

EXECUTIVE SUMMARY

Seabrook Shopping Center

2100 East NASA Parkway | Seabrook, Texas 77586



Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY



Scott Jones

Associate Investments
713.452.4359
scott.jones@marcusmillichap.com
License: TX 811583



Gus N. Lagos

Senior Managing Director Investments
713.452.4257
gus.lagos@marcusmillichap.com
License: TX 419197



Alex Wolansky, CCIM

Managing Director Investments
713.452.4292
alex.wolansky@marcusmillichap.com
License: TX 702899

Broker of Record

Tim Speck

5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
972.755.5250
License: TX 149994

Activity ID: ZAG0040154

Marcus & Millichap

WWW.LAGOSRETAIL.COM

3 Riverway, Suite 800, Houston, Texas 77056

Real Estate Investment Sales • Financing • Research • Advisory Services

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc.

© 2026 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations of warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Seller and/or Buyer must verify the information and bear all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a trademark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT, AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$2,700,000

Pro Forma Cap Rate:	11.91%
Pro Forma NOI:	\$321,596
Price/SF:	\$107.51
Building GLA:	25,113
Total Land Area:	1.55 AC
Year Built:	2008
Occupancy:	23%
Parcel ID:	0321470620013

Marcus & Millichap is pleased to exclusively offer for sale Seabrook Shopping Center, a 25,113-square-foot retail center situated on 1.55 acres at 2100 East Nasa Parkway in Seabrook, Texas. The property boasts excellent visibility and accessibility along a high-traffic corridor with more than 19,000 vehicles per day. Positioned in the desirable Kemah submarket, the center benefits from a dense population of nearly 110,000 residents within a five-mile radius and a steady influx of year-round visitors drawn by the area's tourism, waterfront attractions, and major employers.

Offered with 23 percent occupancy, Seabrook Shopping Center delivers stable in-place income with meaningful upside through rent increases and potential re-leasing at market rates. This offering represents a rare chance to acquire a well-located retail asset in a supply-constrained market, combining immediate income with long-term value growth.

INVESTMENT HIGHLIGHTS



Prime Location: The property is positioned along East NASA Parkway, seeing over 19,000 vehicles per day.



NASA Corridor: Located just miles from Johnson Space Center – the heart of NASA's human spaceflight operations – this area supports nearly 14,000 employees, including civil servants and contractors. With an average annual salary exceeding \$113,000, well above federal averages, the center drives significant high-tech employment and economic stability in the region, attracting a skilled workforce and fueling long-term demand for housing and commercial services.



Bayport Industrial and Port Hub: The Bayport Container Terminal is a major shipping port, moving over 330,000 shipping containers each month. The port is growing fast, investing nearly \$400 million to expand capacity through 2027. Surrounding the port is the Bayport Industrial District, home to more than 60 chemical plants, supporting over 11,000 jobs and generating more than \$800 million in local business every year. This strong industrial and shipping presence drives steady demand and growth in the area.



Value-Add Opportunity: There is significant upside potential via leasing vacancies and rent increases during ownership period.



Trade Area: 110,000 residents within a 5-mile radius and surrounded by national retailers and attractions, including Kemah Boardwalk, Space Center Houston, Bealls, Taco Bell, Pizza Hut, SpringHill Suites, O'Reilly Auto Parts, and more.

AERIAL



Space Center Houston

Clear Lake

Hampton Inn & Suites

Quality Suites

Holiday Inn Express

Moody Bank

O'Reilly AUTO PARTS

E NASA PARKWAY

19,355 VPD

SUBJECT PROPERTY

SPRING HILL SUITES by Marriott



AERIAL



AERIAL

33,071
VPD

Galveston Bay

NORTH HIGHWAY 146

KEMAH
BOARDWALK
60-Acre Theme Park
Owned and Operated by Landry's Inc.

19,355
VPD

E NASA PARKWAY

SUBJECT PROPERTY



PROPERTY PHOTOS

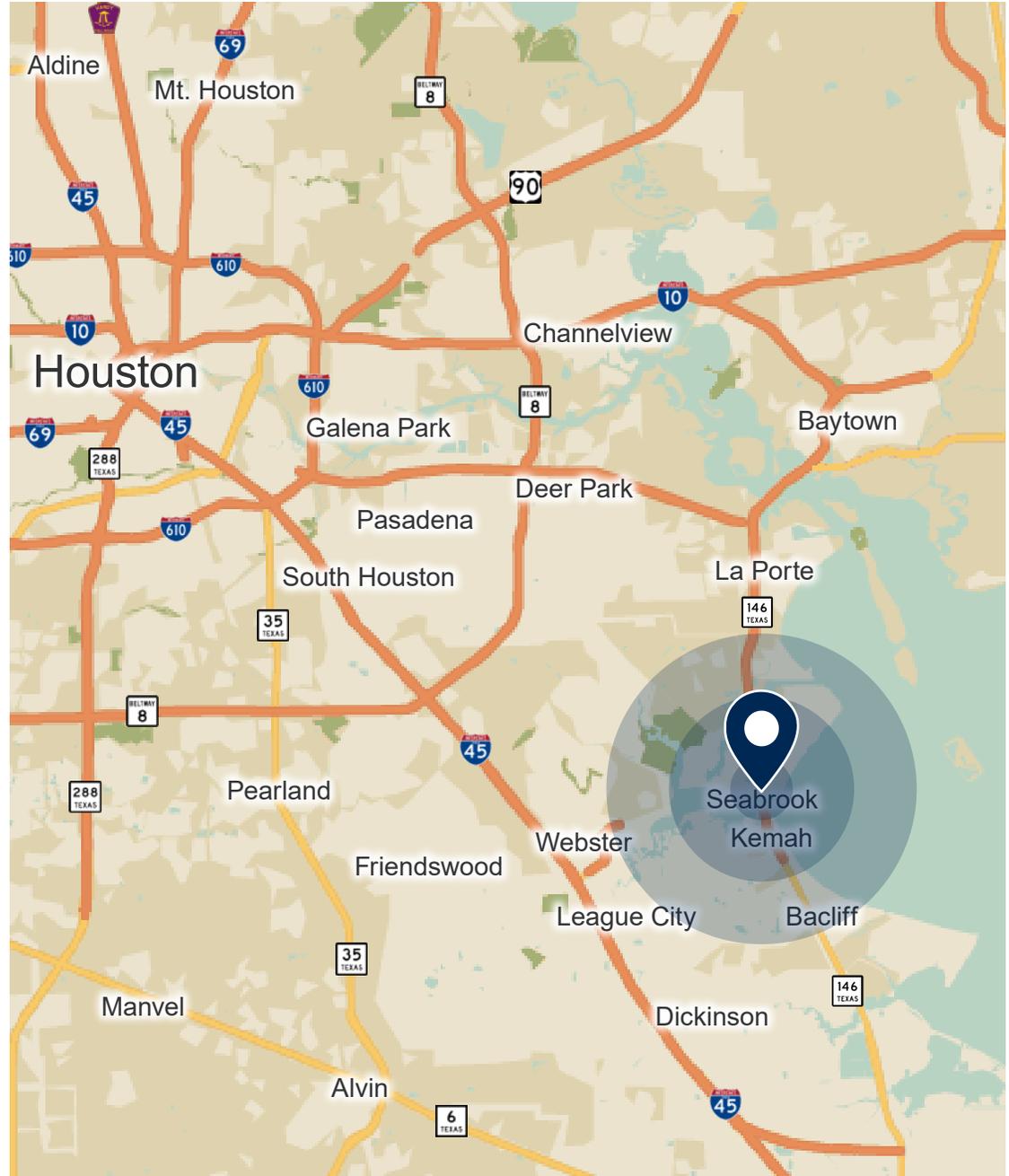


PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	8,863	44,253	112,675
2025 EST. POPULATION	8,641	42,904	109,062
CHANGE 2025-2030	2.58%	3.14%	3.31%
2025 MEDIAN AGE	39.0	42.0	39.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	72.00%	74.20%	68.23%
BLACK	5.44%	4.69%	6.36%
ASIAN	3.69%	3.97%	4.83%
AMERICAN INDIAN, ESKIMO, ALEUT	0.53%	0.60%	0.67%
HAWAIIAN, PACIFIC ISLANDER	0.05%	0.06%	0.05%
MULTI-RACE	12.66%	12.25%	13.21%
OTHER	5.64%	4.24%	6.64%
HISPANIC ORIGIN	20.44%	17.68%	22.30%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	13.53%	17.73%	16.33%
\$150,000 - \$199,999	14.81%	14.14%	12.53%
\$100,000 - \$149,999	13.87%	19.68%	19.83%
\$75,000 - \$99,999	9.99%	11.13%	11.68%
\$50,000 - \$74,999	13.16%	14.22%	15.26%
\$35,000 - \$49,999	14.21%	8.89%	8.78%
\$25,000 - \$34,999	8.39%	5.92%	6.46%
\$15,000 - \$24,999	5.78%	3.78%	4.11%
\$10,000 - \$14,999	3.21%	1.73%	1.74%
UNDER \$9,999	3.04%	2.77%	3.26%
AVERAGE HOUSEHOLD INCOME	\$118,700	\$136,023	\$131,916
MEDIAN HOUSEHOLD INCOME	\$94,574	\$111,918	\$110,235
PER CAPITA INCOME	\$51,182	\$56,752	\$53,098
MEDIAN PROPERTY VALUE	\$253,675	\$282,527	\$273,448



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. 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.



MARKET OVERVIEW

Sources: houstontx.gov/about/houston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.



Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



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.



Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate 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.



Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



Jamie Safier
Managing Director, Capital Markets
Loan Origination (MMCC)
713.239.0501
jamie.safier@marcusmillichap.com

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

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform operating within the firm's **82** brokerage offices



Optimum financing solutions to enhance value



Closed 1,061 transactions by national financing division in 2024



351 capital sources MMCC closed business with in 2024



\$7.1B MMCC production volume in 2024



Northlake Commons 4A



Northlake Commons 7



Information About Brokerage Services

11-03-2025

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

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 or subagent 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:
 - 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.

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 options or advise 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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

LAGOSRETAIL.COM

THREE RIVERWAY, SUITE 800, HOUSTON, TEXAS 77056
REAL ESTATE INVESTMENT SALES • FINANCING • RESEARCH • ADVISORY SERVICES