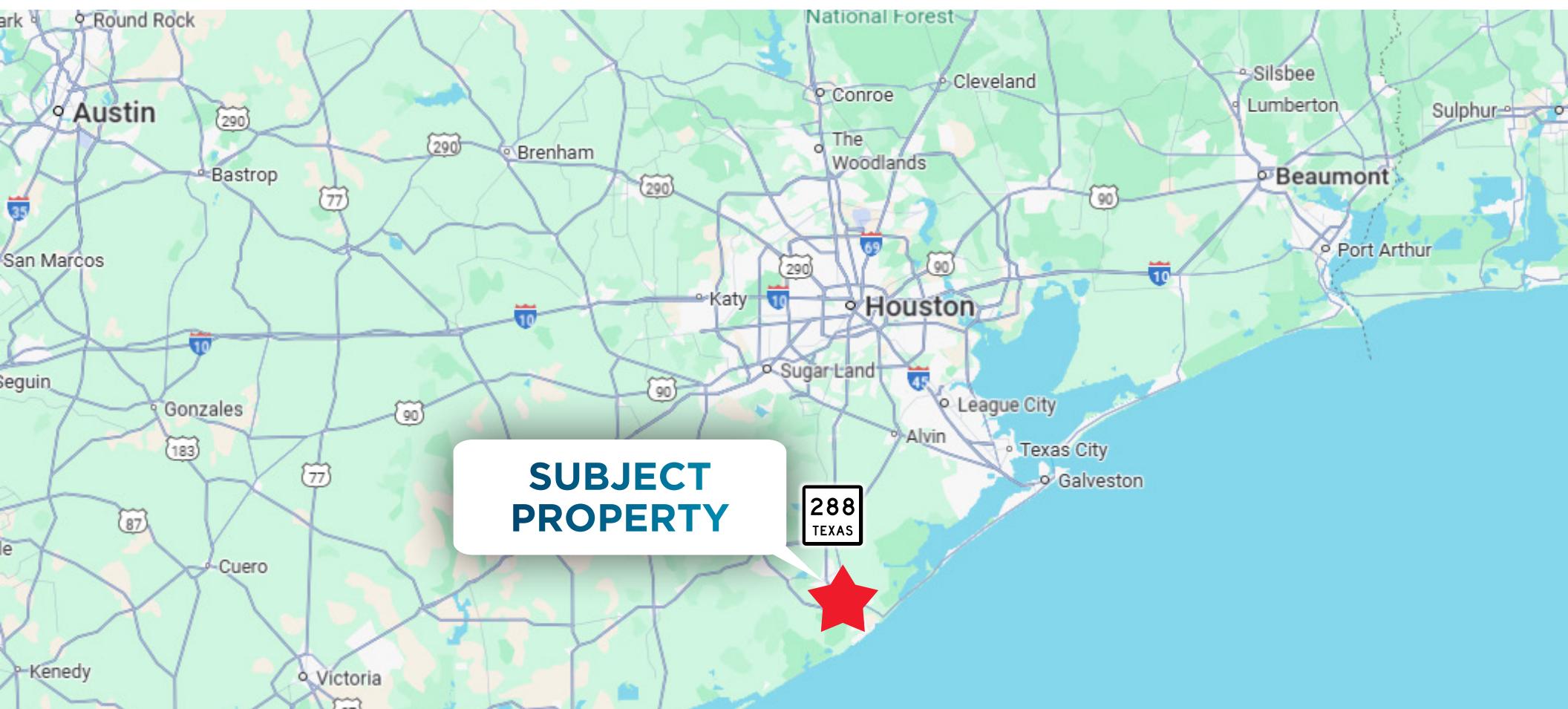
ADDITIONAL OFFERINGS - FREEPORT



2 mi

MARKET OVERVIEW

Regional Map



\pm 60 MILES

VIA TX-288
TO HOUSTON, TX



\pm 5 MILES

TO PORT FREEPORT
(MAJOR TRANSIT HUB)



\pm 3/4 MILES

TO UNION PACIFIC
HOSKINS JUNCTION



\pm 7,000

ACRES OCCUPIED BY NEARBY
DOW CHEMICAL FACILITIES

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



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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