



FOR SALE

288  
TEXAS

# Lake Jackson Office Investment – 2 Premium Spaces Available

Strategic opportunity for investors seeking growth along Texas' Gulf Coast.

## INVESTMENT HIGHLIGHTS

- **VALUE-ADD ASSET WITH SIGNIFICANT UPSIDE OPPORTUNITY:** The property is well-maintained and offers potential for cash flow growth.
- **STRATEGICALLY LOCATED:** Convenient access to major thoroughfares such as Highway 288, Highway 332, and Oak Drive South.
- **PROXIMITY TO MAJOR EMPLOYERS:** Close to CHI St. Luke Brazosport and Dow Chemical, two major employers in the area.
- **RECENT INVESTMENTS:** Lake Jackson has received over \$35.86 billion in new investments since 2013.
- **GOOD TENANT RETENTION:** The properties have maintained good tenant retention over the years.

## MARKET HIGHLIGHTS – LAKE JACKSON

- **ECONOMIC GROWTH:** Significant growth due to investments in the petrochemical industry.
- **LIVING COSTS:** Competitive living costs compared to the national average.
- **COMMERCIAL REAL ESTATE:** Strong demand for office space, with steady increases in new development and population growth.

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# NEWMARK

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# 201 Oak Dr – STE 207 LAKE JACKSON, TX 77566

## Rentable Building Area (RBA)

26,388 SF

## Land Area

1.730 Acres

## Year Built

1985

## Number of Buildings

1

## Occupancy

86.4%

## Parking Ratio

4.09/1,000 SF

## Net Operating Income (NOI)

\$184,207

## Weighted Average Lease Term (WALT)

18.8 Months

## Location

Situated on the south side of Oak Dr between Lake Rd & Medical Dr

## Parking

Concrete surface lot with 108 spaces

## Building Amenities

- Updated common areas corridors and restrooms
- Central HVAC System
- Commercial Grade carpet and flooring
- Suspended acoustical tile ceilings
- Commercial Grade fluorescent lighting

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# 210 Lake Rd LAKE JACKSON, TX 77566

## Rentable Building Area (RBA)

43,840 SF

## Land Area

4.445 Acres

## Year Built

2014

## Number of Buildings

10

## Occupancy

94.9%

## Parking Ratio

5.41/1,000 SF

## Net Operating Income (NOI)

\$560,979

## Weighted Average Lease Term (WALT)

26.8 Months

## Location

Situated on the east side of Lake Rd between This Way & Hwy 332

## Parking

Concrete surface lot with 237 spaces

## Building Amenities

- Updated common areas corridors and restrooms
- Central HVAC System
- Commercial Grade carpet and flooring
- Suspended acoustical tile ceilings
- Commercial Grade fluorescent lighting

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Strategically positioned along the Texas Gulf Coast, Lake Jackson serves as a central hub for surrounding communities and consistently draws regional traffic and economic activity. Its strategic location near the Gulf Coast and close proximity to Houston make it a key destination for commerce, healthcare, and services.

## HOUSTON

1 Hour North

## FREEPORT

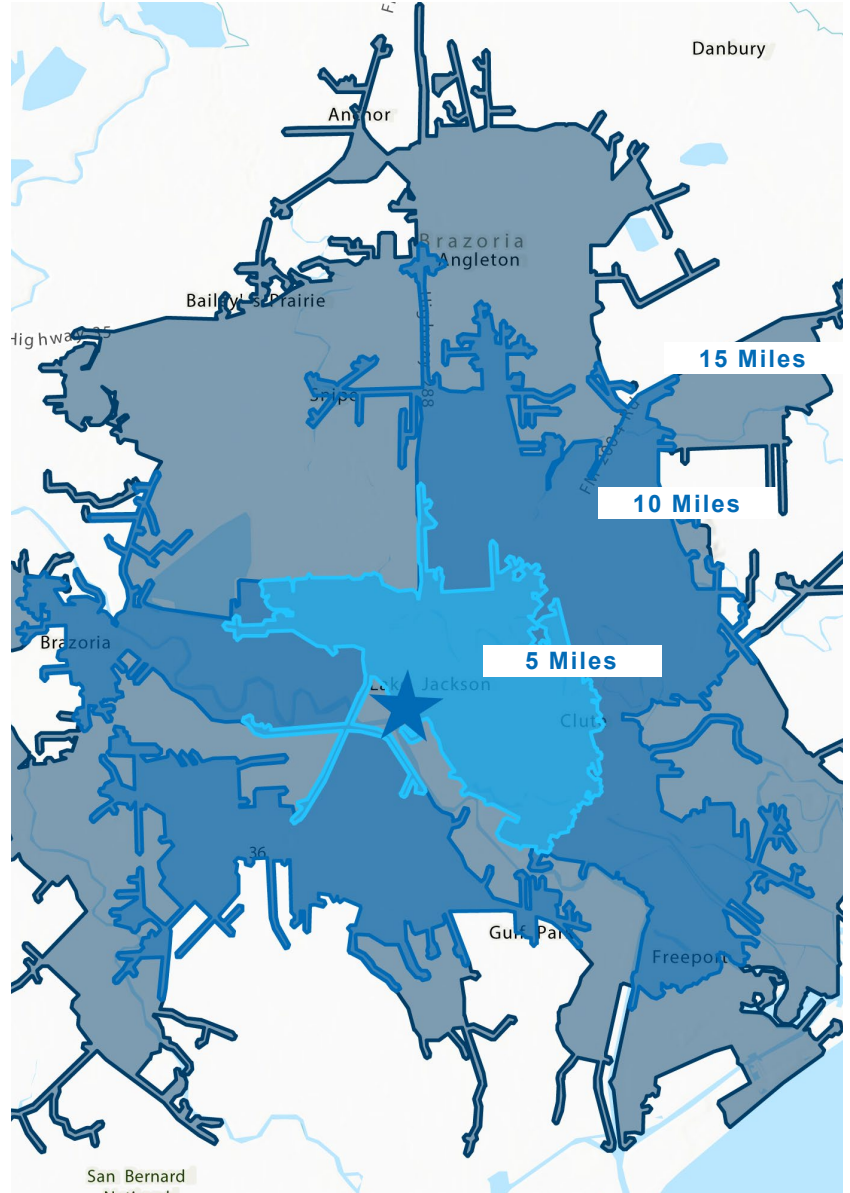
15 Minutes SouthEAST

## MATAGORDA

1 Hour South

## VICTORIA

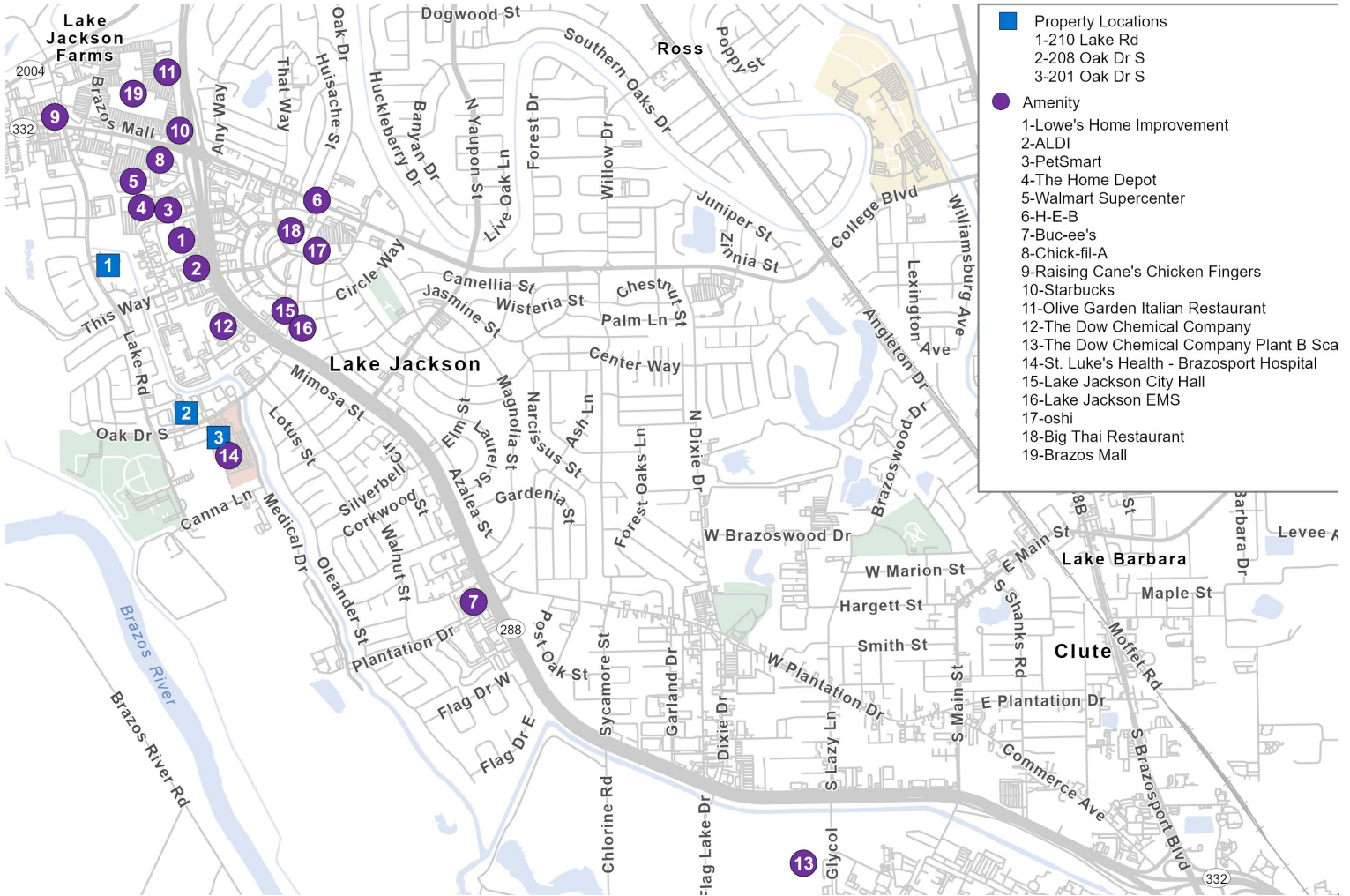
2 Hours Southwest



### Cross Streets

### Traffic Volume

Oak Dr S at Medical Dr W	15,693
Oak Dr at Hwy 288 SW	13,665
Nolan Ryan Expressway at Magnolia St SE	45,670
Lake Rd at Tangerine Ct S	17,049
This Way at Hwy 332 NE	22,048



**Demographics**

**5 miles**

**10 miles**

**15 miles**

2024 POPULATION	52,379	92,932	125,410
2029 POPULATION PROJECTION	53,054	94,525	128,963
HOUSEHOLDS 2024	19,284	34,112	46,408
ANNUAL HOUSEHOLD INCOME	\$116,785	\$106,170	\$106,326
MEDIAN AGE	36.5	37.4	38.1
BACHELOR'S DEGREE OR HIGHER	30.2%	23.9%	23.3%