

For Lease

2nd Gen Restaurant

Move-in Spaces Ready From 1,000 SF - 4,050 SF

**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



Hunington



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) 1,000 SF - 2,550 SF (2nd Gen Restaurant w/ Drive Thru) 1,000 SF - 3,000 SF
Rental Rate	\$10.00 PSF
NNN	\$5.85 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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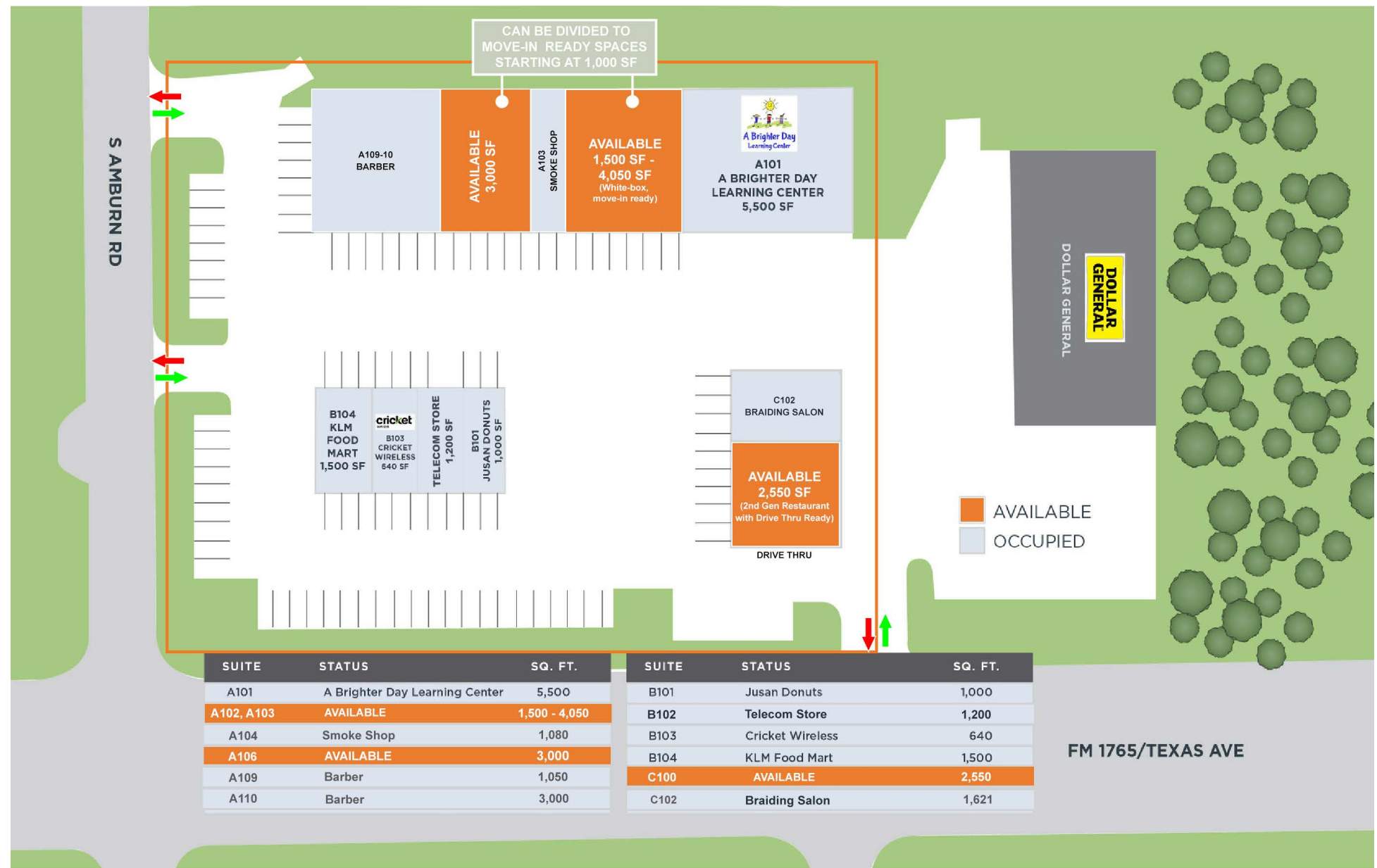
hpiproperties.com

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SUITE	STATUS	SQ. FT.	SUITE	STATUS	SQ. FT.
A101	A Brighter Day Learning Center	5,500	B101	Jusan Donuts	1,000
A102, A103	AVAILABLE	1,500 - 4,050	B102	Telecom Store	1,200
A104	Smoke Shop	1,080	B103	Cricket Wireless	640
A106	AVAILABLE	3,000	B104	KLM Food Mart	1,500
A109	Barber	1,050	C100	AVAILABLE	2,550
A110	Barber	3,000	C102	Braiding Salon	1,621

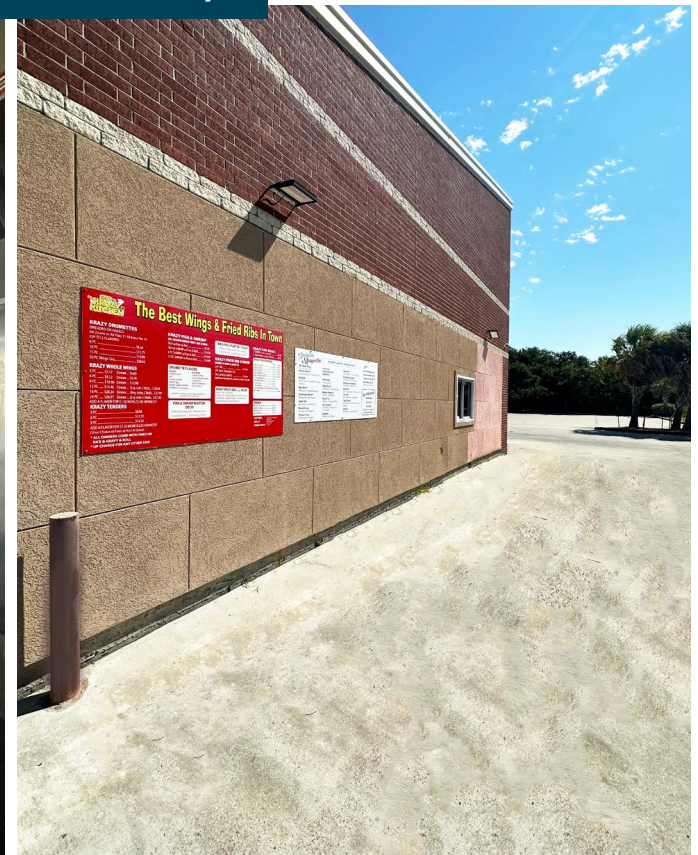
FM 1765/TEXAS AVE

For Lease

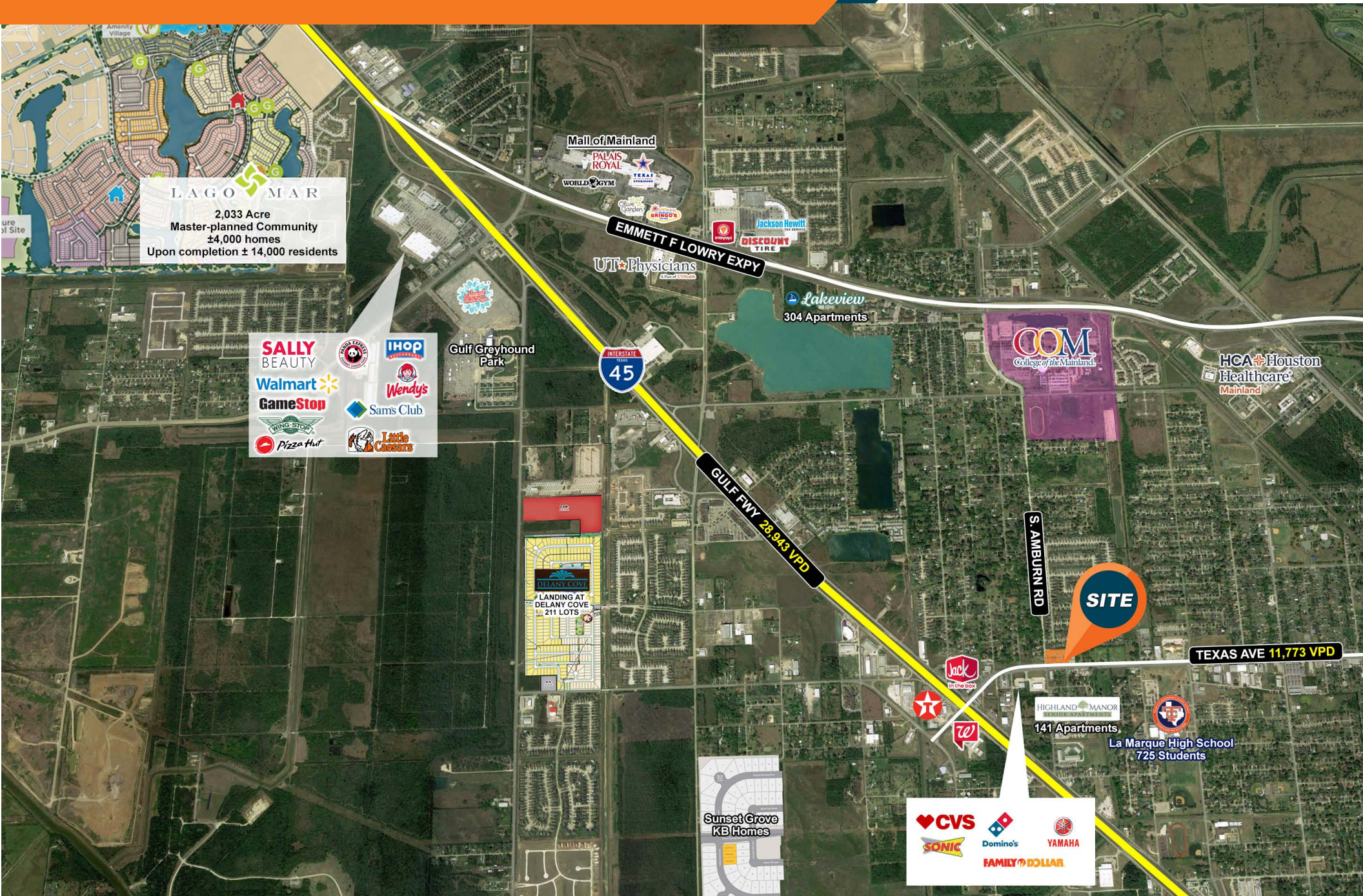


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AVAILABLE 2,550 SF - 2ND Gen Restaurant with Drive Thru Ready



For Lease



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

SALLY BEAUTY
Walmart
GameStop
Wingstop
Pizza Hut
IHOP
Wendy's
Sams Club
Little Caesars

DELANY COVE
 LANDING AT DELANY COVE
 211 LOTS

Sunset Grove
 KB Homes

CVS
SONIC
Domino's
YAMAHA
FAMILY DOLLAR

HIGHLAND MANOR
 SENIOR APARTMENTS
 141 Apartments

La Marque High School
 725 Students

SITE

TEXAS AVE 11,773 VPD

GULF FWY 28,943 VPD

EMMETT F. LOWRY EXPY

INTERSTATE 45

Lakeview
 304 Apartments

COM
 College of the Mainland

HCA + Houston Healthcare
 Mainland

Mall of Mainland

PALAIS ROYAL
WORLD GYM
TEXAS STAR

Jackson Hewitt
DISCOUNT TIRE

UT Physicians
 (Atwood/Ortho)

Gulf Greyhound Park

Amenity Village

ure of Site

