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

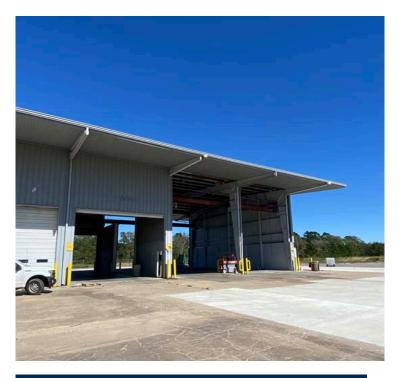
NOTES:

- 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:

14.000 SF Total Available

(8,750 SF Available for Lease & Space:

5,250 SF Leased to Terracon)

(2) Drive In's (18' x 20') Doors:

(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

• Drainage lines installed for truck wash

· Filtration tanks installed

Notes: Steam Cleaner

• 18' Overhang / Covered Space

• 90% fully insulated

WAREHOUSE B:

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

3,000 SF Office (Renovated 2021) Office:

5 - 6 Private Offices

Clear Height: 18' - 20'

Doors: (2) Grade Level

Outdoor Lighting: Yes

Parking: **Ample Parking**

Fully Insulated

· Additional land for laydown yard

Fully stabilized land



tscheanderson.com

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Notes:

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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)	\$	5	\$	-	\$	-
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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