

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.

Otto Muniz | KW Commercial Metropolitan | 713-614-5888

THE PROPERTY

50,115 SF Industrial Training Campus on 6.57 Acres

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SUMMARY OF SALES COMPARISON ANALYSIS:

Summary of Subject

Subject	Eff. Age	Condition	Bldg Size/SF	Office %	Land/ Bldg Ratio
	25-30 Years	Fair/Average	50,115 SF	31%	5.71:1

Summary of Comparable Sales

Sale #	Date of Sale	Sales Price	Age/ Cond.	Bldg Area/SF	Office %	Land/ Bldg Ratio	SP/SF
1	12/2022	\$1,300,000	20/Avg	20,000	100%	16.62:1	\$65.00
2	8/2022	\$1,475,000	20-25/Good	25,287	27%	16.10:1	\$58.33
3	7/2022	\$900,000	25/Fair-Avg	52,000	2%	6.61:1	\$17.31
4	5/2022	\$1,200,000	20-25/Good	31,598	21%	2.37:1	\$37.98
5	7/2021	\$1,400,000	20/Good	24,600	6%	7.10:1	\$56.91

Adjustments

Sale #	SP/SF	Loca- tion	Land/ Bldg Ratio	Size	Age/ Cond.	Util./ Design	Net Adj.	Adj. Unit Value/SF
1	\$65.00	-10%	-10%	-15%	-15%	-5%	-55%	\$29.25
2	\$58.33	-5%	-10%	-10%	-10%	-5%	-40%	\$35.00
3	\$17.31	+5%	0	0	0	+25%	+30%	\$22.50
4	\$37.98	-15%	0	0	-10%	-10%	-35%	\$24.69
5	\$56.91	-20%	0	-10%	-20%	+5%	-45%	\$31.30

LIMITED EXPLANATION OF ADJUSTMENTS: The sales selected are considered to be the most comparable of those recent sales discovered. As sales prices have remained fairly stable over the time frame considered, adjustments for time or market condition are not thought warranted.

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Southeast elevation of the campus showing Buildings 1-3 with extensive concrete paved yard

50,115 SF	6.57 Acres	2,500+ Amp	24 ft
Total Building Area	Land (2.8 ac paved)	3-Phase Electrical	High-Bay Clear Height

Property Address	3194, 3246 & 3500 US Highway 69, Nederland, TX 77627
Buildings	4 buildings: 2,866 SF + 12,467 SF + 12,990 SF + 21,792 SF
Office/Classroom	15,333 SF finished (31% of total) + 8,040 SF 2nd floor (needs renovation)
Site Improvements	121,968 SF concrete paving, 8,952 SF canopy, 1,030 LF chain-link fence w/ barbed wire, bollards, lighting
Electrical	2,500+ Amp, 3-phase service in shop buildings
Zoning	None (unrestricted – maximum flexibility)
Flood Zone	Zone B (outside 100-year floodplain)
Annual Taxes	\$2,631.99 (2023 – exceptionally low for facility of this size)

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 training and staging infrastructure this campus provides.

Below Replacement Cost

The appraised replacement cost of improvements alone exceeds \$7 million. At \$2,500,000, you are acquiring a functional multi-building campus at a steep discount to what it would cost to build today — in a market where construction costs continue to climb.

\$84 Billion Industrial Pipeline

Jefferson County's budget documents cite a \$22 billion wave of plant improvements currently underway, with total announced projects exceeding \$65 billion. Major funded projects fueling demand include:

- **Port Arthur LNG (Sempra)** — Phase 1 under construction; Phase 2 FID reached September 2025. Backed by Blackstone, KKR, Apollo, Goldman Sachs.
- **Chevron Phillips / QatarEnergy** — \$8.58 billion facility in Orange County; 4,500 construction jobs, 500 permanent.
- **ExxonMobil Beaumont Refinery** — Major expansion increasing crude capacity by two-thirds; 1,850 construction jobs.
- **Golden Pass LNG** — \$10 billion expansion for LNG export near Sabine Pass.
- **OCI/Natgasoline** — \$1 billion blue ammonia plant; 1,000 construction jobs.
- **Entergy Texas Power Station** — \$1.2 billion, 1,215 MW facility; 7,000 construction jobs.

Turnkey Industrial Campus

Welding shop ventilation, heavy 3-phase electrical, 24-foot clear height, finished classrooms, administrative offices, 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 lease, multi-tenant industrial flex, vocational training operator, contractor staging base, or owner-occupant headquarters — the four-building layout supports any strategy with projected stabilized income of \$200,000–\$400,000+ annually.

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VIEW ALONG WESTERN BOUNDARY LOOKING NORTH



VIEW ALONG SOUTHERN BOUNDARY LOOKING EAST

COOK & ASSOCIATES, INC.

Building 4 north elevation and secure fenced yard area — ideal for contractor staging and equipment storage

THE FACILITY

Four Buildings. One Campus.

Building	Size	Primary Use	Eave Height	Key Features
1	2,866 SF	Office / Admin	10-12 ft	Masonry/metal, full HVAC, foyer, drive-thru window
2	12,467 SF	Classrooms / Meeting	10-12 ft	Offices, breakroom, kitchen, full HVAC, acoustic ceilings
3	12,990 SF	Welding / Shop	12-14 ft	Welding stations with vent hoods, 2,500+ Amp electrical
4	21,792 SF	Training / Shop	24 ft	High-bay shop, 8,040 SF 2nd floor classrooms, 2,500+ Amp



VIEW ALONG ACCESS EASEMENT FROM ROADSIDE



VIEW OF SUBJECT SIGNAGE ALONG HIGHWAY FRONTAGE

COOK & ASSOCIATES, INC.

Building 3 canopy and south elevation



SUBJECT VIEW FROM EASTERN BOUNDARY



VIEW ALONG REAR OF BUILDING THREE AND FOUR

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Building 4 high-bay shop area (24 ft clear height)



VIEW ALONG BUILDING TWO HALLWAY



VIEW OF COVERED WALKWAY BETWEEN BUILDING 2 & 1

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Aerial view of the campus and surrounding area along US Highway 69

UPSIDE POTENTIAL

Value-Add Strategies

Renovate 2nd Floor Classrooms

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

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+/year.

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 pipefitters, welders, and technicians.

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 nearby.

Owner-Occupant Headquarters

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

1031 Exchange Target

Clean title, clear value metrics, and Texas's zero state income tax make this an ideal replacement property for investors on exchange timelines.

Projected Value by Scenario

Scenario	Est. Annual Income	Value at 8% Cap
As-Is (Single-Tenant Lease)	\$180,000 – \$240,000	\$2,250,000 – \$3,000,000
Multi-Tenant (70% Occupancy)	\$250,000 – \$325,000	\$3,125,000 – \$4,062,500
Renovated + Fully Leased	\$350,000 – \$450,000	\$4,375,000 – \$5,625,000

BUYER RESOURCES

Financing Options

Multiple paths to acquisition — from 10% down SBA programs to bridge financing for value-add investors. **Otto Muniz can also assist in brokering the commercial loan for this property.**

Loan Type	Down Payment	Rate Range	Term	Best Candidate
SBA 504	10%	5.8–7% blended	20–25 years	Owner-occupant businesses
SBA 7(a)	10–20%	10–11%	Up to 25 years	Buyers needing reno + acquisition bundled
USDA B&I;	10–20%	Negotiable	Up to 30 years	Rural job creators
Conventional	25–35%	6.5–8.5%	5–10 yr term	Strong financials / banking relationship
Bridge / Hard Money	30–45%	9–14%	6–24 months	Value-add investors
Seller Financing	Negotiable	Negotiable	3–7 years	Gap financing needs
Joint Venture	Varies	8–12% pref	3–7 years	Operators with capital partners

SBA 504 Example at \$2,500,000 Purchase Price

Component	% of Price	Amount	Notes
Bank First Mortgage	50%	\$1,250,000	Market variable rate
CDC Second Mortgage	40%	\$1,000,000	~5.8–6.2% fixed, 20–25 yr
Buyer Equity	10%	\$250,000	Only cash out of pocket

Estimated blended monthly payment: approximately \$14,500–\$16,500 on a 25-year amortization. Local CDC: Southeast Texas Economic Development Foundation (SETEDF).

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Location: Comparable sales #1, #2, #4 and #5 are thought somewhat superior to the subject with regard to access/exposure and/or proximity to development and are negatively adjusted 5% to 20%. Sales #3 is considered inferior to the subject with regard to access/exposure and/or proximity to development and positively adjusted 5%.

Land/Shop Ratio: Sales #1 and #2 are negatively adjusted 10% for having more land relative to building area compared to the subject.

Size: Typically, smaller facilities generate relatively higher unit sales prices. Sales #1, #2 and #3, being smaller than the subject, are negatively adjusted 10% to 15%.

Age/Condition: Sales #1, #2, #4 and #5 are thought superior and negatively adjusted 15% to 20% based, in part, on age/life ratios.

Utility/Design: The subject contains 31% finished office/classroom area; however, approximately 33% of the subject building area is essentially unfinished classroom space. The subject also contains 24' clear height shop area along with forced air heat and high-capacity electrical service. Considered overall, Sales #1, #2 and #4 are thought superior and negatively adjusted 5% to 10%. Sales #3 and #5 are somewhat inferior and positively adjusted 20% and 5%.

After adjustments, the value indications range from \$22.50/SF to \$35.00/SF. The mean value indication for the subject is \$28.50/SF. The median value indication is \$29.25/SF.

VALUE INDICATED BY THE SALES COMPARISON APPROACH: Considering the above data and analysis, a unit value of \$28.50/SF of building area is thought appropriate for the subject resulting in a value opinion for the subject building of \$1,503,450 (50,115 SF @ \$30.00/SF) or, rounded to **\$1,500,000**.

COOK & ASSOCIATES, INC.

View along western and southern boundaries showing the scale of the campus and concrete paved areas

SCHEDULE A PRIVATE TOUR

This Opportunity Won't Last

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.

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