

EXCLUSIVE INVESTMENT OFFERING

3194, 3246 & 3500 US Highway 69

Nederland, Texas 77627

ASKING PRICE

\$2,500,000

\$49.88 Per Square Foot

A 50,115 SF multi-building industrial training campus on 6.57 acres in the heart of Southeast Texas's \$84 billion petrochemical corridor.

50,115

SQUARE FEET

4 buildings

6.57

ACRES

2.8 ac paved yard

2,500+

AMP SERVICE

3-phase electrical

24 ft

CLEAR HEIGHT

High-bay shop space

INVESTMENT THESIS

Why This Property. Why Now.

Southeast Texas is experiencing an unprecedented industrial investment wave. The Beaumont–Port Arthur–Orange market has attracted over **\$84 billion** in active and announced projects, creating massive demand for the exact type of industrial infrastructure this campus provides.



Below Replacement Cost

The appraised replacement cost of improvements alone exceeds \$7 million. You're acquiring a functional multi-building campus at a steep discount to what it would cost to build today — in a market where construction costs are still climbing.



\$84B Industrial Pipeline

Port Arthur LNG, Chevron Phillips (\$8.58B), ExxonMobil expansion, Golden Pass LNG, Entergy Power Station — billions in funded projects are driving thousands of construction and permanent jobs directly into this market.



Turnkey Industrial Campus

Welding shop ventilation, heavy electrical, 24-ft clear height, finished classrooms, office space, and 2.8 acres of secure paved yard — ready to operate on day one with zero new construction required.



Multiple Income Paths

Single-tenant NNN, multi-tenant flex, vocational training operator, contractor staging base, or owner-occupant headquarters — the four-building layout supports any strategy.

THE FACILITY

Four Buildings. One Campus.

A purpose-built complex combining administrative offices, classrooms, welding shops, high-bay training areas, and extensive outdoor staging — all on a single secure, fenced site.

01

2,866 SF

OFFICE / ADMIN

Masonry & metal construction, full HVAC, foyer with drive-thru window, carpet & vinyl tile

02

12,467 SF

CLASSROOMS

Meeting rooms, offices, breakroom, kitchenette, full HVAC, suspended acoustic ceilings

03

12,990 SF

WELDING / SHOP

Welding stations with vent hoods, open shop, classrooms, 2,500+ amp electrical, 12-14 ft eave

04

21,792 SF

TRAINING / SHOP

24-ft high-bay shop, 8,040 SF
2nd-floor classrooms, 2,500+ amp, partial HVAC, largest building

Value-Add Strategies

Multiple pathways to increase income and property value — from light renovation to full repositioning.

Renovate 2nd Floor

8,040 SF of second-floor classroom space needs new finishes and HVAC completion. Estimated \$200K–\$320K investment adds significant leasable area and value.

HIGH ROI

Multi-Tenant Conversion

Subdivide the four-building campus into separate leasable suites for industrial service companies, welding shops, and training providers. Projected gross income: \$250K–\$400K+/yr.

INCOME PLAY

Vocational Training Center

Existing infrastructure is purpose-built for workforce training. Lease to an operator or run a program — the region's \$84B pipeline demands thousands of certified workers.

MARKET DEMAND

Contractor Staging Base

2.8 acres of paved yard, secure fencing, and covered areas make this ideal for staging during turnaround season and major construction mobilization.

IMMEDIATE INCOME

Owner-Occupant HQ

Complete operational headquarters for a growing industrial services company: offices, training rooms, fabrication shop, and equipment yard — all for less than replacement cost.

COST SAVINGS

1031 Exchange Target

Clean title, straightforward transaction, and clear value metrics make this an ideal replacement property for investors on exchange timelines. Texas has no state income tax.

TAX STRATEGY

Financing Options

Multiple paths to acquisition — from 10% down SBA programs to bridge financing for value-add investors.

SBA 504 Loan

As low as 10% down • ~5.8–6.2% fixed

50/40/10 structure with a bank first mortgage and CDC second. 20–25 year terms. Best for owner-occupants (51%+ occupancy).

SBA 7(a) Loan

10–20% down • Prime + 2.25–3%

Up to \$5M. Bundles acquisition, renovation, and working capital in a single loan. Up to 25-year term for real estate.

USDA B&I Guarantee

Competitive rates • Up to 30-year term

Government-backed guarantee for rural business properties. Nederland may qualify. Ideal for job-creating operations.

Conventional Commercial

25–35% down • 6.5–8.5%

5–10 year term, 20–25 year amortization. Best for established companies with strong financials and banking relationships.

Bridge / Hard Money

Close in 7–14 days • 9–14%

Asset-based underwriting. Interest-only for 6–24 months. Perfect for value-add buyers who plan to renovate and refinance.

Seller & JV Structures

Negotiable terms

Potential seller-carried financing. Joint venture structures for operators with limited capital but strong business plans.

Need help securing financing? Otto Muniz can also assist in brokering the commercial loan for this property, helping you navigate the best lending options for your acquisition strategy.

TAKE ACTION

Schedule a Private Tour

Properties like this — positioned in the path of \$84 billion in active industrial investment, priced below replacement cost, with immediate income potential — do not stay available long.

Otto Muniz

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Full-service commercial brokerage — Otto can also assist in brokering the commercial loan for this property, connecting you with the right lending solution to close your deal.