



# TEXAS CITY PROFESSIONAL BUILDING

*250-2,500 SF Available*

2501 Palmer Highway | Texas City, Texas

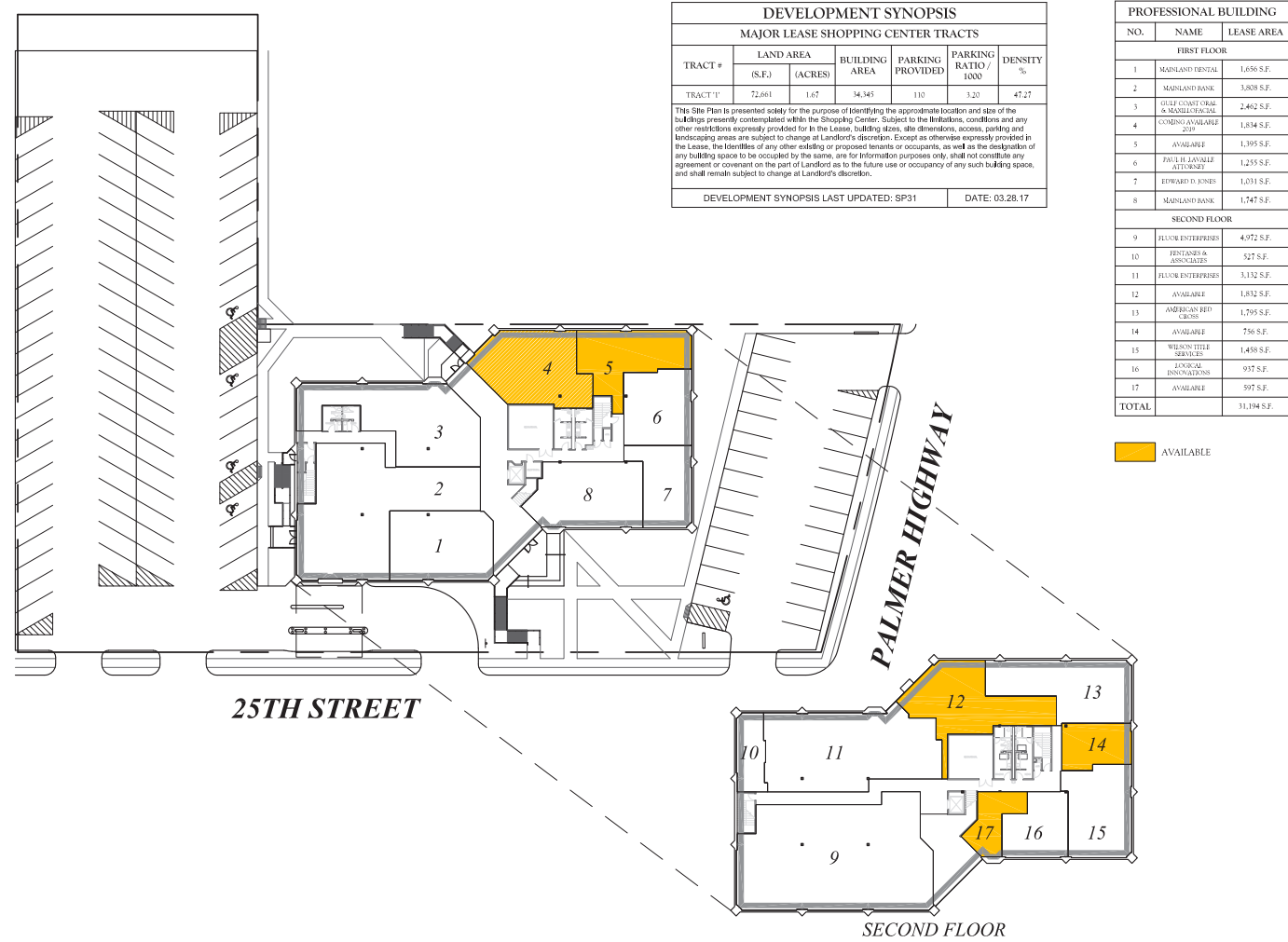


Ronnie Miranda, CCIM, SIOR | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# Texas City Professional Building

2501 Palmer Highway | Texas City, Texas



DEVELOPMENT SYNOPSIS					
MAJOR LEASE SHOPPING CENTER TRACTS					
TRACT #	LAND AREA (S.F.)	ACRES	BUILDING AREA	PARKING PROVIDED	DENSITY
TRACT 11	72,661	1.67	34,347	110	5.20 / 47.27

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the Regulations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP31      DATE: 03.28.17

PROFESSIONAL BUILDING		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	MAINLAND DENTAL	1,656 S.F.
2	MAINLAND BANK	3,808 S.F.
3	GULF COAST CRANE & MANUFACTURING	2,462 S.F.
4	VOIDING/AVAILABLE 210	1,834 S.F.
5	AVAILABLE	1,395 S.F.
6	PAUL H. JAVALE ATTORNEY	1,255 S.F.
7	EDWARD D. JONES	1,031 S.F.
8	MAINLAND BANK	1,747 S.F.
SECOND FLOOR		
9	FLUOR ENTERPRISES	4,972 S.F.
10	PENTAGON & ASSOCIATES	527 S.F.
11	FLUOR ENTERPRISES	3,132 S.F.
12	AVAILABLE	1,852 S.F.
13	AMERICAN RED-CROSS	1,795 S.F.
14	AVAILABLE	756 S.F.
15	WILSON TITLE SERVICE	1,459 S.F.
16	EVANGICAL INTERNATIONAL	917 S.F.
17	AVAILABLE	917 S.F.
TOTAL		31,194 S.F.

AVAILABLE

SP.37 | 02.02.18

## 1st Floor



SP.BL1-1 | 10.27.17

## 2nd Floor



SP.BL1-2 | 02.02.18

Situated in the heartbeat of oil & gas industry, Texas City is home to the 3rd largest gasoline refinery in the USA and to Valero, BP, Marathon, and a host of other refiners, chemical manufacturers and related service and support companies. Texas City has the 3rd largest deep water port by tonnage in Texas, making it a the strategic favorite for the industrial and manufacturing sector. Accordingly, the area continues to experience solid growth with over \$5 billion in stimulus announced currently deploying over the next 5 years.

At just over 33,000 SF, the Texas City Professional building is the premier professional small office destination in the trade area and is anchored by Texas City's very own Mainland Bank, the oldest bank in Texas, and Flour, a top petrochemical engineering and construction firm. Inside the recently updated building are suites ranging in size from single office executive suites to 5,000 SF or more. This building has its finger on the pulse of the community and has the needs of the market covered.

### Property Description:

- Adjacent to Willowbrook Mall; retailers include Nordstrom Rack, Macy's, Dillard's, JC Penny, Forever 21 and H & M
- Anchored by high volume Toys R Us and Babies R Us
- Great visibility from 249
- Small shop space and junior anchor space available

**Approximate Size:** ±33,000 SF

**Lease:** Full term & include:

- Nightly janitorial
- 24-hour access
- Professional management & ownership
- Optional dedicated high-speed internet

**Lease Rate:** Short term & Long term

### Demographics

	1 Mile	7 Miles	10 Miles
Current Population	15,316	88,624	165,704
Avg Household Income	\$65,957	\$66,754	\$72,493
Growth Since 2010	42.76%	24.26%	34.79%
Owner Housing Units	62.62%	65.25%	66.80%

Source: USPS Postal Count, 12/18



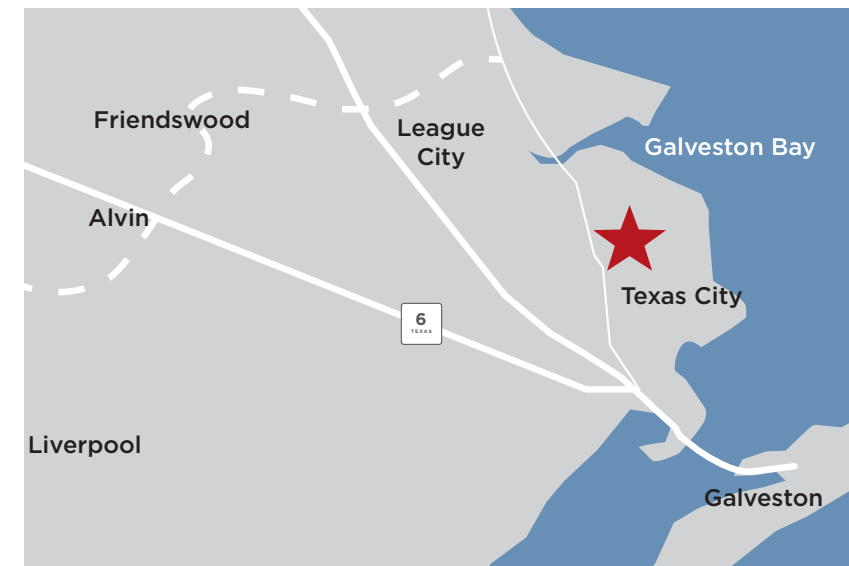
**165,704**  
Current Population  
Within 10-Mile Radius



**43%**  
Population Growth  
Within 1-Mile Radius  
from 2010 to 2018



**\$72,493**  
Average HHI Within  
10-Mile Radius



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# 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 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.

**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.

**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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev 03.25.19 DK