

# FOR SALE VALUE ADD / DEVELOPMENT OPPORTUNITY

## 22535 N HIGHWAY 288 BUSINESS | ANGLETON, TX 77515



### PROPERTY FEATURES:

**Address:** 22535 N Hwy 288 Business  
Angleton, TX 77515

**Investment Type:** Value Add

**Available Space:** 25,780 SF

**Land Area:** 10 Acres (5.44 AC available to develop)

**Warehouse(s):** (2) on-site

**Fenced:** Fully fenced & gated

**Outdoor Lighting:** Yes

**Asking Price:** Contact Broker

### NOTES:

- Located in Angleton, TX with good on/off access to Highway 288 & N Highway 288 Business.
- Former Schlumberger facility - recently renovated in 2020 & 2021. Currently, Terracon leases the office portion of Warehouse A.
- Terracon currently has a 7-year lease in place (Expiration May 2028). The property is being sold as a value-add investment with the opportunity to develop over 70,000 SF of additional warehouse space.
- Good opportunity for any owner user looking for debt coverage on a loan to purchase the site.



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### WAREHOUSE A:

**Available Space:** 14,000 SF Total  
(8,750 SF Available for Lease & 5,250 SF Leased to Terracon)

**Doors:** (2) Drive In's (18' x 20') & (6) Grade Level

**Clear Height:** 24'

**Wash Bay(s):** (5)

**Crane Served:** Yes - (2) 10-ton cranes

**Fenced:** Yes - fully fenced & gated

**Parking:** Ample parking

#### Notes:

- Drainage lines installed for truck wash
- Filtration tanks installed
- Steam Cleaner
- 18' Overhang / Covered Space
- 90% fully insulated



### WAREHOUSE B:

**Available Space:** 11,780 SF Total RBA  
(Available for Lease)

**Office:** 3,000 SF Office (Renovated 2021)  
5 - 6 Private Offices

**Clear Height:** 18' - 20'

**Doors:** (2) Grade Level

**Outdoor Lighting:** Yes

**Parking:** Ample Parking

#### Notes:

- Fully Insulated
- Additional land for laydown yard
- Fully stabilized land



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**WAREHOUSE A - DRIVE-THROUGH**



**WAREHOUSE A - TRUCK WASH BAYS**



**WAREHOUSE B - WAREHOUSE INTERIOR**



**WAREHOUSE B - OFFICE**



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### Value-Add Investment Details: Terracon Lease Structure

Rent Schedule with well and Septic	Rent	Well & Septic	Total
03/01/2021-05/31/2021 (deferred)	\$ -	\$ -	\$ -
06/01/2021-05/31/2022 (Year 1)	\$ 9,500.00	\$ 250.00	\$ 9,750.00
06/01/2022-05/31/2023 (Year 2)	\$ 9,690.00	\$ 255.00	\$ 9,945.00
06/01/2023-05/31/2024 (Year 3)	\$ 9,884.00	\$ 260.10	\$ 10,144.10
06/01/2024-05/31/2025 (Year 4)	\$ 10,081.00	\$ 265.30	\$ 10,346.30
06/01/2025-05/31/2026 (Year 5)	\$ 10,283.00	\$ 271.00	\$ 10,554.00
06/01/2026-05/31/2027 (Year 6)	\$ 10,489.00	\$ 276.42	\$ 10,765.42
06/01/2027-05/31/2028 (Year 7)	\$ 10,698.00	\$ 281.95	\$ 10,979.95



Terracon provides practical solutions to environmental, facilities, geotechnical, and materials engineering challenges.

Its national network of more than 150 offices provides local expertise backed by national resources to get the job done cost effectively and efficiently. On both small and large projects, its experienced professionals work closely with its clients to achieve success, on time and on budget.

Terracon is an employee-owned engineering consulting firm with more than 5,000 employees providing environmental, facilities, geotechnical, and materials services from more than 150 offices with services available in all 50 states. Terracon ranks 24th on Engineering News-Record's 2021 list of Top 500 Design Firms.



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