



207-213 E Park St

207-213 E Park St, Freeport, TX 77541

Deano Merrigan

LM Storage

1501 N Amburn Rd, Suite 13, Texas City, TX 77591

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(409) 457-6891



207-213 E Park St

\$7.20 /SF/YR

Total 6,500 SQ. FT. Located in downtown Freeport, one block from the Port of Freeport. Completely remodeled. This property can be used for office space or retail space.

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:** Direct access to 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....

- New Renovated office/retail
- 1 block from the Port of Freeport
- Open Floorplan



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|--------------|---------------|
| Rental Rate: | \$7.20 /SF/YR |
|--------------|---------------|

| | |
|----------------|--------|
| Property Type: | Office |
|----------------|--------|

| | |
|-----------------|---|
| Building Class: | C |
|-----------------|---|

| | |
|-------------------------|----------|
| Rentable Building Area: | 6,500 SF |
|-------------------------|----------|

| | |
|-------------|------|
| Year Built: | 1920 |
|-------------|------|

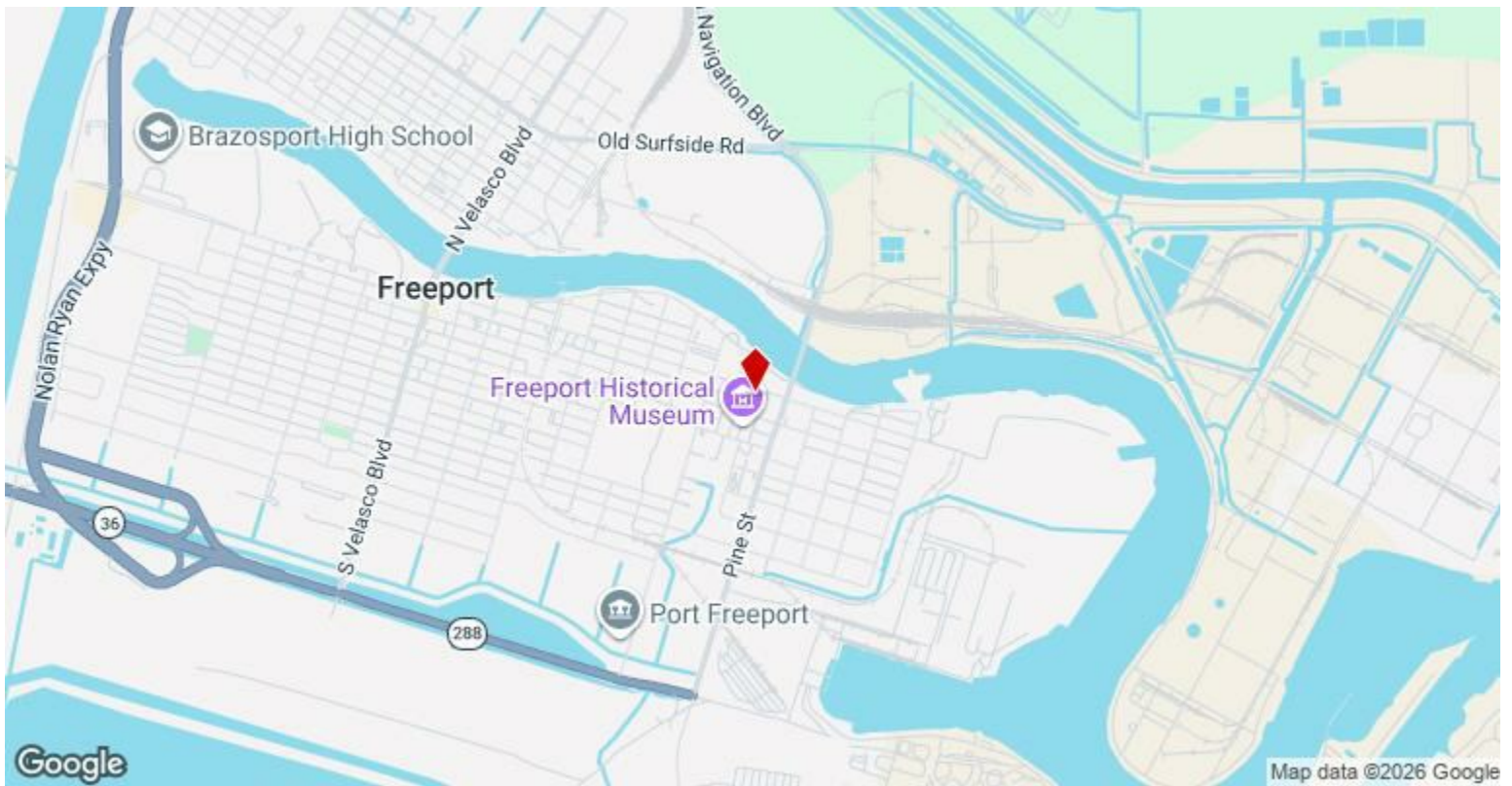
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| | |
|-----------------|---------------|
| Rental Rate Mo: | \$0.60 /SF/MO |
|-----------------|---------------|

1st Floor

1

| | |
|-----------------|------------------|
| Space Available | 6,500 SF |
| Rental Rate | \$7.20 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Retail |
| Space Use | Retail |
| Lease Term | Negotiable |



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