



207-213 E Park St

207-213 E Park St, Freeport, TX 77541

Deano Merrigan

LM Storage

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207-213 E Park St

Upon Request

This property can be divided into 4 spaces or used as 11,000 a full 11,000 sq. ft.
Seller financing option available.

Property Highlights

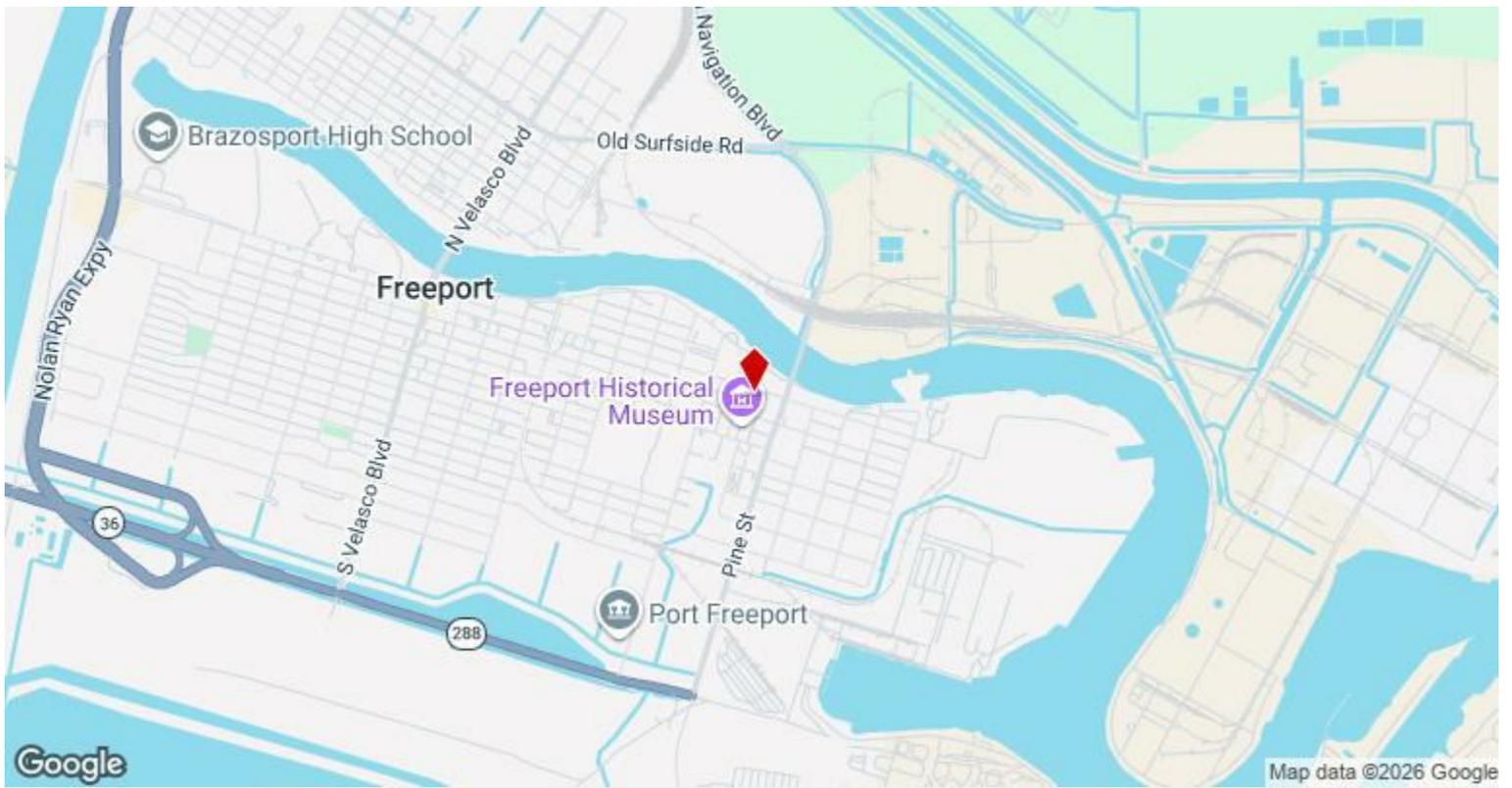
- **Prime Location:** Situated in Freeport, TX, a hub for industrial activity with proximity to the Port of Freeport, one of the busiest ports on the Gulf Coast, offering excellent access to shipping and logistics networks.
- **Strategic Connectivity:** Close to major highways (e.g., TX-332 and TX-288), providing efficient transport links to Houston (approx. 60 miles) and other regional markets.
- **Economic Growth Area:** Freeport's industrial sector benefits from a robust local economy driven by petrochemical, maritime, and logistics industries, making this property a strong investment opportunity.

Key Selling Points

- **Port Proximity:** One block from the Port of Freeport enhances appeal for businesses reliant on import/export, reducing transportation costs and time.
- **Flexible Use:** Suitable for a office space or training space.
- **Infrastructure Advantage:** Freeport's established industrial infrastructure, including utilities and logistics support, ensures operational efficiency.
- **Market Demand:** Strong demand for properties in the area due to Freeport's role in global trade and energy sectors....



Price:	Upon Request
Property Type:	Office
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.15 AC
Gross Building Area:	11,000 SF
Rentable Building Area:	11,000 SF
No. Stories:	1
Year Built:	1920
Tenancy:	Multi
Parking Ratio:	0.46/1,000 SF
APN / Parcel ID:	4200-0385-000
Walk Score ®:	41 (Car-Dependent)



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