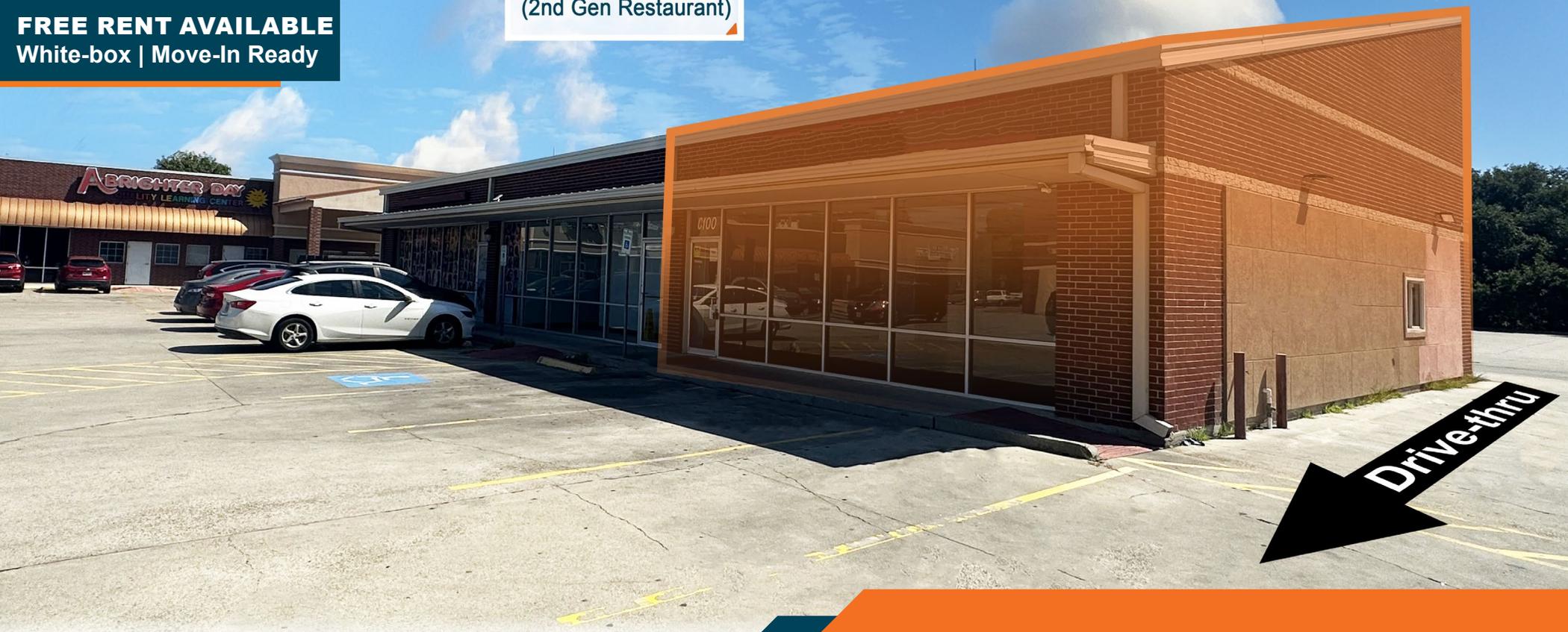


For Lease

**2,550 SF
AVAILABLE**
(2nd Gen Restaurant)

FREE RENT AVAILABLE
White-box | Move-In Ready



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Three Palms Center

8030 FM 1765
Texas City, TX 77591

For Lease



THREE PALMS CENTER

8030 FM 1765 Texas City, TX 77591

Property Information

Space for Lease	1,500 SF - 4,050 SF (White-Box, Move-In Ready)
	2,550 SF (2nd Gen Restaurant w/ Drive Thru)
	3,000 SF
Rental Rate	\$10.00 PSF
NNN	\$5.60 PSF
Total Sq. Ft.	26,751
Lot Size	2.37 AC

Property Highlights

- Free Rent Available
- Ready to move in spaces
- Situated on a signalized hard corner
- Just south of Land Tejas' new development, Lago Mar a 2,033-acre master-planned community

Demographics

Population (2025)	2 mi. - 25,303
	3 mi. - 39,232
	5 mi. - 71,423
Average Household Income	2 mi. - \$87,904
	3 mi. - \$91,619
	5 mi. - \$92,003

Traffic Count
Gulf Fwy: 28,943 vpd
Texas Ave: 11,773 vpd

Contact Information

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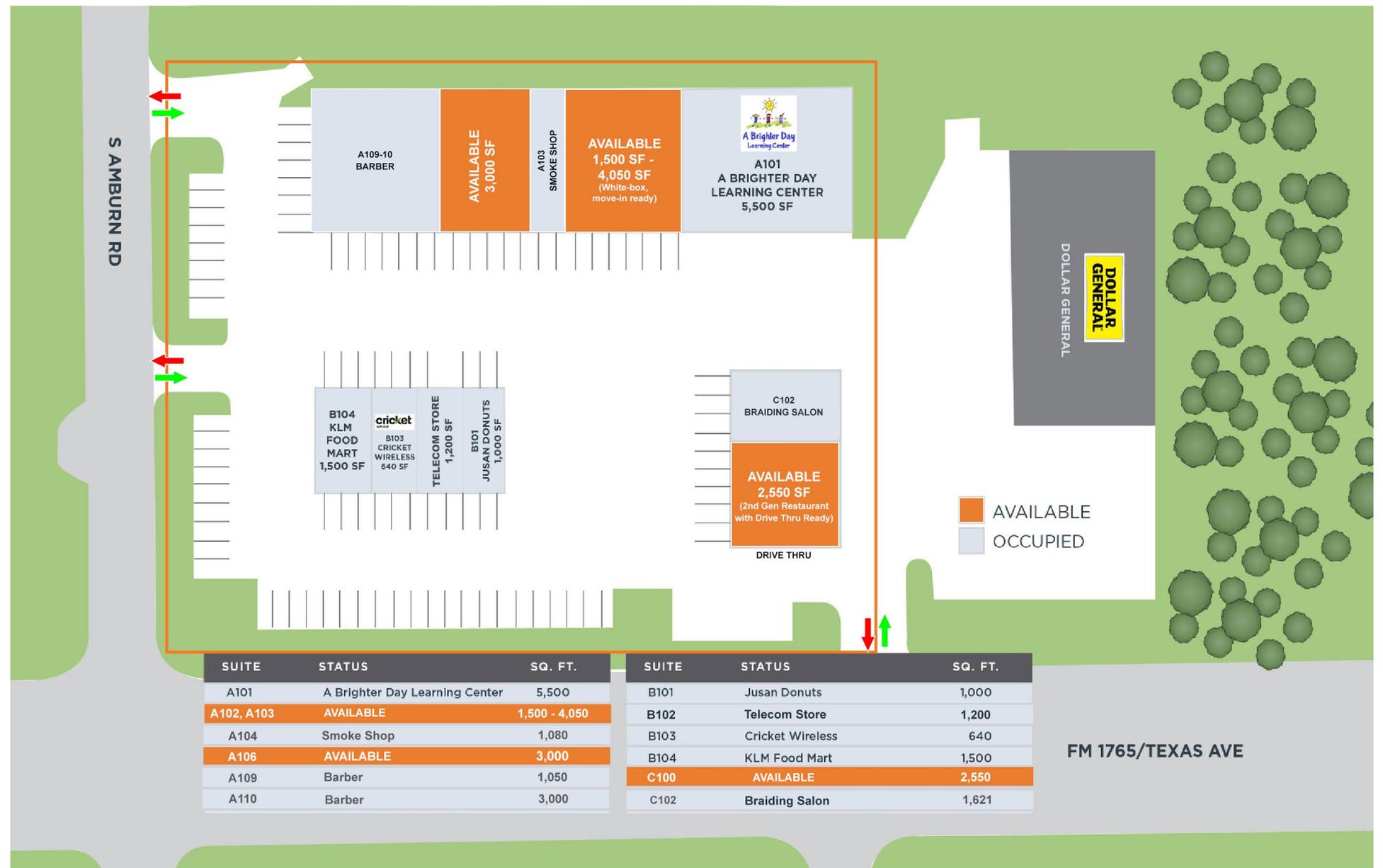
hpiproperties.com

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For Lease



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SUITE	STATUS	SQ. FT.
A101	A Brighter Day Learning Center	5,500
A102, A103	AVAILABLE	1,500 - 4,050
A104	Smoke Shop	1,080
A106	AVAILABLE	3,000
A109	Barber	1,050
A110	Barber	3,000

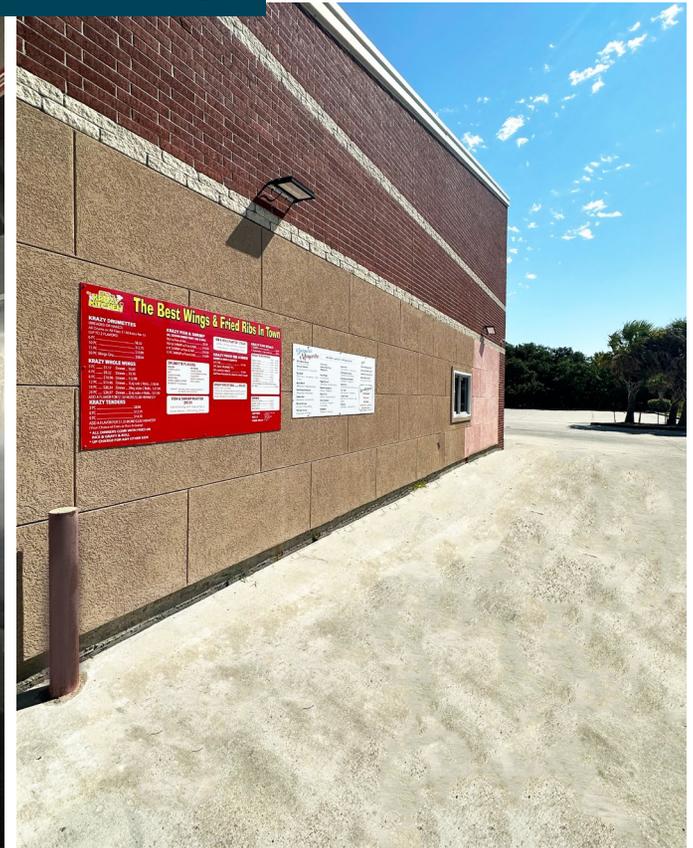
SUITE	STATUS	SQ. FT.
B101	Jusan Donuts	1,000
B102	Telecom Store	1,200
B103	Cricket Wireless	640
B104	KLM Food Mart	1,500
C100	AVAILABLE	2,550
C102	Braiding Salon	1,621

For Lease

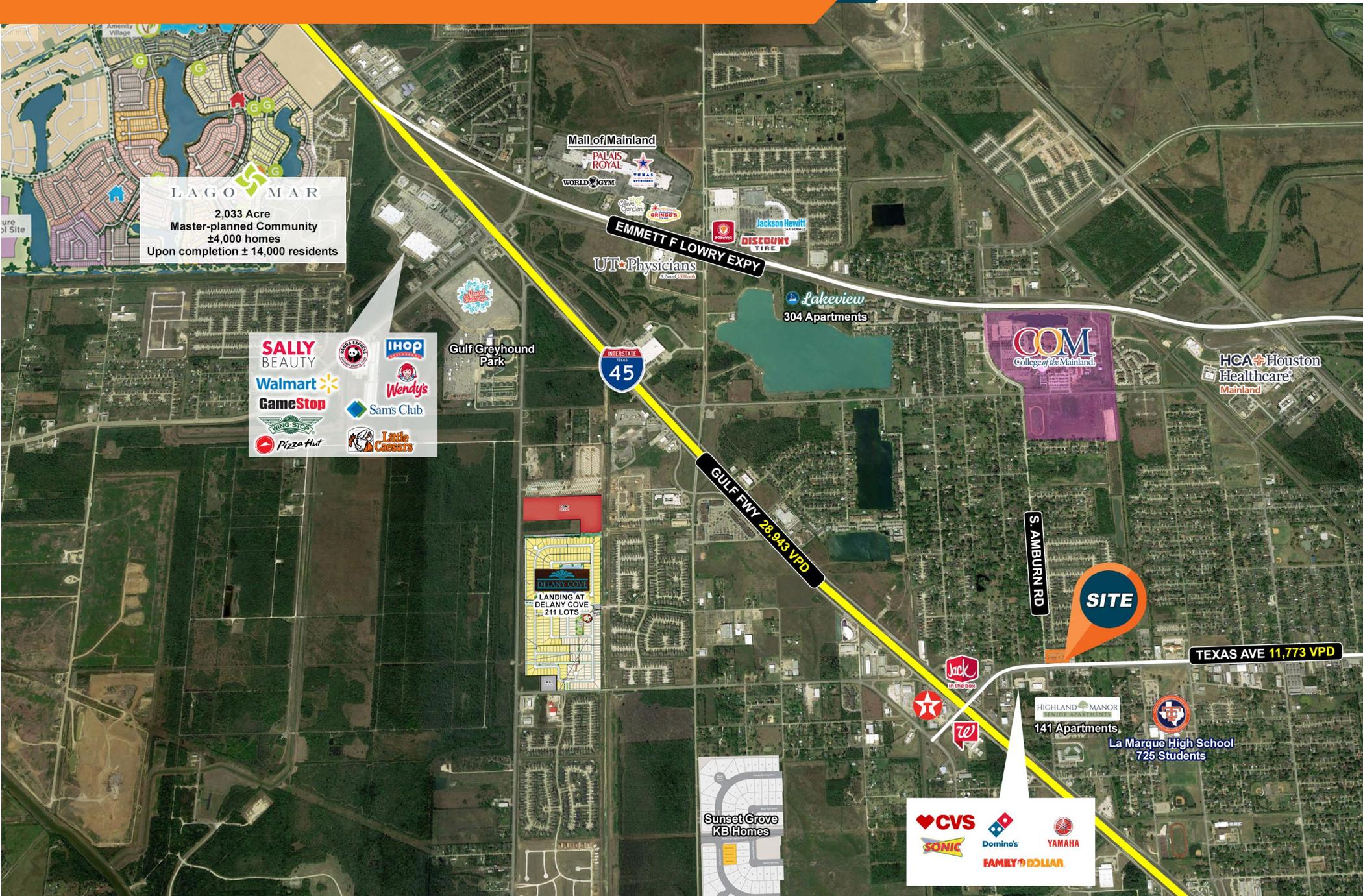


Hunington

AVAILABLE 2,550 SF - 2ND Gen Restaurant with Drive Thru Ready



For Lease



LAGO MAR
2,033 Acre
Master-planned Community
±4,000 homes
Upon completion ± 14,000 residents

- SALLY BEAUTY
- Walmart
- GameStop
- Pizza Hut
- WING STOP
- Little Caesars
- IHOP
- Wendy's
- Sams Club

DELANY COVE
LANDING AT DELANY COVE
211 LOTS

- CVS
- SONIC
- Domino's
- YAMAHA
- FAMILY DOLLAR

