

Marcus & Millichap
TAG INDUSTRIAL GROUP

5452 HAGNER ROAD

BEAUMONT, TX 77705

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Multi-Tenant 27,000-Square-Foot Industrial Asset Situated on 1.6+ Acres
- Features Two Buildings, 16' Clear Height, Eight Drive-in Doors, and Proximity to I-10
- Anchored by Consolidated Containment, Manufacturer of Liners for Oil and Gas
 - Staggered Lease Expirations Offer Value-Add Opportunity
- Tough Barrier-to-Entry Market with 5.0% Vacancy, Down 230 BPS Annually

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5452 Hagner Road in Beaumont, Texas, anchored by Consolidated Containment. The subject property consists of approximately 27,000 square feet of warehouse and manufacturing space and is situated on 1.63 acres of land. The two-building asset features three suites, a clear height of 16', eight drive-in doors, and metal construction. Located just off U.S. Highway 96 (U.S. Route 69/U.S. Route 287), the property has easy access to Interstate 10. With staggered leases expiring in 2025 and 2027, buyers have the opportunity to increase rental income. Established in 2015, Consolidated Containment manufactures environmental liners and secondary containment solutions primarily for the oil and gas industry.

The subject property is situated within the Beaumont submarket, containing 4.5 million square feet of industrial space largely concentrated in the oil and gas industry. With less than a month left in 2024, net absorption in Beaumont was positive on the year at 109,000 square feet and net deliveries were essentially flat at 7,000 square feet. While vacancies increased 60 basis points during Q4, the vacancy rate bucked the national trend in 2024, falling 230 basis points on the year to 5.0 percent. Despite availability tightening, annual rent growth decelerated 380 basis points in 2024 to 1.1 percent. With roughly 28,000 square feet of industrial space under construction in the Beaumont submarket, representing less than 1.0 percent of inventory, vacancies and rent growth will largely be affected by industrial demand and the overall economic environment.

Beaumont is located in Jefferson County along the Neches River and serves as the county seat. Located 85 miles east of Houston, the city is part of the Beaumont-Port Arthur metropolitan statistical area with a population of over 395,000. Beaumont is home to ExxonMobil Corporation's largest oil refinery in the U.S. which also ranks as the third-largest refinery in the nation. The Port of Beaumont, a deep-water port located near the mouth of the Neches River, is the fourth busiest port in the United States according to the American Association of Port Authorities. The port is also the busiest military port in the world for processing United States military equipment. Beaumont is home to Lamar University, a public university that is part of the Texas State University System. The university has an estimated enrollment of 17,000 students.

PROPERTY DETAILS

5452 HAGNER ROAD, BEAUMONT, TX 77705

Number of Suites	3
Number of Buildings	2
Total Square Feet	27,000 SF
Year Built	1968
Lot Size	1.63 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Surface	Concrete
Building Class	C
Tenancy	Multi-Tenant
Drive-In Doors	8
Construction	Metal
Roof Type	Metal
Age/Condition of Roofs	Good
Market	TX-East Texas
Submarket	Beaumont
Market Vacancy	3.70%



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5452 HAGNER ROAD

BEAUMONT, TX 77705

OFFERING PRICE

\$1,950,000

CAP RATE

8.07%

PRO FORMA CAP RATE

8.18%

Offering Price	\$1,950,000
Cap Rate	8.07%
Pro Forma Cap Rate	8.18%
Price/SF	\$72.22
Total Square Feet	27,000
Rental Rate	\$5.83
Lease Type	Triple-Net (NNN)
Lease Term	Staggered
Rental Increases	3% Annual Increases
Tenancy	Multi
Occupancy	100.00%

FINANCING

Loan Amount	\$1,365,000
Loan Type	New
Interest Rate	6.35%
Amortization	25 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

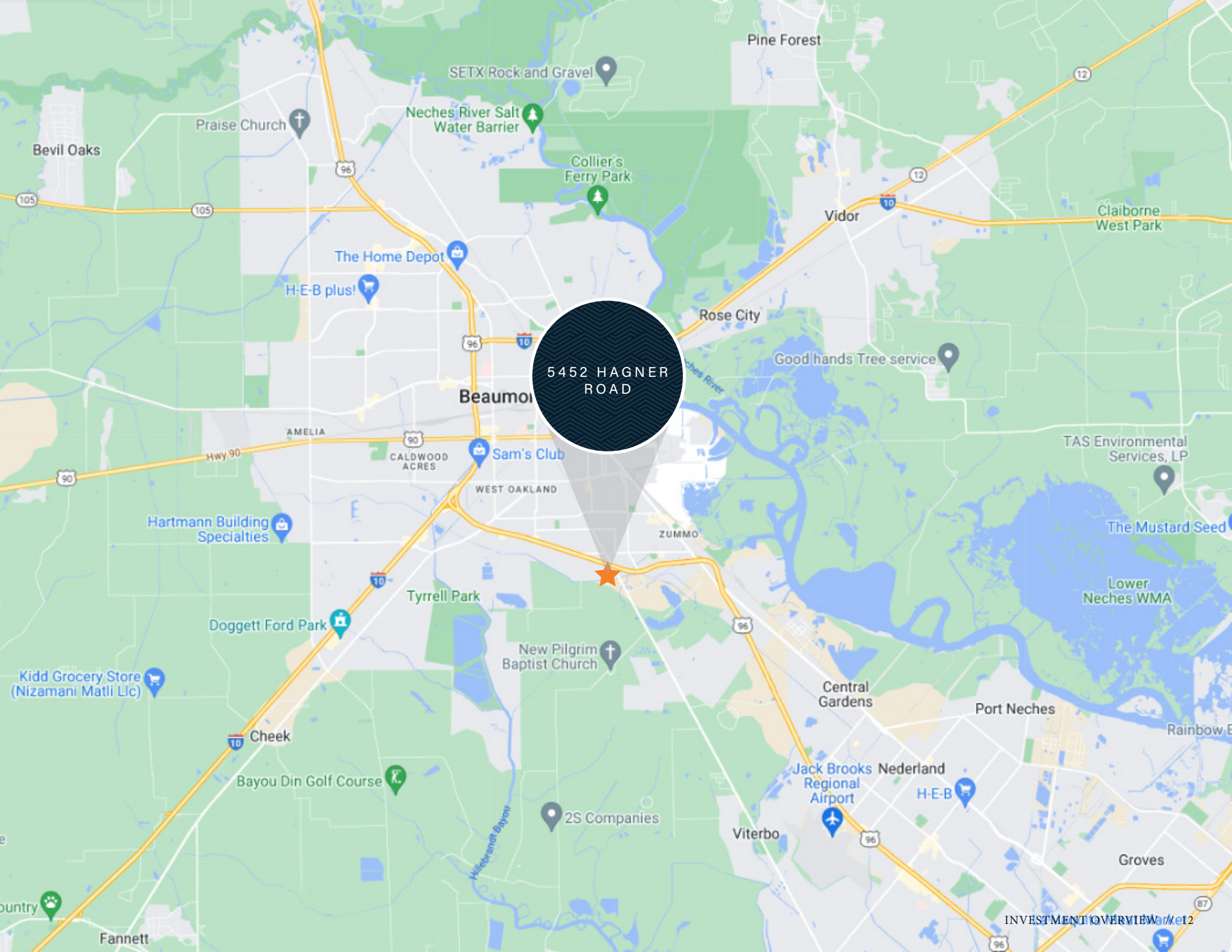
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RENT ROLL

Tenant Name	Suite	Square Feet	%	Lease Dates		Annual		Pro Forma		Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.	Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year				
Consolidated Containment	A	18,000	66.7%	10/1/24	9/30/25	\$4.81	\$7,210	\$86,520	\$86,520	Oct-2025	N/A	NNN	N/A
Superior Rentals	B	9,000	33.3%	12/1/24	11/30/27	\$7.87	\$5,900	\$70,800	\$72,924	Dec-2025	3.00%	NNN	3% Annual Escalations
Total		27,000				\$5.83	\$13,110	\$157,320	\$159,444				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$13,110						Occupied Current Rents: \$13,110		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	157,320		5.83	159,444		5.91
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	17,528		0.65	17,528		0.65
Total Reimbursement Income	\$35,853	100.0%	\$1.33	\$36,528	100.0%	\$1.35
Effective Gross Revenue	\$193,173		\$7.15	\$195,972		\$7.26
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	17,528		0.65	17,528		0.65
Real Estate Taxes	18,325		0.68	19,000		0.70
Total Expenses	\$35,853		\$1.33	\$36,528		\$1.35
Expenses as % of EGR	18.6%			18.6%		
Net Operating Income	\$157,320		\$5.83	\$159,444		\$5.91



5452 HAGNER ROAD

An aerial photograph of an industrial park. In the center, a large building is under construction, showing its steel frame. To the left and right are several completed industrial buildings of various sizes. A parking lot with many cars is visible. In the foreground, a road and a highway overpass are visible. The background consists of open fields and a clear blue sky. A callout bubble with a dark green background and white text points to the building under construction.

5452 HAGNER
ROAD



TENANT SUMMARY

TENANT
Consolidated Containment

HEADQUARTERS
Beaumont, TX

DATE FOUNDED
2015

www.consolidatedcontainment.com



Consolidated Containment manufactures environmental liners and secondary containment solutions primarily in the oil and gas industry. The company provides containment for drilling, frac, equipment, workover, and production battery equipment to protect work sites and property from spills. Consolidated Containment creates custom sizes to fit any job with a variety of materials that are both UV and chemical-resistant, flexible, light in weight, and durable.

CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

SECTION 2

MARKET OVERVIEW

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HOUSTON TEXAS

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



CORPORATE
GROWTH



LOW COST OF LIVING,
DOING BUSINESS



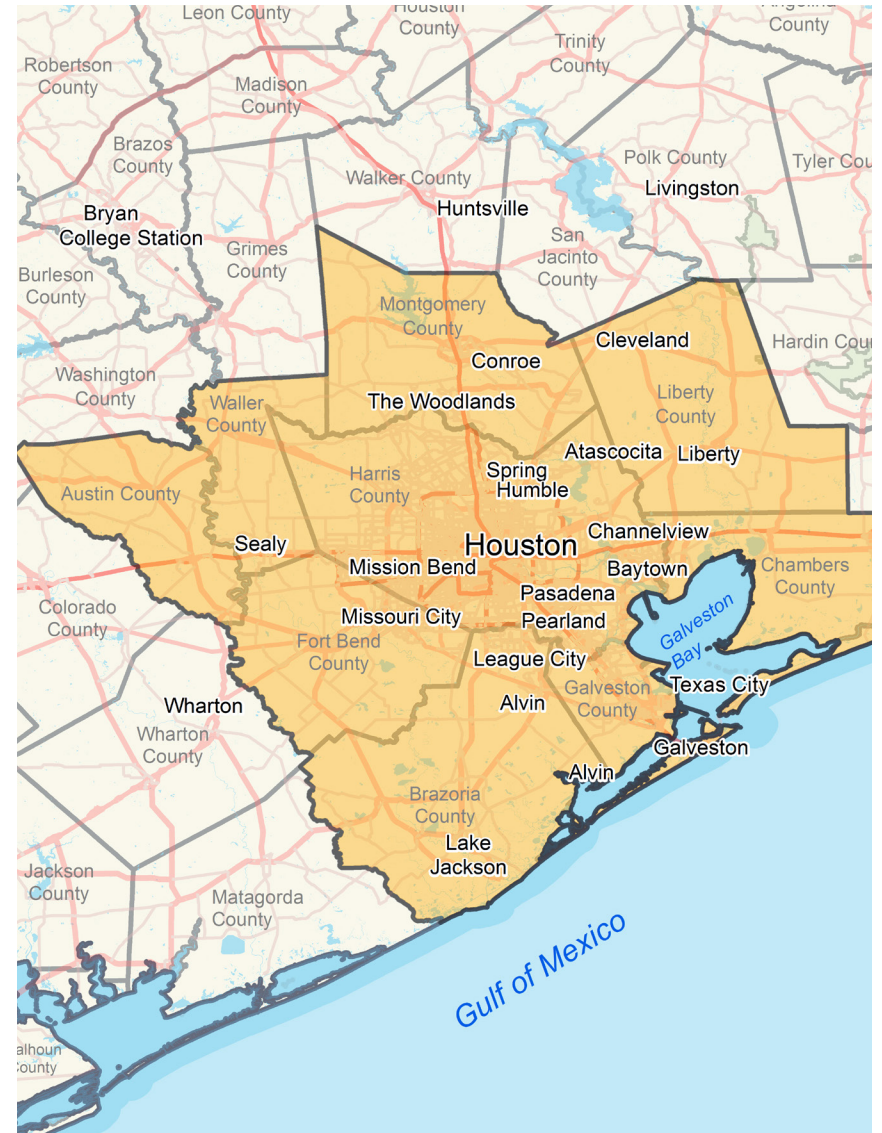
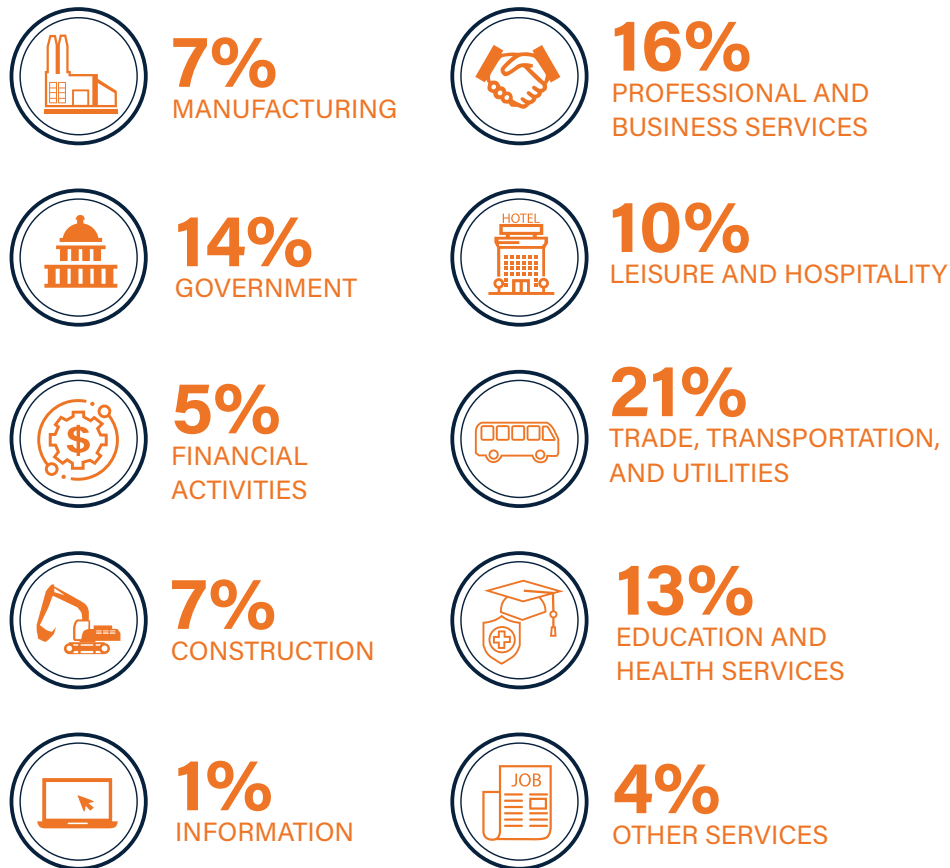
HIGHER
EDUCATION



METROPLEX GROWTH

ECONOMY

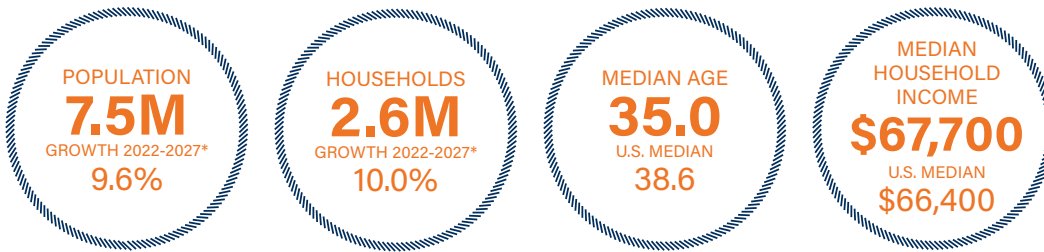
The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



METROPLEX GROWTH

DEMOGRAPHICS

The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing. The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average. The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



QUALITY OF LIFE

The metropolitan area's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.



DEMOGRAPHICS



51,745

Total Population
Within 5 Miles



58.8%



41.2%



\$58,391

Average Household Income
Within 5 Miles



17,064

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	4,734	26,347	52,541
2023 Estimate			
Total Population	4,675	25,989	51,745
2020 Census			
Total Population	4,898	26,575	52,667
2010 Census			
Total Population	6,011	31,128	55,778
Daytime Population			
2023 Estimate	5,332	47,101	92,725
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,902	10,320	16,897
2023 Estimate			
Total Households	1,875	10,167	16,566
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	1,844	10,022	16,291
2010 Census			
Total Households	2,024	10,681	17,201

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.5%	1.5%	2.7%
\$150,000-\$199,999	0.7%	1.3%	2.1%
\$100,000-\$149,999	4.6%	6.0%	7.8%
\$75,000-\$99,999	10.6%	9.1%	11.5%
\$50,000-\$74,999	19.1%	15.9%	16.2%
\$35,000-\$49,999	16.4%	15.1%	13.9%
\$25,000-\$34,999	11.2%	12.7%	12.2%
\$15,000-\$24,999	14.9%	16.0%	14.8%
Under \$15,000	20.9%	22.4%	18.9%
Average Household Income	\$50,585	\$48,969	\$58,391
Median Household Income	\$38,689	\$34,059	\$39,938
Per Capita Income	\$20,593	\$19,405	\$21,569
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	4,675	25,989	51,745
Under 20	33.1%	31.3%	25.0%
20 to 34 Years	24.8%	22.2%	26.8%
35 to 39 Years	6.3%	6.3%	8.0%
40 to 49 Years	10.1%	11.0%	13.1%
50 to 64 Years	14.7%	16.2%	15.6%
Age 65+	11.1%	12.9%	11.5%
Median Age	28.8	32.3	33.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	2,574	15,515	34,050
Elementary (0-8)	6.7%	11.6%	10.5%
Some High School (9-11)	10.0%	11.2%	12.6%
High School Graduate (12)	39.2%	37.6%	36.2%
Some College (13-15)	27.4%	24.4%	24.9%
Associate Degree Only	4.8%	5.0%	4.7%
Bachelor's Degree Only	8.0%	6.6%	7.2%
Graduate Degree	3.8%	3.8%	3.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	23.0	22.0



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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