



3828 FM1765, Texas City, TX 77591

**\$1,850,000**

**20.6520 ACRES + 7,000 SF IMPROVEMENTS SALE OR LEASE**

20.6520 Acres + 7,000 SF Improvements - 3828 FM 1765, Texas City



Lauren and Scot White  
0591296  
713.252.4004

Listing Added: Today  
Listing Updated: Today

**Details**

Asking Price	<b>\$1,850,000</b>	Property Type	Land
Subtype	<b>Industrial</b>	Investment Type	Redevelopment
Permitted Zoning	<b>Light Industrial</b>	Lot Size (acres)	<b>20.652</b>

## Marketing Description

SALE OF 20.2650 ACRES WITH IMPROVEMENTS: 1.85M(1.85M)

This 20.6520 acre parcel + 7,000 SF+/- improvements located between SH 146 and I-45 in Texas City provides easy access to both Highways and Highway 3. The property was partially stabilized previously, with ground cover on the remaining portion. Seller has cleared the property to allow maximum use of the acreage. Suited for many uses. Property sold in AS-IS condition; ready for renovation or redevelopment to suit Buyer's needs.

Land: ± 20.652 Acres Improvements: ± 4,600 SF Flex Building ± 2,400 SF Shop Utilities: Provided by Texas City. Frontage: ± 947' on FM 1765 Zoning: Light Industrial (Check with City of Texas City)

Location: Great access to I-45, Highway 146, & Highway 3; Very Close to the Texas City Industrial Complex and Texas City Port

Owner willing to Lease all or part of the property as follows:

Front office/warehouse 4600 SF \$5,000/MO/NNN

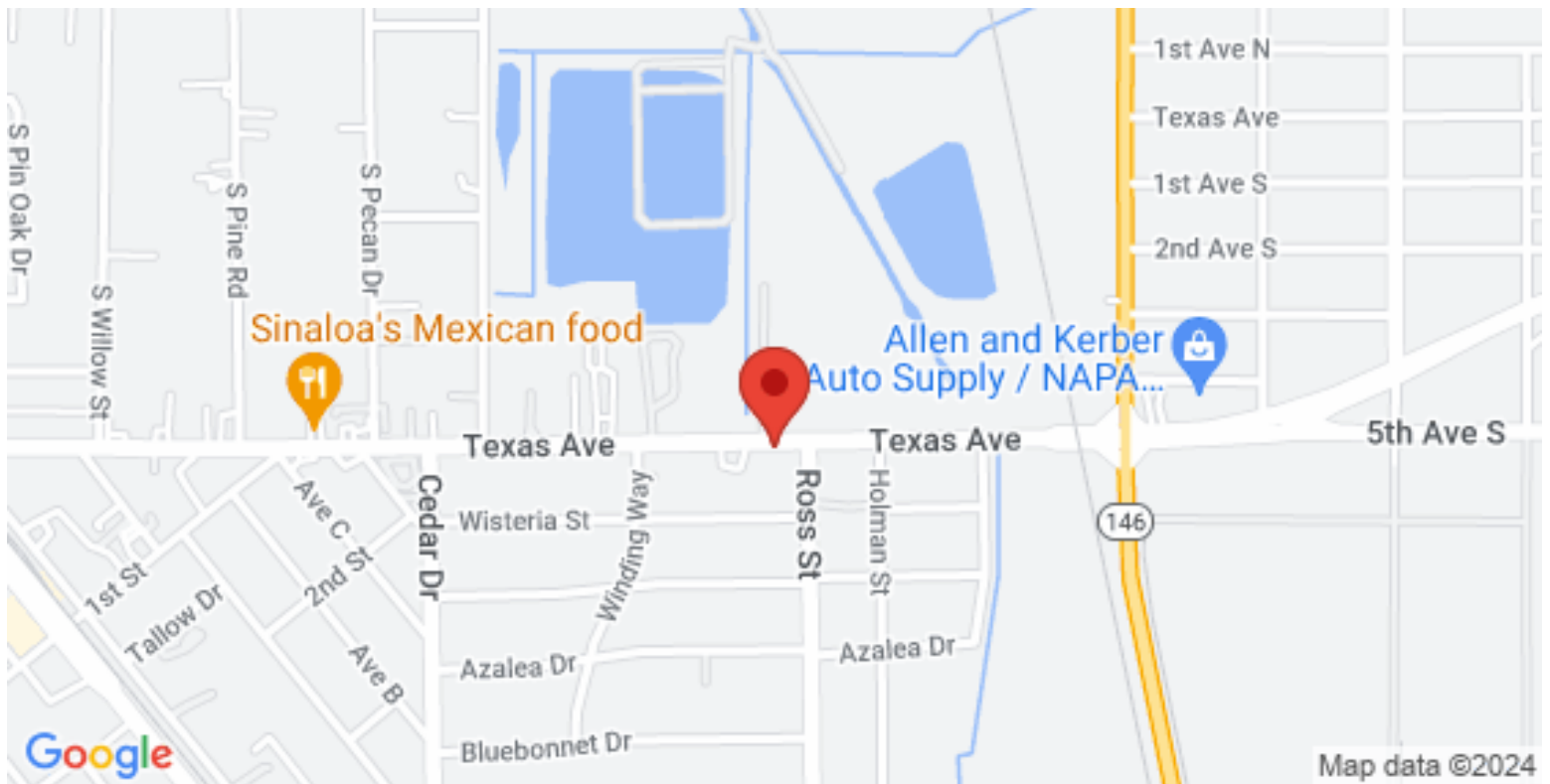
Back Warehouse w/restroom 2400 SF \$2750/MO/NNN

1-5 Acres \$2,500 per acre

6-9 Acres \$2,250 per acre

10-20 Acres \$2,000 per acre

## Location (1 Location)



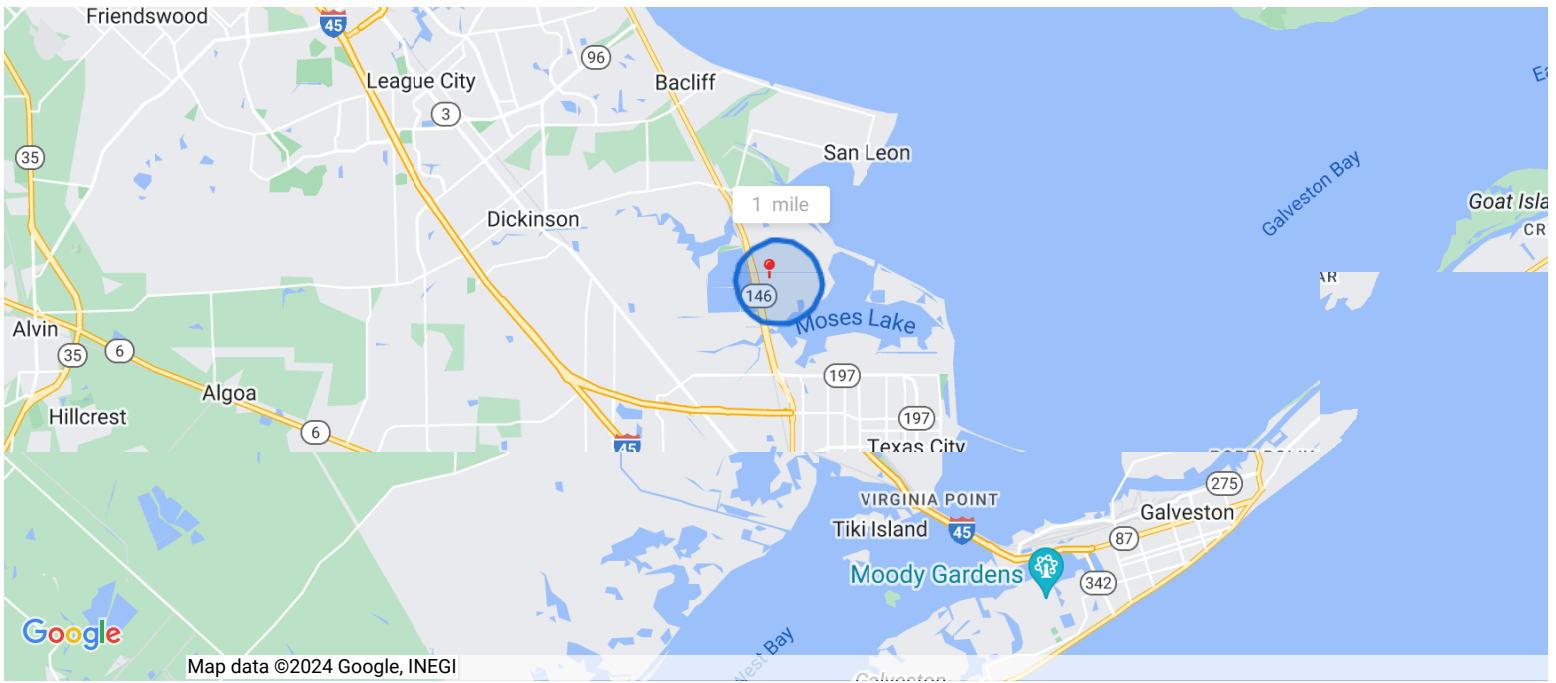
## Property Photos (1 photos)



## Demographic Insights



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### Population



### Household Income



### Age Demographics



### Number of Employees

16.7%



### Housing Occupancy Ratio

31



### Renter to Homeowner Ratio

61

