

# Former Family Dollar / Dollar Tree

5603 County Rd 286, Sargent, TX 77414



Presented by  
SA Commercial Realty



## Price: \$12.00 /SF/YR

Prime Vacant Freestanding Retail Opportunity – 5603 County Road 286, Sargent, TX 77414  
We are pleased to present this exceptional opportunity to lease a modern, vacant freestanding retail building in the heart of Sargent, Matagorda County, Texas. Formerly occupied by Family Dollar–Dollar Tree, the Property is offered significantly below market rents, delivering outstanding value for the end users seeking a high-visibility retail location with prime highway frontage.

Constructed in 2022, the Property features a ±10,520-square-foot single-story building on a ±1.611-acre parcel (±70,167 SF), complete with a concrete-surfaced parking lot offering 32 spaces. The building boasts a clean, open retail floor plan with a flexible layout ideal for a variety of commercial uses, built to contemporary standards for durability and appeal.

Strategically positioned on a hard corner with approximately 245 feet of frontage along County Road 286 (Chambliss Road) and 190 feet along State Highway 457 (±1,509 VPD), the site ensures maximum visibility and easy access for local and passing traffic. The Property previously operated as a dual-store format under a triple-net (NNN) lease to Family Dollar–Dollar Tree.

With no zoning ordinances or regulations in unincorporated Matagorda County, the Property offers unparalleled flexibility, supporting a broad

# Former Family Dollar by the Gulf of America

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10,520 SF Freestanding Value-Add Retail on 1.61 Acres Available at Substantial Discount Rate for Fast Lease

2022 Construction; Former Family Dollar & Dollar Tree Combo Store with Open Floor, Rear Storage Room, and Side Door & Loading Dock for Deliveries

Strategic Highway Visibility on State Highway 457 with Traffic Counts of 1,509 VPD

No Zoning, Allowing for a Variety of Repurposing or Alternative Commercial Uses

±30-min to Freeport and Lake Jackson, ±80-min to Houston, ±90-min to Galveston, and ±155-mi to Corpus Christi

Attractive Demographics with \$79,327 Average Household Income (10-mile)

community in Matagorda County, situated along State Highway 457, the area's primary north-south



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## Property Photos



attachment (17)



attachment (16)

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## Property Photos



attachment (15)



attachment (14)

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Building Photo



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