

602 EAST MYRTLE STREET
ANGLETON, TEXAS 77515



INCREDIBLE DOWNTOWN LOCATION | WALKABLE AMENITIES



PROPERTY HIGHLIGHTS

- Prime corner location near Brazoria County Courthouse
- Mixed-use zoning: Commercial, Office, or Residential
- Updated interior with kitchen, 1 bath, and flex rooms
- Half acre lot with ample parking
- Ideal for law office, salon, Airbnb, or boutique retail
- Expansion or redevelopment (subject to city approval)
- Updated interior, bath, and flex rooms
- Vacant and ready for occupancy

CONTACT

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602 EAST MYRTLE STREET ANGLETON, TEXAS

602 East Myrtle is a 1,354 SF commercial property on a 0.576-acre corner lot in downtown Angleton, TX. Zoned C-OR, it supports office, retail, residential, or STR use. Located two blocks from the Brazoria County Courthouse, this property offers visibility, flexibility, and income potential.



Investment Potential Ideal for:

- Boutique law office or CPA firm
- Salon, spa, or wellness center
- Airbnb or short-term rental conversion
- Residential use with commercial overlay
- Expansion or redevelopment (subject to city approval)

Financials:

- Asking Price: \$349,000
- Airbnb Income Potential: \$29K–\$45K/year
- Commercial Lease Potential: \$18K–\$24K/year
- Cap Rate Estimates: 8.3%–12.9%

Property Details:

- Building Size: 1,354 SF
- Lot Size: 25,090 SF
- Year Built: 1912
- Zoning: C-OR
- Utilities: Public water/sewer
- HVAC: Central electric
- Parking: + additional spaces
- Foundation: Block & beam
- Roof: Composition

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OFFERING MEMORANDUM

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PROPERTY OVERVIEW

Address: 602 E. Myrtle Street, Angleton, TX 77515



Zoning: C-OR (Commercial/Office/Residential)

List Price: \$349,000

Building Size: 1,354 SF

Lot Size: 0.576 Acres (25,090 SF)

Year Built: 1912

Status: Vacant & Ready for Occupancy



PROPERTY FEATURES

- Historic structure with updated interior finishes
- 1 bath + multiple flex rooms
- Kitchen/dining combo, vinyl plank flooring
- Central electric HVAC, public water/sewer
- Porch/patio and side yard with room for expansion
- No HOA, block & beam foundation, composition roof
- Dual street frontage on Myrtle & Anderson



Broker Contact

Amanda Martin Broker/Owner

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OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- Zoned for office, retail, residential, or STR
- 2 blocks from Brazoria County Courthouse
- Ideal for law office, salon, Airbnb, or boutique retail
- Airbnb projected ROI: 12–18%
- Commercial lease potential: \$1,500–\$2,000/month
- Cap rate range: 8.3%–12.9%



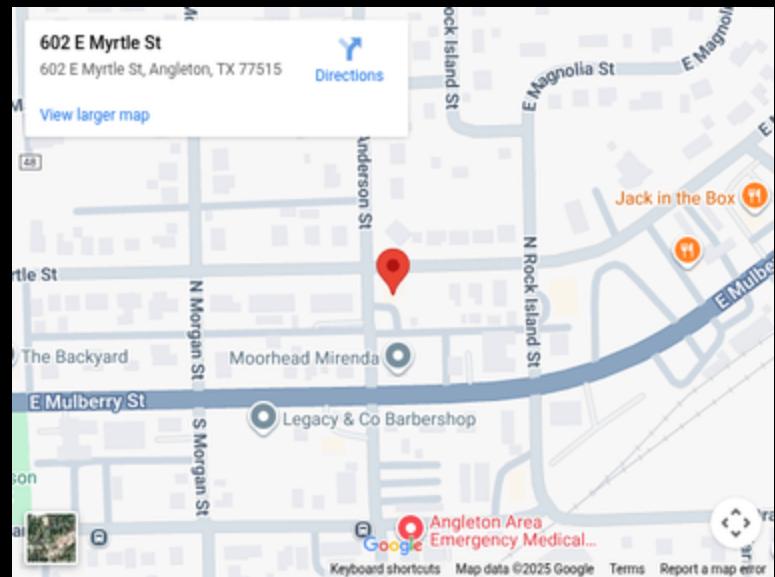
LOCATION OVERVIEW

- Prime downtown Angleton location
- Walkable to courthouse, restaurants, and civic buildings
- High visibility corner lot with dual access
- Strong demand for legal, retail, and STR uses in area

FINANCIAL SUMMARY

Metric Value

- Asking Price \$349,000
- Projected Airbnb Income \$29K–\$45K/year
- Commercial Lease Potential \$18K–\$24K/year
- Cap Rate Range 8.3%–12.9%
- Occupancy Status Vacant
- Existing Survey Yes



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