



ANDRUS

ESTD LAND GROUP 1824

623 & 617 N MAIN ST, LIBERTY, TX 77575

LIBERTY COUNTY

\$924,900



PROPERTY DESCRIPTION

This exceptional investment opportunity features a 7,470 SF commercial building located on North Main Street in Liberty, Texas. The building is 100% leased with established long-term tenants, creating steady cash flow and minimizing turnover risk. With multiple entrances, the property is well-suited for a variety of uses, including retail, office, medical, and service-oriented businesses.

In addition, the offering includes an 880 SF, 1-bedroom, 1-bath residential apartment at 617 N Main, currently occupied by a long-term tenant. This provides supplemental income and further strengthens the stability of the investment.

The property benefits from excellent visibility and accessibility, situated along a high-traffic corridor surrounded by established businesses, civic centers, and community amenities. Liberty's central location between Houston and Beaumont enhances its appeal for both local and regional users.

LIBERTY SQUARE



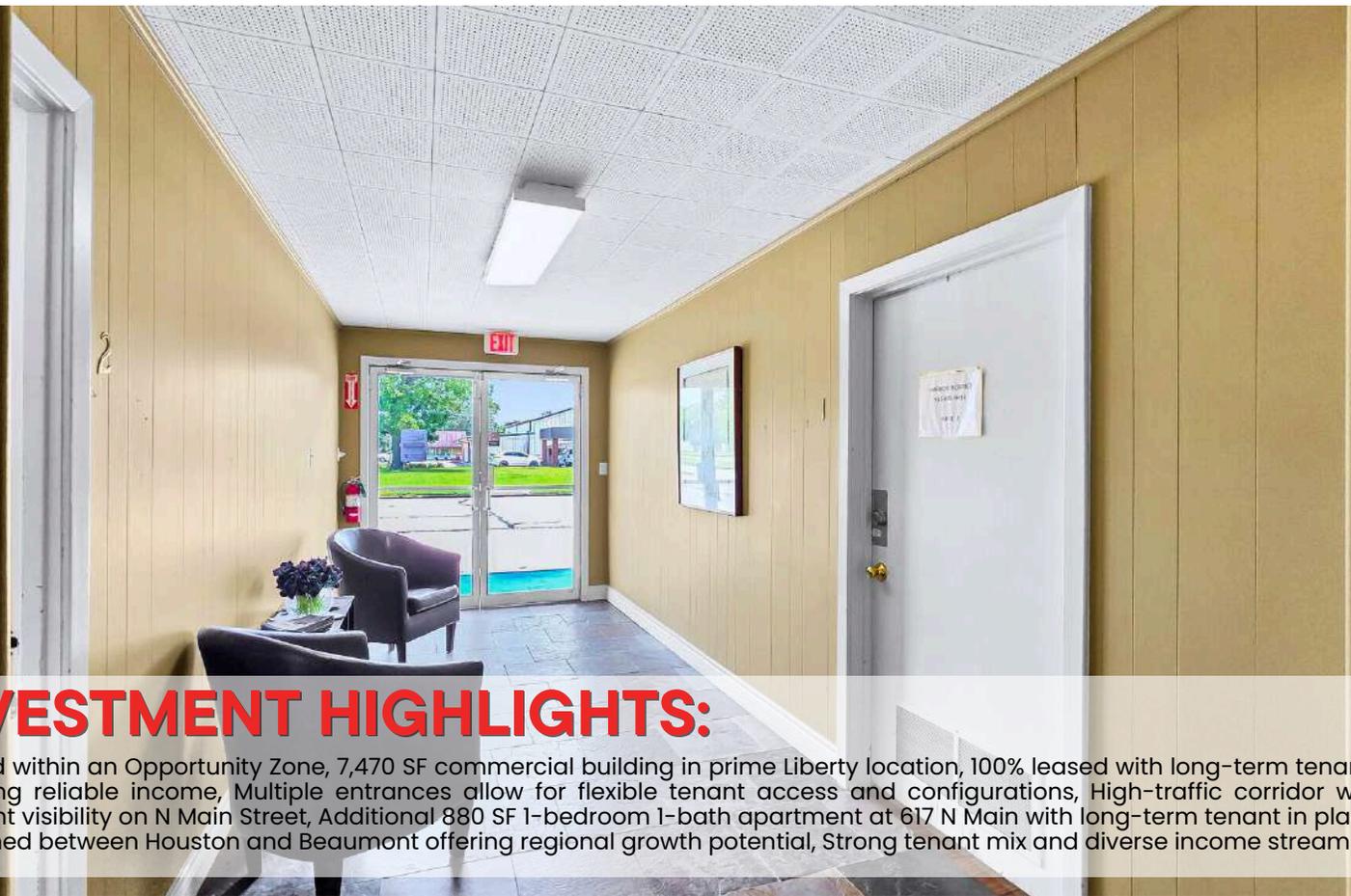
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LOCATION OVERVIEW:

Liberty, Texas, is a growing community in the Houston metropolitan area with strong economic fundamentals and a pro-business environment. The property sits on a prime stretch of North Main Street, ensuring maximum exposure and traffic counts. The surrounding area includes a healthy mix of retail, service, and municipal uses, making this location highly desirable for tenants.

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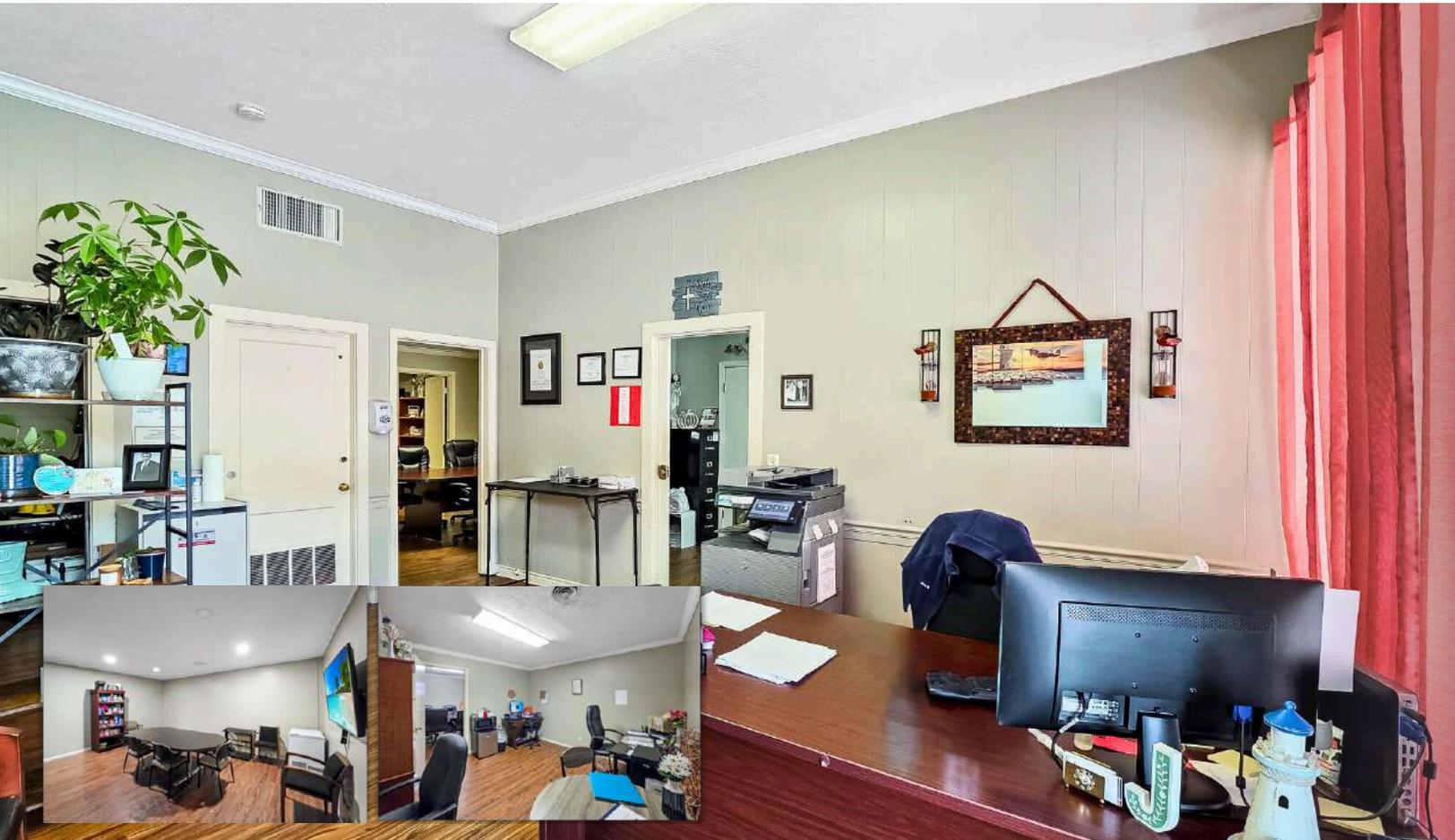


INVESTMENT HIGHLIGHTS:

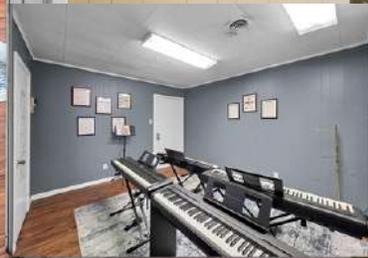
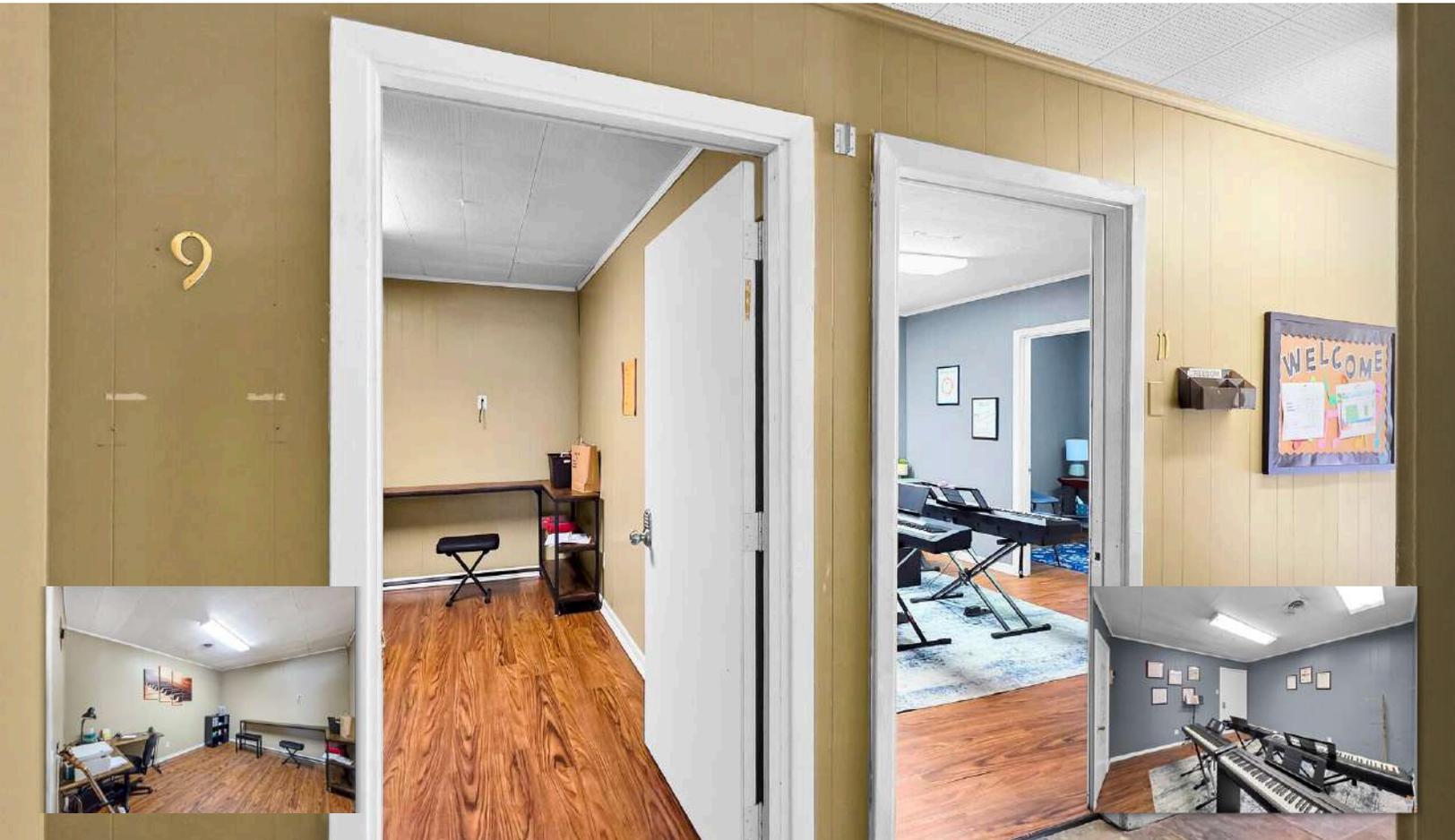
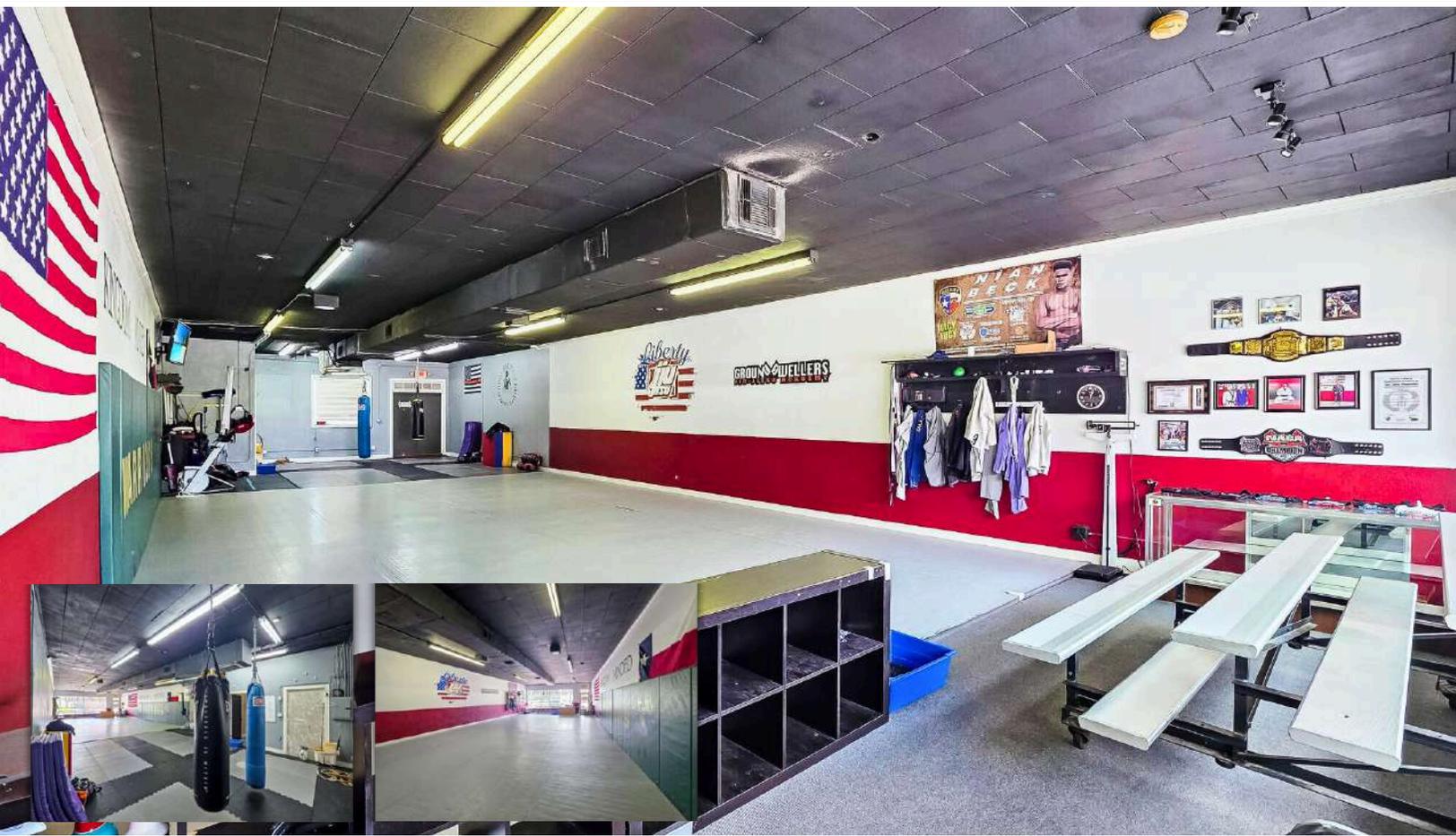
Located within an Opportunity Zone, 7,470 SF commercial building in prime Liberty location, 100% leased with long-term tenants providing reliable income, Multiple entrances allow for flexible tenant access and configurations, High-traffic corridor with excellent visibility on N Main Street, Additional 880 SF 1-bedroom 1-bath apartment at 617 N Main with long-term tenant in place, Positioned between Houston and Beaumont offering regional growth potential, Strong tenant mix and diverse income streams



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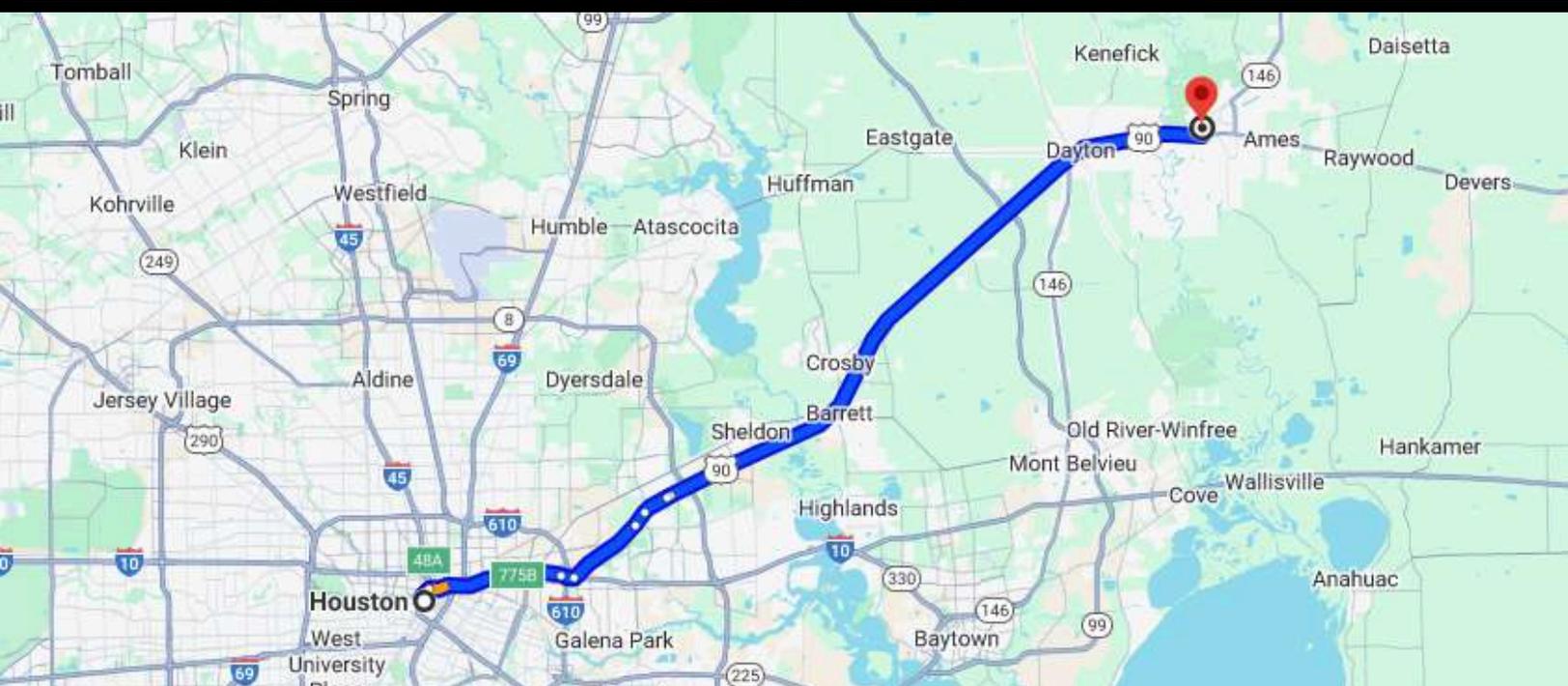
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NAVIGATION DIRECTIONS

Take Hwy 90 east to the City of Liberty. Turn left at the stop light on Hwy 90 & Main St. Continue north for .4 miles. Property will be on the left at the corner of Main & Webster St.

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