

623 & 617 N MAIN ST, LIBERTY, TX 77575

LIBERTY COUNTY

25,000 SQFT | \$949,000



MONT BELVIEU  BAYTOWN

HOUSTON

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



NORTH MAIN STREET



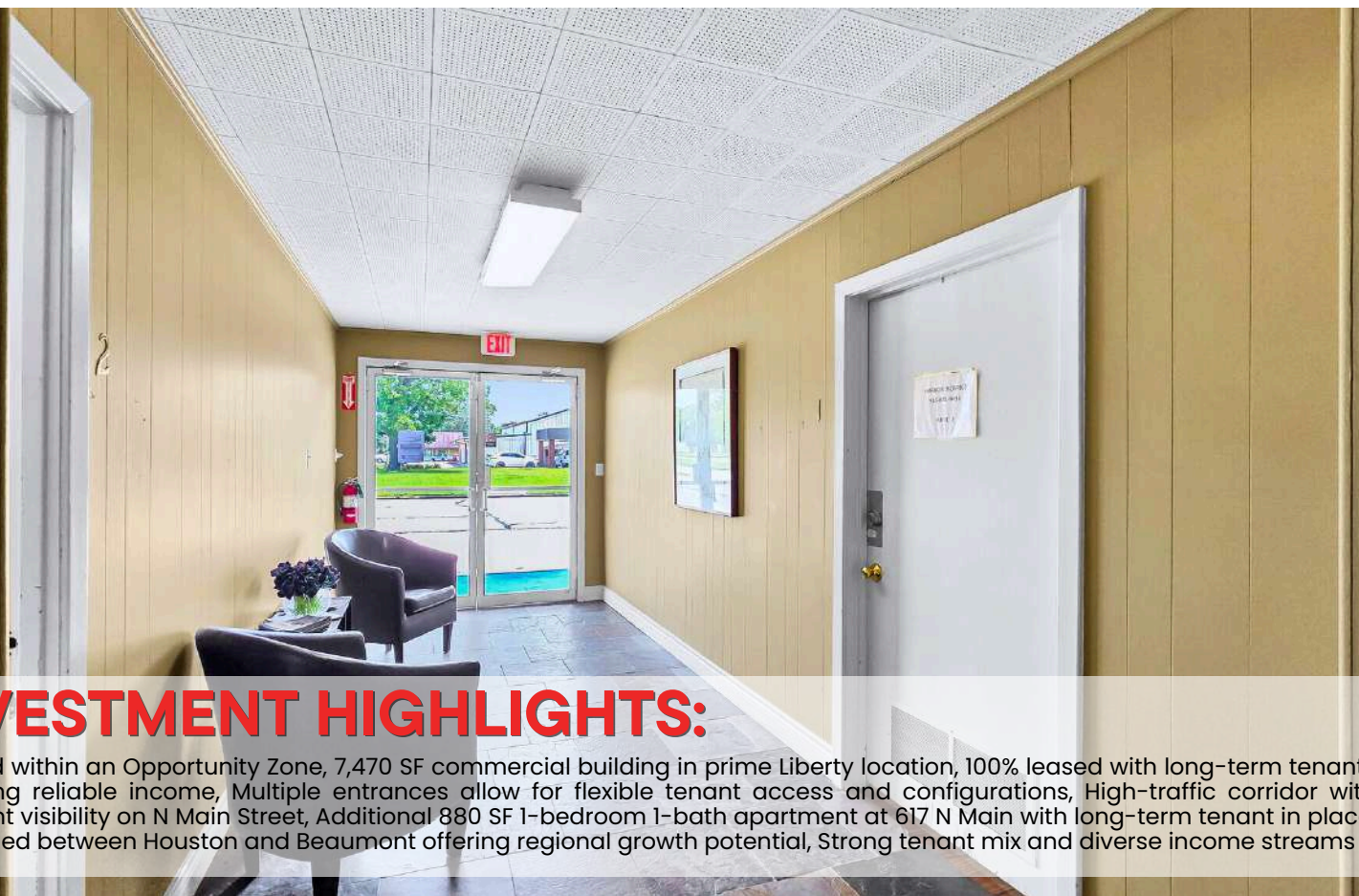
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LOCATION OVERVIEW:

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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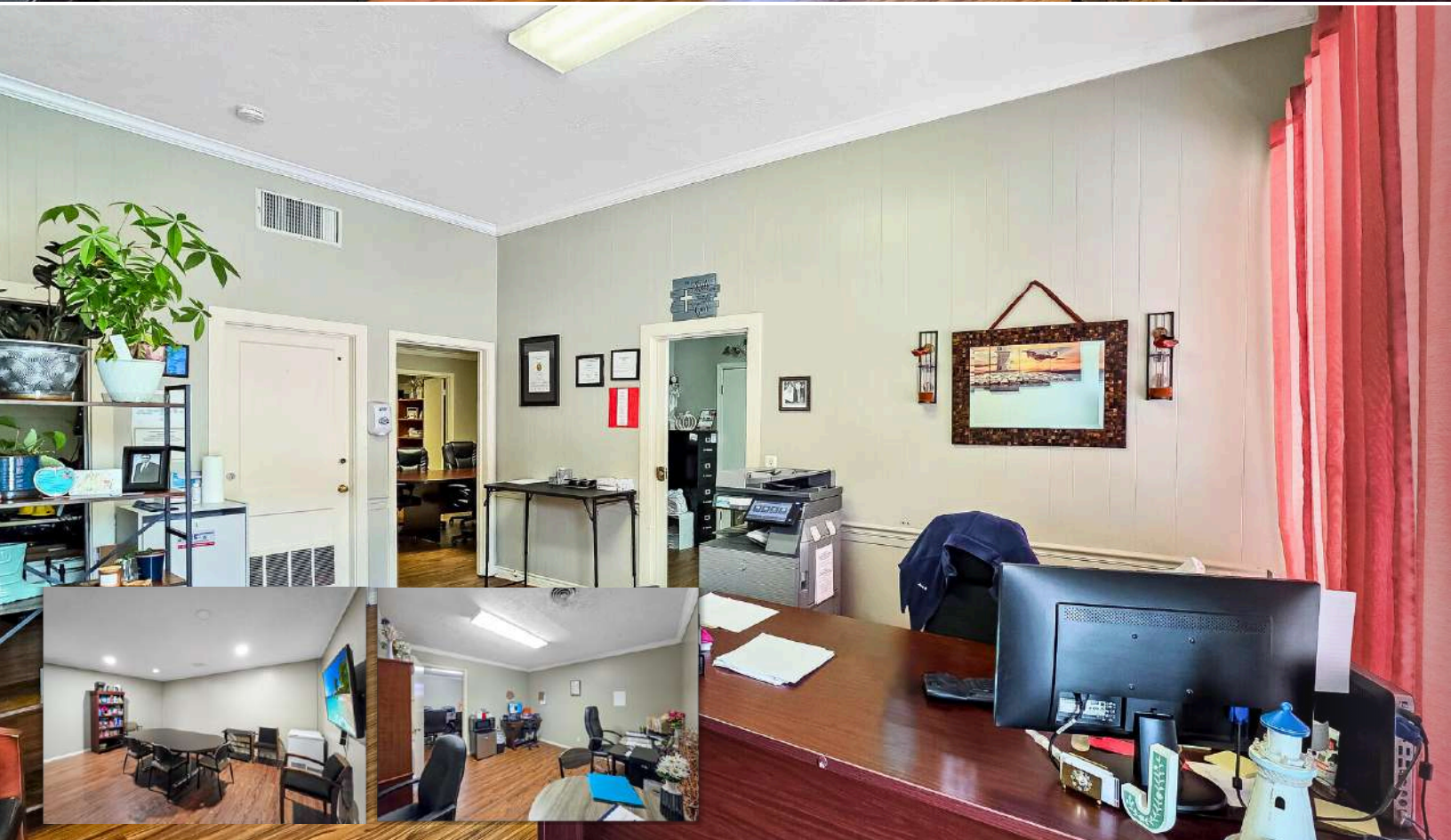


INVESTMENT HIGHLIGHTS:

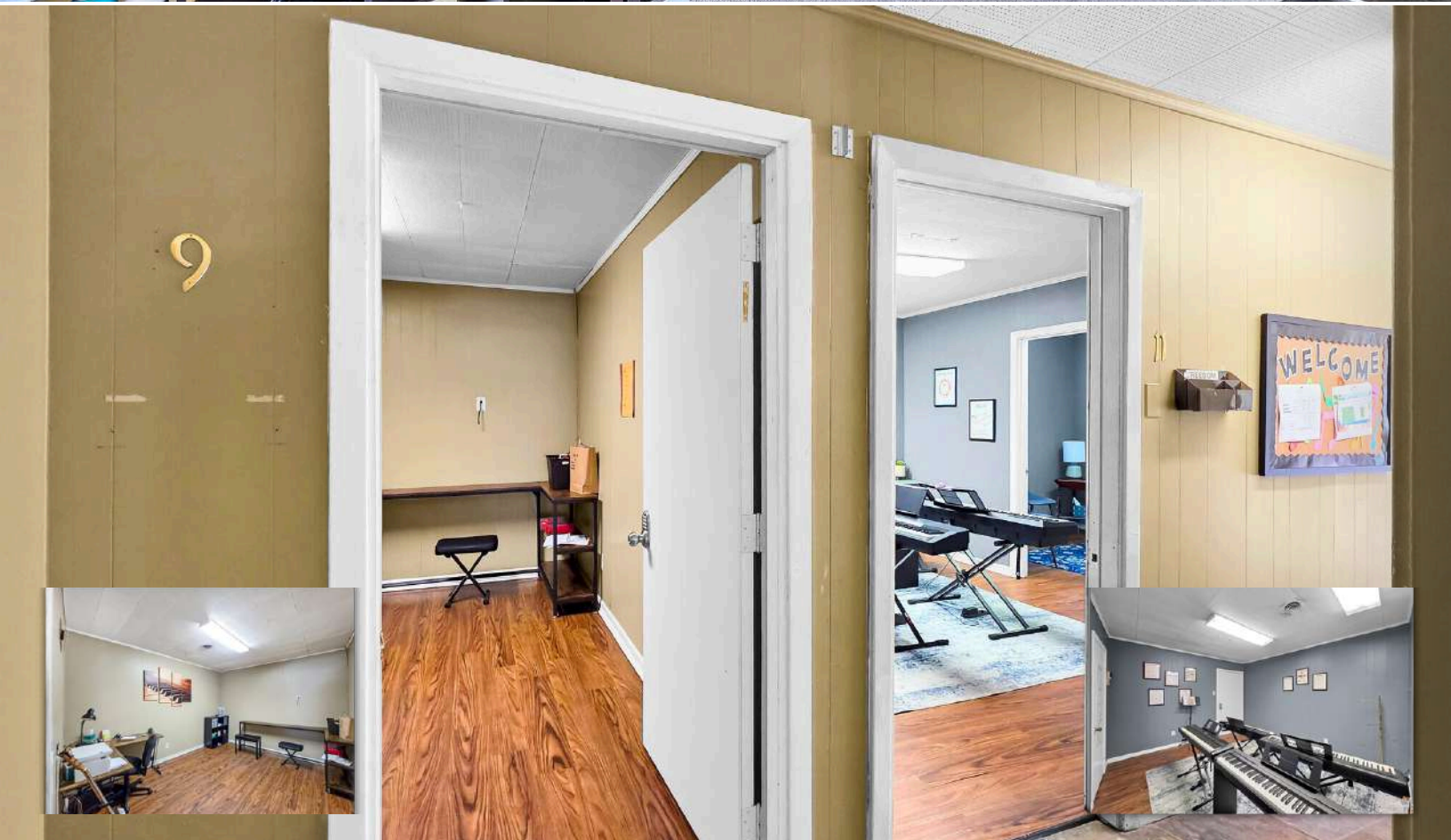
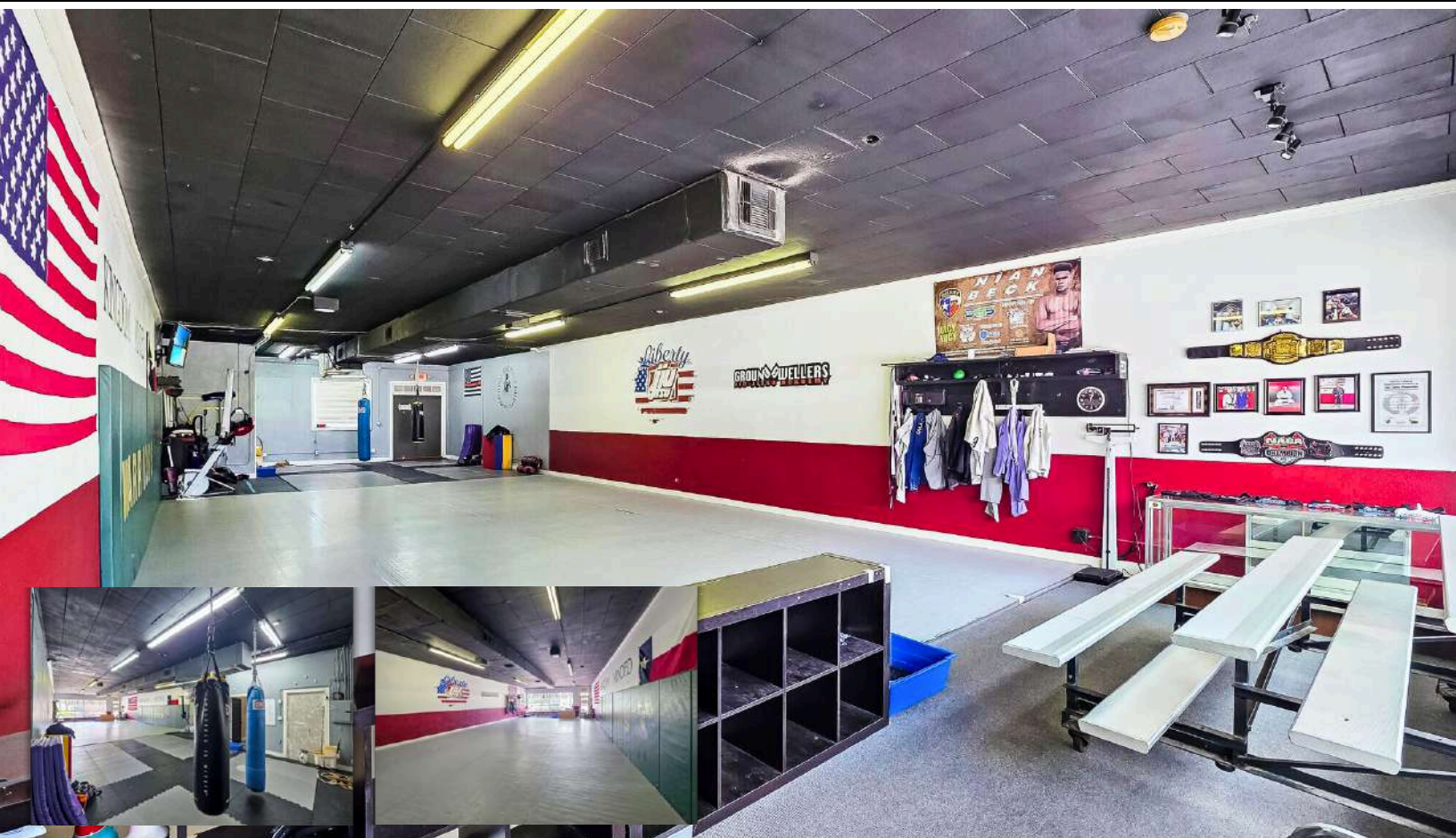
Located within an Opportunity Zone, 7,470 SF commercial building in prime Liberty location, 100% leased with long-term tenants providing reliable income, Multiple entrances allow for flexible tenant access and configurations, High-traffic corridor with excellent visibility on N Main Street, Additional 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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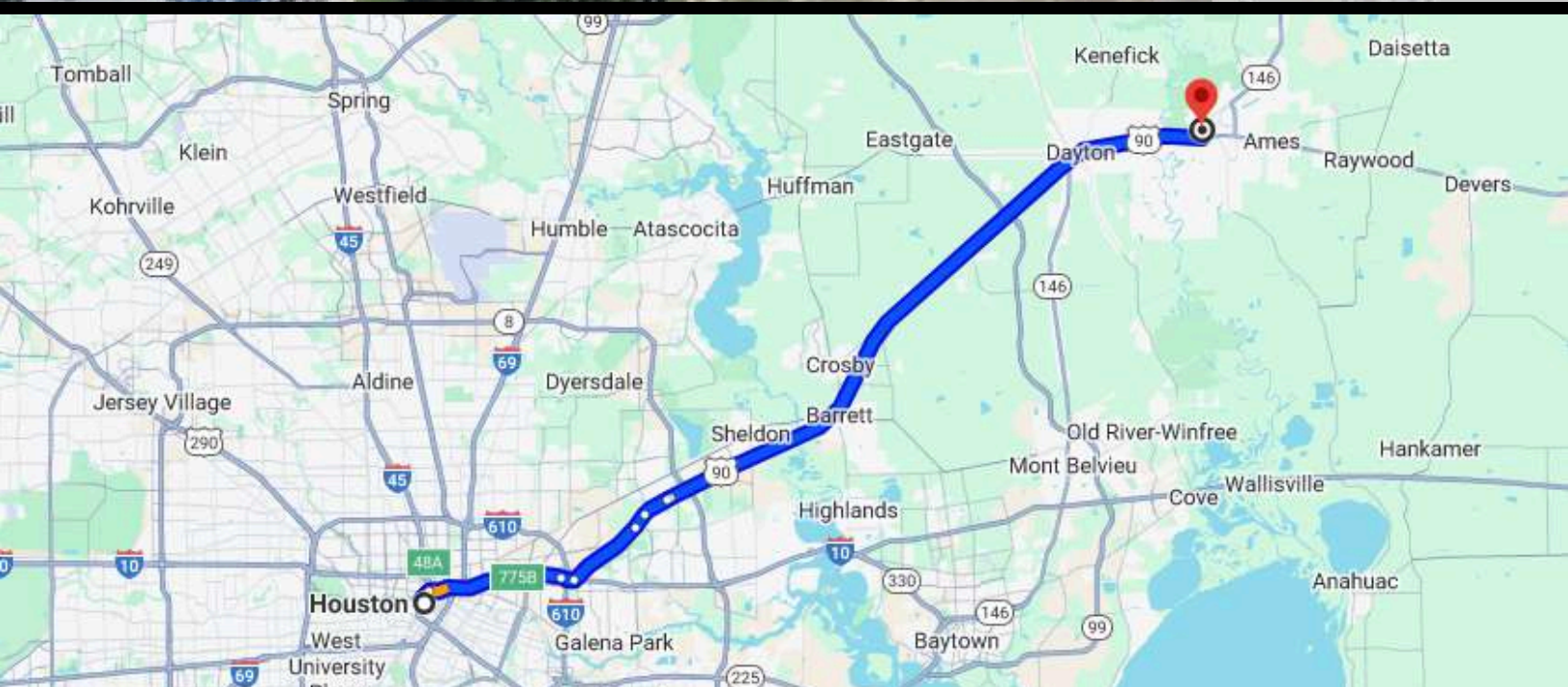
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0 20 40 60 80ft



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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