



 **ASPIRE CRE**

**SHELTON  
SERVICES, INC.**

**7500 TX-87,  
PORT ARTHUR, TX 77642**

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SHELTON SERVICES, INC.

7500 TX-87  
PORT ARTHUR, TEXAS 77642

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**Commercial Real Estate,  
*Reimagined***

## Financial Details

FINANCIAL DETAILS	
PRICE	\$900,000
NOI	\$70,200
CAP RATE	7.80%
GLA	7,298 SF
RENT/SF	\$1.04/SF
PPF	\$123.32/SF



## Lease Details

LEASE DETAILS	
TENANT	Shelton Services, Inc.
LEASE START	4/31/2022
LEASE END	3/31/2027
LEASE TYPE	Gross
RENT INCREASE	3% Annual Bumps

## Building Details

BUILDING DETAILS	
LOT SIZE	0.82 Acres
YEAR BUILT	2012
OTHER DETAILS	6 Overhead Doors



## Tenant Overview

- Shelton Services, Inc. is a leading environmental and industrial services firm focused on emergency oil spill response, bulk liquid storage tank cleaning, and mobile degassing and vapor control. They provide site remediation, disaster recovery, and proactive solutions such as emergency response drills. Additionally, they work in a variety of industry segments, and their customers include companies working in all three segments of the oil and gas industry (upstream, midstream, and downstream), as well as other response providers. Their qualified professionals leverage deep industry knowledge and superior equipment to deliver excellence for our customers on every project. Shelton Services, Inc. is headquartered in Houston and they maintain regular operations in Texas, Louisiana, and Oklahoma.

# Operating Statement

THE OFFERING	
Price	\$900,000
Capitalization Rate	7.80%
Price/SF	\$123.32

PROPERTY DESCRIPTION	
Year Built / Renovated	2012
Gross Leasable Area	7,298 SF
Type of Ownership	Fee Simple
Lot Size	0.82 Acres

LEASE SUMMARY	
Tenant	Shelton Services, Inc.
Rent Increases	3% Annual Bumps
Lease Type	Gross Lease
Lease Commencement	04/31/2022
Lease Expiration	03/31/2027
Renewal Options	1x2 Year Option
Term Remaining on Lease (Yrs)	1.3 Years
Landlord Responsibility	Roof, Structure, HVAC
Tenant Responsibility	Maintain the Premises

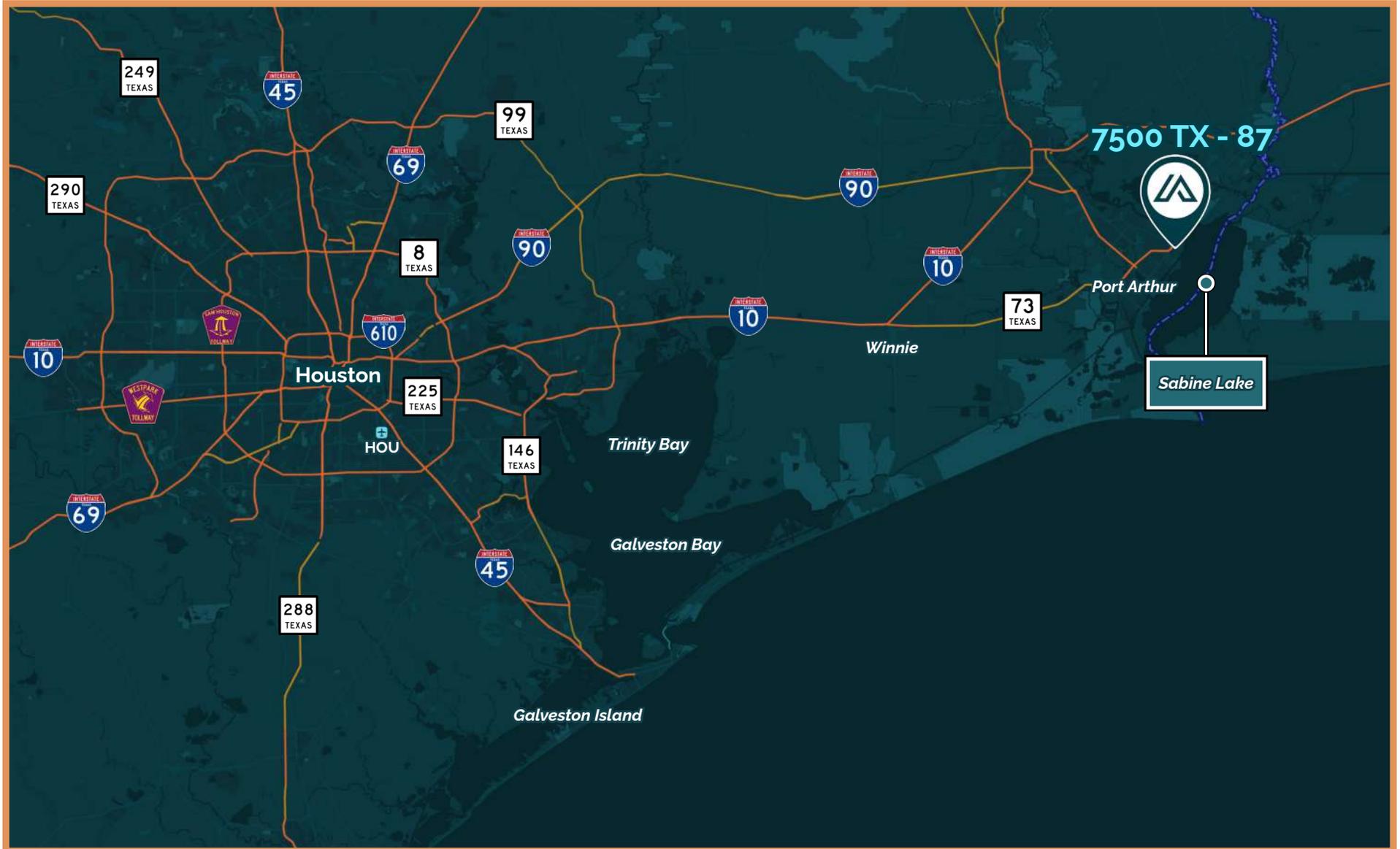
RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
04/01/2025 - 03/31/2026	\$91,200	\$7,600	\$12.50	7.80%
04/01/2026 - 03/31/2027	\$93,936	\$7,828	\$12.87	8.10%

ANNUALIZED OPERATING INFORMATION	
Gross Income	\$91,200
Taxes	\$10,000
Insurance	\$11,000
<b>Net Operating Income</b>	<b>\$70,200</b>

# Aerial View



# Location Map



# Nearby Amenities



- A**
- Ann's Kitchen
  - Baytown Seafood
  - Belén Bakery
  - Bliss Box - PA
  - Cabana Mariscos
  - Casa Olé Port Arthur - Mexican
  - Chick-Fil-A
  - Chito's Ice Cream
  - Dairy Queen
  - Domino's Pizza
  - Family Dollar - Dollar Store
  - Famous Buffet - Chinese
  - Fast Freddy's Barbeque
  - Happy Donuts
  - H-E-B
  - Icy Donuts
  - J & J Wings & Seafood
  - Jack In The Box
  - Jaws Bar-B-Que
  - Kajun Seafood, Wings & Daiquiris
  - La Salsita
  - Larry & Rita's Mexican Cajun Bar & Grill
  - Little Caesars Pizza
  - Los Compadres Pupuseria
  - Luby's
  - Maria's Diner
  - Marie's Seafood
  - McDonald's
  - Monceaux's
  - MrBeast Burger
  - P & J Seafood
  - Pizza Hut
  - Planet Fitness
  - Redbox
  - Sadie's Bar And Grill
  - Saigon Market
  - Sam's China Inn - Chinese
  - Sam's Seafood Southern Eatery
  - Savannah Food & Deli
  - Shipley Do-Nuts
  - Silvia's Tacos
  - Sneaky Pete's Under the Patio
  - Starbucks
  - Sundara Coffee House and Grill
  - Taco Bell
  - Taqueria Gonzalez
  - The Boudain Hut
  - The Burrito Factory
  - The Donut Palace
  - The Tasty Patio - Ice Cream
  - Tony's BBQ & Steakhouse
  - Uyen's Restaurant - Vietnamese
  - Volcano Club Bar
  - Waffle House
  - Walgreens - Drug Store
  - Walmart Bakery
  - Walmart Supercenter - Department Store
  - Wendy's
  - Whataburger
  - + Many More

## About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

## Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

## Sales Team



**Luke Stavinoha**

*Associate*

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# SHELTON SERVICES, INC. 7500 TX-87 PORT ARTHUR, TX 77642

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# ASPIRE CRE

Photos by Co-Star



# 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.

11-03-2025



## 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 opinions or advice 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 that 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.

<b>Aspire Commercial, LLC</b>	<b>9013435</b>	<b>info@aspirecre.com</b>	<b>713-933-2001</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Brandon Avedikian</b>	<b>669686</b>	<b>brandona@aspirecre.com</b>	<b>713-347-9204</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Luke Stavinoha</b>	<b>769178</b>	<b>lukes@aspirecre.com</b>	<b>713-392-2716</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date