

## EXECUTIVE SUMMARY

# 300 Texas Highway 332

300 TX-332 | Lake Jackson, Texas 77566



## OFFERED EXCLUSIVELY BY



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Broker of Record

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Activity ID: ZAH0040198

# Marcus & Millichap

## **WWW.LAGOSRETAIL.COM**

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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188,  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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## PROPERTY OVERVIEW

 **PRICE**  
**\$5,997,000**

|                  |               |
|------------------|---------------|
| Cap Rate:        | 6.50%         |
| NOI:             | \$389,810     |
| Price/SF:        | \$599.70      |
| Building GLA:    | 10,000 SF     |
| Total Land Area: | 1.66 AC       |
| Year Built:      | 2014          |
| Occupancy:       | 100%          |
| Parcel ID:       | 6341-0001-001 |

Marcus & Millichap is pleased to exclusively market for sale 300 Texas Highway 332, a 10,000-square-foot multi-tenant retail center located in Lake Jackson, Texas. The subject property is offered for \$5,997,000, at a 6.50 percent cap rate.

This offering presents an opportunity for an investor to acquire a Class A, tilt-up strip center, anchored by four creditworthy national tenants on long-term NNN leases: PNC Bank recently executed a new 15-year lease commencing June 2025; Aspen Dental executed a new 10-year lease commencing September 2024; and Jersey Mike's has a pending fresh 10-year lease.

The property is situated at the signalized intersection of TX-332 and TX-288 / Nolan Ryan Expressway, which together see approximately 50,000 vehicles per day. The property is an outparcel to Lowe's and sits directly across from Brazos Mall, which draws 3.5 million annual visits, as well as Walmart, Home Depot, Best Buy, Target, Academy Sports + Outdoors, Hobby Lobby, Burlington, Dollar Tree, Chick-fil-A, Chili's, and a deep lineup of national restaurant and service tenants. Lake Jackson serves as the retail and medical hub for Brazoria County. Average household incomes exceed \$117,000 within three miles.

## INVESTMENT HIGHLIGHTS



**New, Long-Term Leases With Multiple National, Credit Tenants (PNC Bank, Aspen Dental, T-Mobile, and Jersey Mike's)**



**Outparcel to Lowe's and Directly Across from Brazos Mall (3.5M Annual Visits)**



**Dominant Retail Corridor: Neighbors With Walmart, Home Depot, Best Buy, Target, and Academy**



**Located at Signalized Intersection of TX-332 and TX-288/ Nolan Ryan Expressway, Which Sees Approximately 50,000 Vehicles Per Day**



**Lake Jackson Serves as the Retail and Medical Hub for Brazoria County, With a Growing Population and Strong Household Incomes**

AERIAL



# AERIAL



## PROPERTY PHOTOS



## PROPERTY PHOTOS

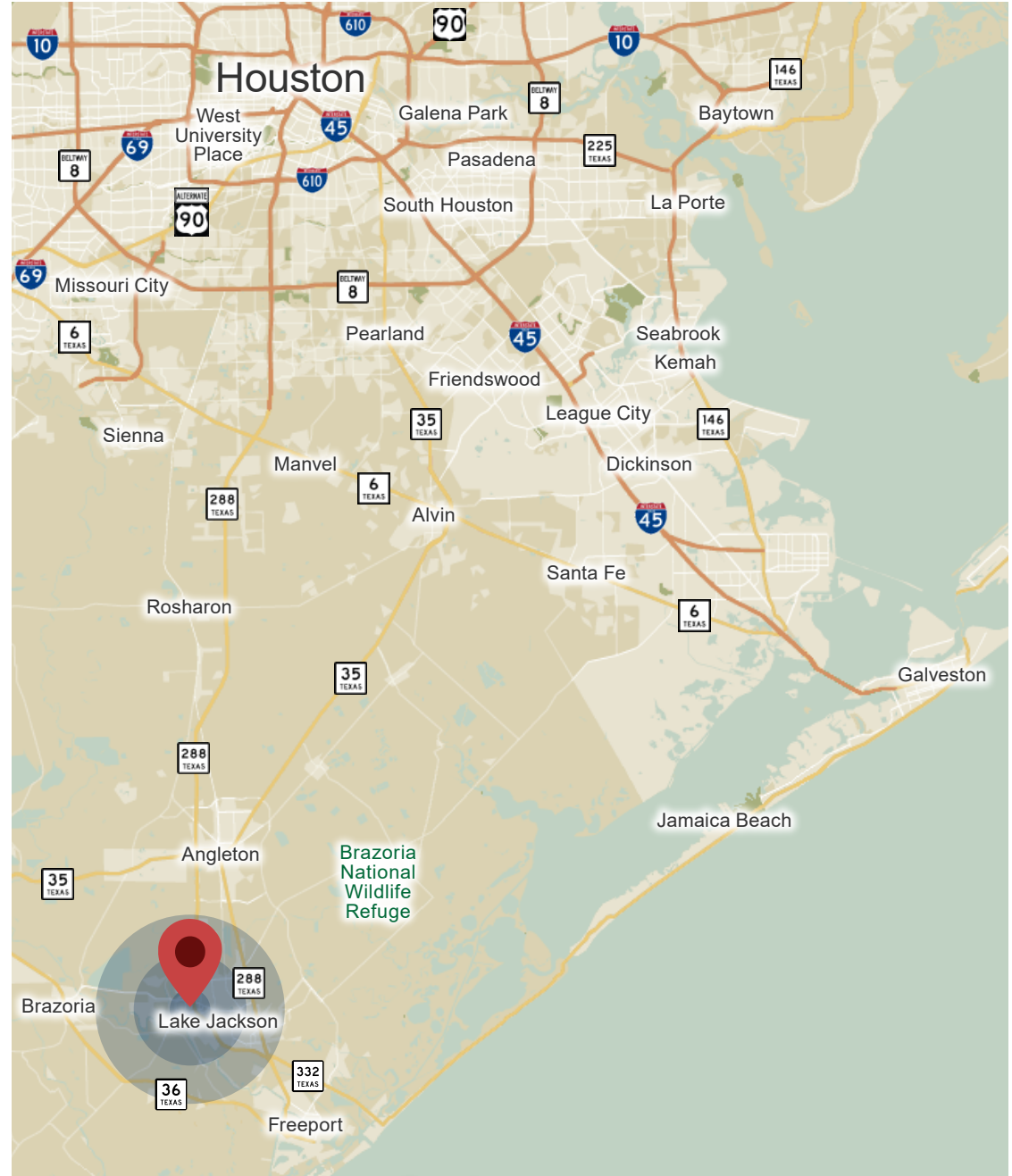


## PROPERTY PHOTOS



## DEMOGRAPHICS

| POPULATION                     | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| 2030 PROJECT. POPULATION       | 7,436     | 37,251    | 54,427    |
| 2025 EST. POPULATION           | 7,229     | 36,006    | 52,683    |
| CHANGE 2025-2030               | 2.86%     | 3.46%     | 3.31%     |
| 2025 MEDIAN AGE                | 35.0      | 36.0      | 36.0      |
| POPULATION BY RACE             | 1 MILE    | 3 MILE    | 5 MILE    |
| WHITE                          | 59.98%    | 62.37%    | 58.13%    |
| BLACK                          | 7.13%     | 7.64%     | 9.14%     |
| ASIAN                          | 6.01%     | 3.12%     | 2.56%     |
| AMERICAN INDIAN, ESKIMO, ALEUT | 0.70%     | 0.79%     | 0.88%     |
| HAWAIIAN, PACIFIC ISLANDER     | 0.02%     | 0.05%     | 0.06%     |
| MULTI-RACE                     | 14.20%    | 15.44%    | 15.75%    |
| OTHER                          | 11.96%    | 10.58%    | 13.48%    |
| HISPANIC ORIGIN                | 33.08%    | 31.75%    | 36.28%    |
| HOUSEHOLDS BY INCOME           | 1 MILE    | 3 MILE    | 5 MILE    |
| \$200,000 OR MORE              | 11.71%    | 13.05%    | 12.14%    |
| \$150,000 - \$199,999          | 6.56%     | 9.41%     | 8.24%     |
| \$100,000 - \$149,999          | 18.27%    | 23.67%    | 23.08%    |
| \$75,000 - \$99,999            | 12.06%    | 12.48%    | 12.07%    |
| \$50,000 - \$74,999            | 14.21%    | 15.84%    | 16.65%    |
| \$35,000 - \$49,999            | 16.13%    | 11.13%    | 11.61%    |
| \$25,000 - \$34,999            | 9.42%     | 5.57%     | 6.38%     |
| \$15,000 - \$24,999            | 7.90%     | 5.28%     | 5.52%     |
| \$10,000 - \$14,999            | 1.78%     | 1.45%     | 1.68%     |
| UNDER \$9,999                  | 1.96%     | 2.12%     | 2.63%     |
| AVERAGE HOUSEHOLD INCOME       | \$101,337 | \$117,410 | \$112,460 |
| MEDIAN HOUSEHOLD INCOME        | \$73,604  | \$95,904  | \$91,601  |
| PER CAPITA INCOME              | \$46,028  | \$47,022  | \$43,316  |
| MEDIAN PROPERTY VALUE          | \$196,009 | \$207,732 | \$195,833 |



## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



Year Ending December 31, 2025

## FINANCING INTERMEDIARIES CONTACTS

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## Information About Brokerage Services

11-03-2025

*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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                   |             |                               |              |
|-------------------------------------------------------------------|-------------|-------------------------------|--------------|
| Marcus & Millichap                                                | 9002994     | tim.speck@marcusmillichap.com | 972-755-5200 |
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| Designated Broker of Firm                                         | License No. | Email                         | Phone        |
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| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                         | Phone        |
|                                                                   |             |                               |              |
| Sales Agent/Associate's Name                                      | License No. | Email                         | Phone        |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-2

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

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