



GREAT COMMERCIAL OR MIXED-USE DEVELOPMENT LOCATION



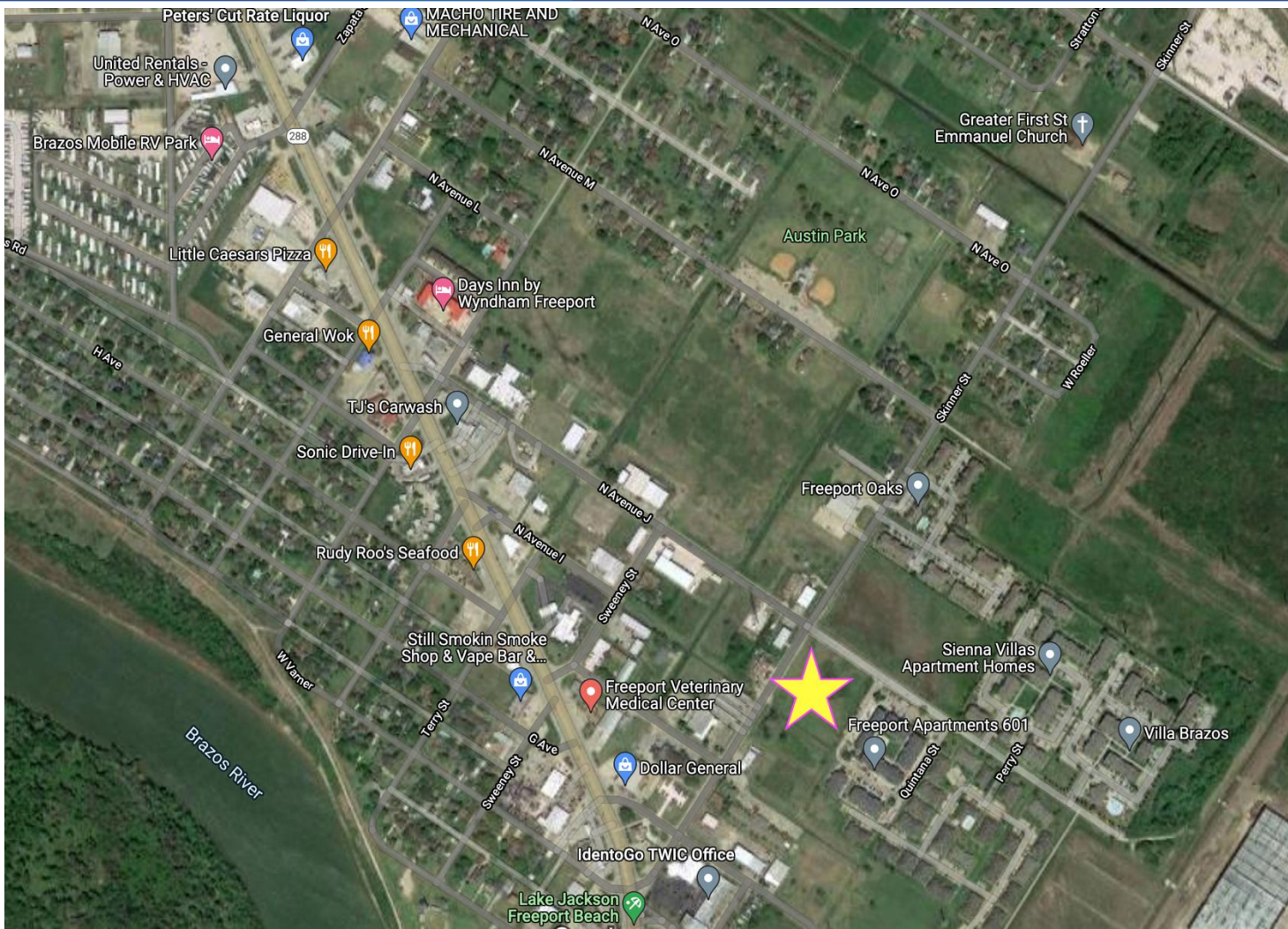
## OFFERING SUMMARY

Sales Price: \$125,000.00

Price/SF: \$1.56

### Property Highlights

- 1.9686-acres
- Large hard-corner
- Property is within an Opportunity Zone
- Ready for development.
- Aggressively priced.
- Not in the floodplain.
- Possible TIRZ incentives
- Zoned for "C-1" Central and Neighborhood Commercial District
- Major industrial development has begun in the area by VW and the Freeport LNG facility is reopening in January 2023.



Freeport is Once Again in the Media and Growth is Coming...



PORT COMMISSION ADOPTS A ZERO TAX RATE A SELF-RELIANT START TO THE NEXT CENTURY

FREEPORT, TX (September 12, 2024) - On September 12th, in a historic milestone for Port Freeport, the Port Commission voted to adopt a ZERO tax rate. This is the first time in Port Freeport's history that it will be self-reliant, and no taxes will be assessed.

The Brazoria County voters approved the creation of the Brazos River Harbor Navigation District of Brazoria County, Texas (now Port Freeport) in December 1925 and approved the issuance of \$1 million in bonds for the purpose of engaging with the U.S. Army Corps of Engineers to divert the Brazos River. What an amazing impact that decision, made almost 100 years ago, has had on the economic development and prosperity of the area. To honor those that took on that challenge and bore the cost so future generations could prosper, it was time for Port Freeport to become tax independent.



**US Army Corps  
of Engineers®**  
Galveston District

**Update November 2024**

Click the picture above to view the presentation.



Freeport is Once Again in the Media and Growth is Coming...



## Volkswagen to Open \$114M Importation Facility in Freeport, Texas

Posted on October 7, 2022 by Taylor Williams in Development, Industrial, Texas

FREEPORT, TEXAS — Volkswagen Group of America will open a \$114 million importation facility in Freeport, located south of Houston on the Texas coastline. The site spans 120 acres and represents a consolidation of the German automaker's port operations in Houston and Midlothian. Volkswagen has entered into a 20-year ground lease with a partnership between the two developers leading the project, Washington, D.C.-based PRP and Dallas-based KDC. Construction is scheduled to begin before the end of the year, and the facility is expected to be operational in early 2024. JLL represented Volkswagen in its site selection process. Volkswagen anticipates that at full capacity, the facility will be able to handle as many as 140,000 vehicle imports per year, primarily from its production hubs in Mexico and Europe.



National Oceanic and Atmospheric Administration  
U.S. Department of Commerce

October 4, 2022

[Home](#) / [News & Features](#)

## The fastest-growing port in Texas just got even safer

New marine navigation system to increase safety, commerce and real-time observations

The seaport, located outside of Houston, is now fitted with a NOAA system that improves safe and efficient marine navigation. The technology is part of a nationwide network called [Physical Oceanographic Real-Time System](#), or PORTS®. ...

More than 30 million tons of cargo moved through Port Freeport in 2019, which supported more than 279,000 jobs nationwide, for a total economic impact of \$149 billion. The new system will allow all mariners to have access to real-time water level, currents and meteorological information, helping them to better plan vessel transits and prevent accidents.

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Seeking Alpha  $\alpha$

## Moving Forward With Natural Gas And LNG

Dec. 27, 2022 3:08 PM ET | Natural Gas Futures (NG1:COM) | MPLX, MPLXP, PAA... |

Excerpts from the article...

The industry expects growth:

"A rise in North American LNG exports is expected to triple the region's current natural gas market over the next decade, supporting 29 billion cubic feet per day (bcfd) of production from 2022 to 2033."

### Freeport, Texas LNG

As discussed above, recent news for Freeport suggests that this LNG facility is expected to initiate startup beginning [at the end of December](#), continuing through spring for full rates. Freeport consumes approximately 5% of the U. S. production and has the capacity to produce [20% of America's LNG](#).



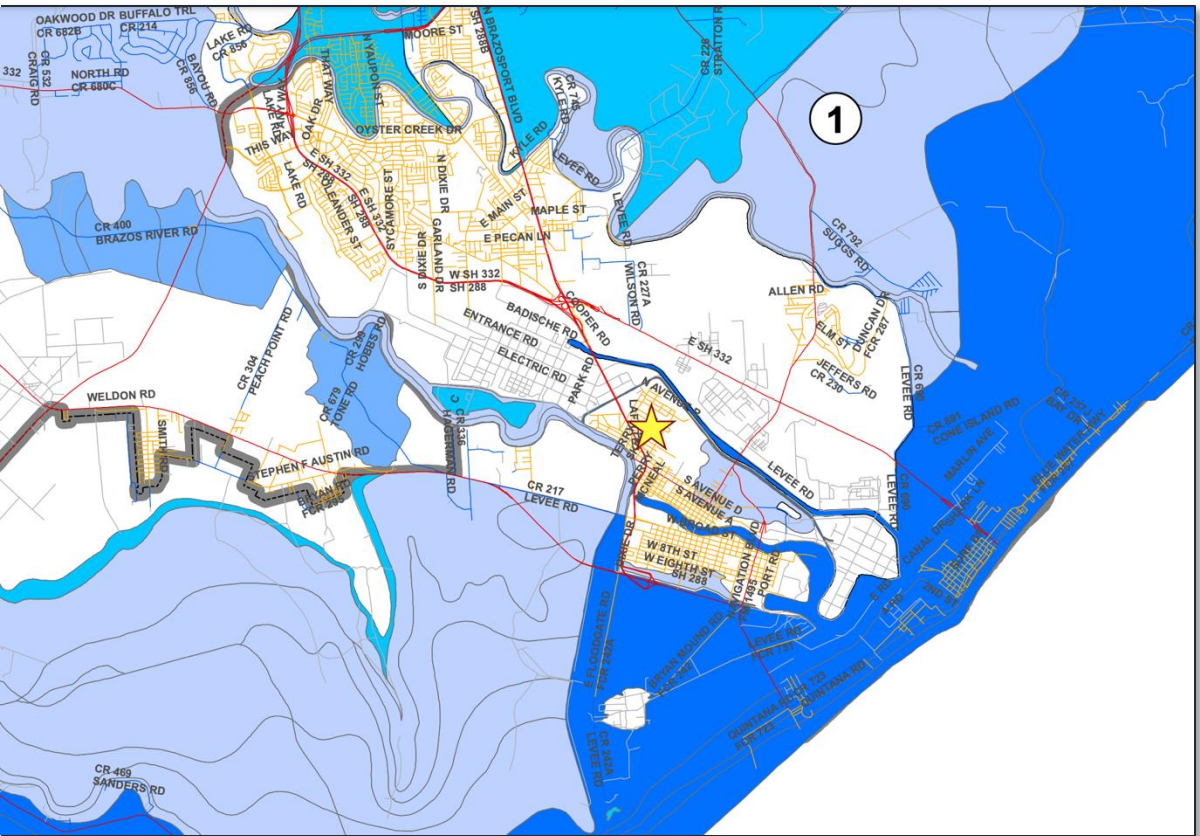
[Read the full article here...](#)



 PORT FREEPORT™  
Photo courtesy of NOAA & Port Freeport

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2021 FEMA Lood Plain Map

| PROPERTY INFORMATION |  |
|----------------------|--|
| Size                 | 1.9896-Acres                                       |
| Legal Description    | URBAN RENEWAL TRACT (VELASCO) LOTS C and C3        |
| APN                  | 8107-0002-120                                      |
| Frontage             | 326' on Ave J, 270' on Skinner                     |
| Zoning               | "C-1" Central and Neighborhood Commercial District |
| Taxes                | 2.5981/100   |
| Utilities            | All available                                      |
| Flood Plain          | X – Not in the Flood Plain                         |

## Disclaimer

This Offering Memorandum was prepared by Marlowe Commercial Group (Broker) solely for the use of prospective purchasers of 00 N Ave. J, Freeport, Tx (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

Rising interest rates or other economic conditions which may adversely affect real estate sales in can affect your investment. You may not receive any income from this investment nor a complete return of all your investment in the future. Historical or current real estate performance is no guarantee of future real estate investment product results.



## INFORMATION ABOUT BROKER SERVICES

*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.

### 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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Designated Broker of Firm

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Buyer / Tenant / Seller / Landlord Initials

Date



**FOR MORE INFORMATION ABOUT THIS PROPERTY,  
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