

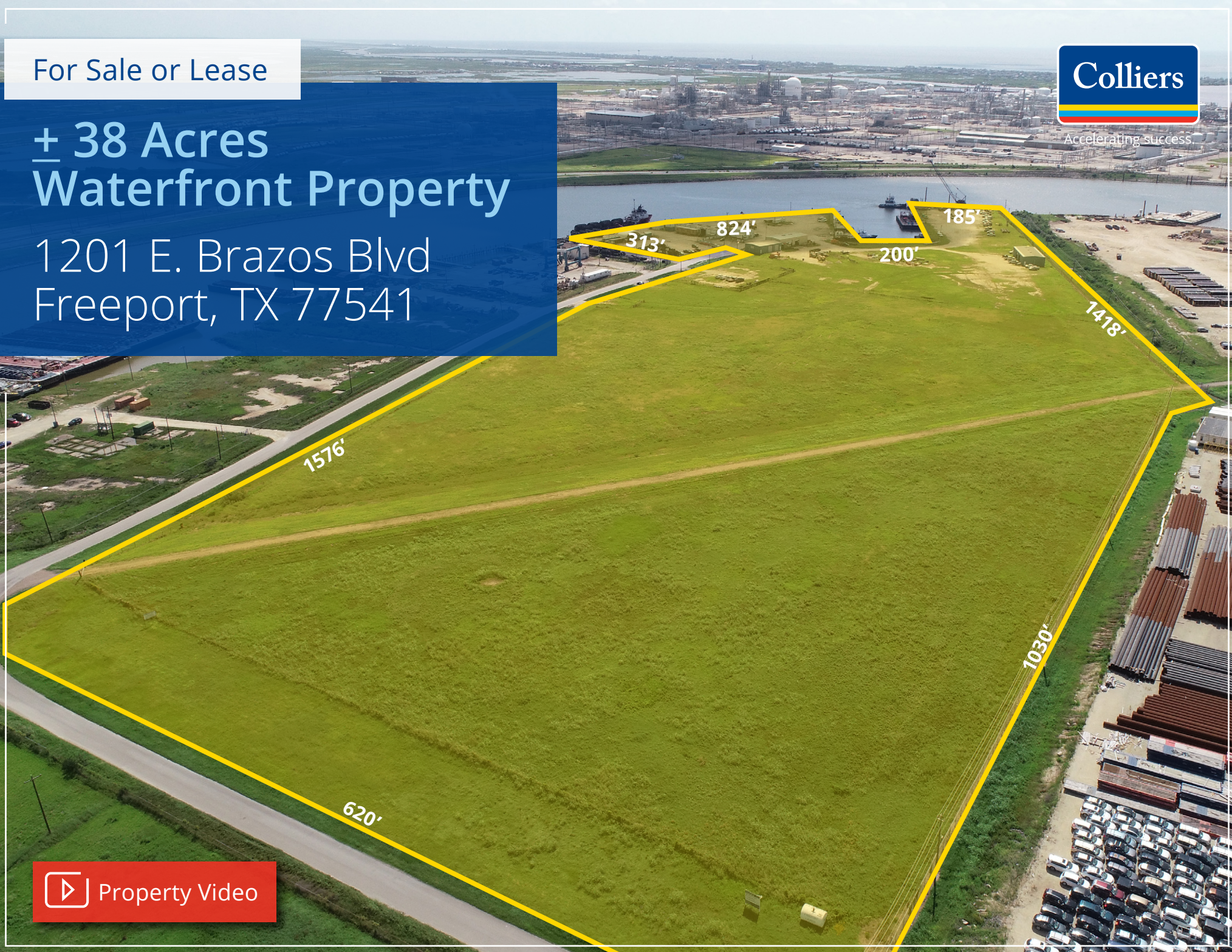
For Sale or Lease

± 38 Acres Waterfront Property

1201 E. Brazos Blvd
Freeport, TX 77541



Accelerating success.



 Property Video

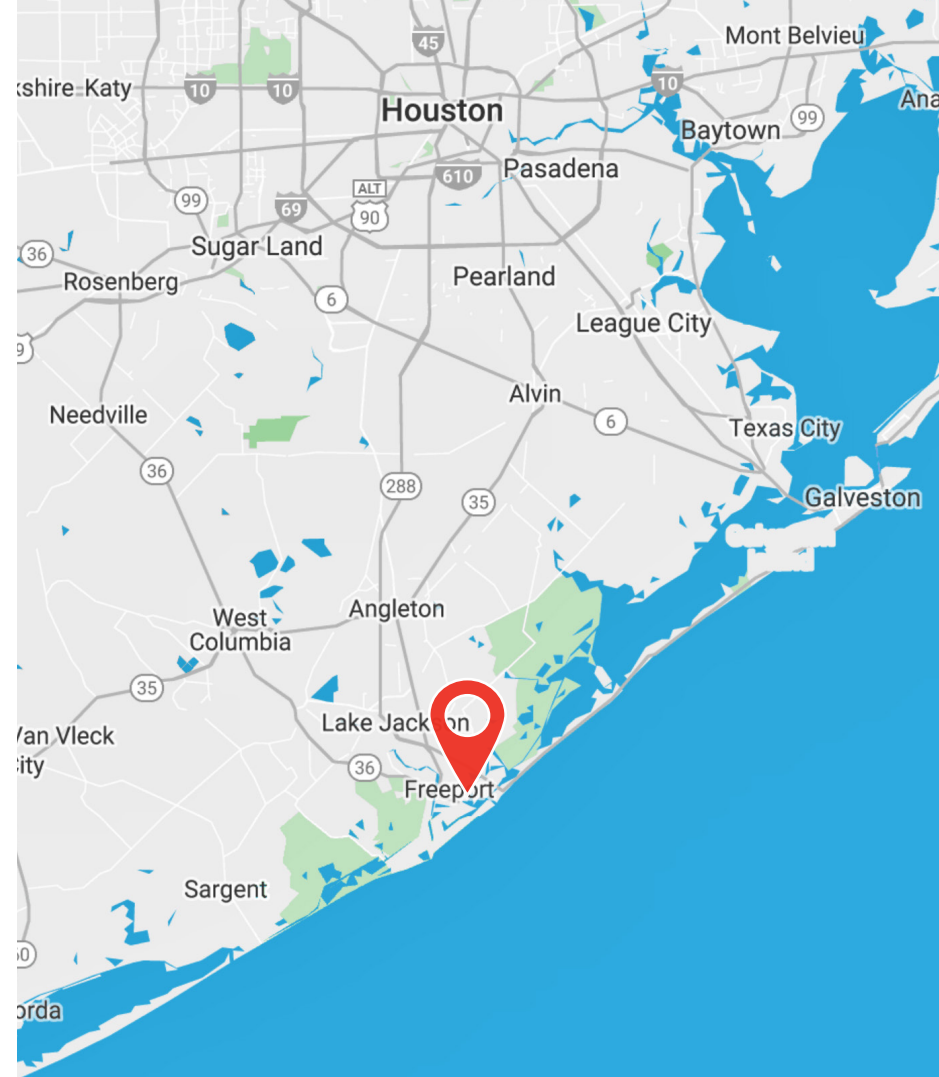
For Sale or Lease

38 Acres Waterfront Property in Freeport, Texas.

This property is located in Brazoria county approximately 60 miles south of Houston, Texas. Directly adjacent to growing Port Freeport container terminal and surrounded by established heavy industrial plants, refineries and industrial terminal facilities. The site is 8 nautical miles to the Freeport Buoy, meaning approximately one hour transit to deep water, and only minutes to the intracoastal waterway. Due to the continued growth of industry in the area and Port Freeport, a \$295 million dollar federally funded dredging improvement project has begun. Once complete, the current 46-foot channel depth will be 56 feet, ultimately making Port Freeport the deepest port in Texas. More than 1100 Deep-draft vessels arrived in Port Freeport in 2020. Following the completion of the dredging improvement project, this number is sure to increase.

Features

- ± 38 Acres total in Brazoria County, City of Freeport Limits
- ± 16,000 SF of office, warehouse, shop improvements
- 3 Phase, 480V, 1200 amps power (can be upgraded)
- Secure and lit stabilized outdoor storage yard
- Boat slip (450'x200')
- 16' water depth
- 17' storm levee on property
- 4" water line with city service
- Updated survey (2017)
- Front west side of Old Brazos River
- Freeport W3 Zoning (Heavy Industrial)
- Channel is undergoing \$295 million dollar federally funded dredging project
- Soon to be deepest port in Texas (56')
- More information regarding ongoing improvement project available at <http://www.portfreeport.com>



8

nautical miles to
Freeport Buoy

47

miles to
Galveston Island

63

miles to
Downtown
Houston



Port of Freeport

<http://www.portfreeport.com>

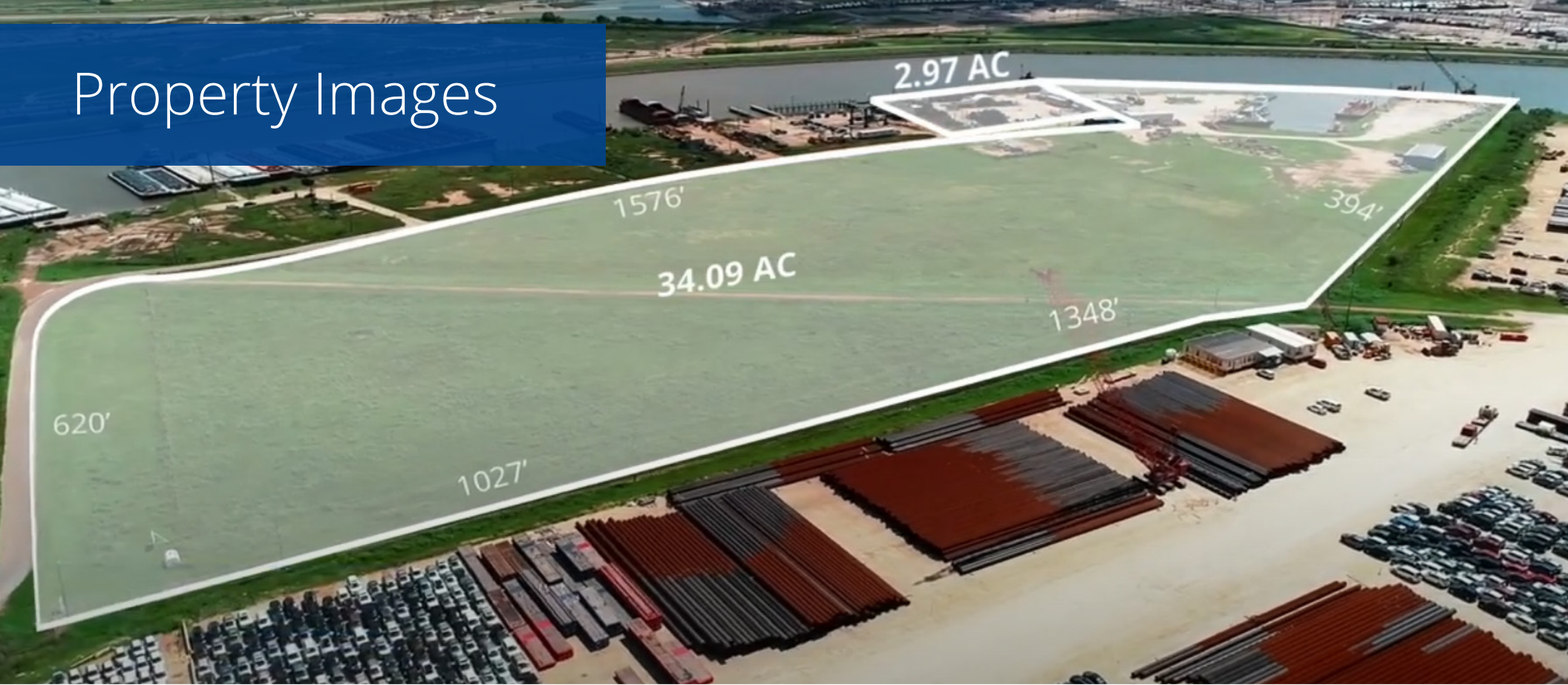
Following completion of ongoing improvement project, Port Freeport will be the deepest port in Texas.

± 1100 deep draft vessel arrival in 2020 (10.3% increase from 2019).





± 30MM total tonnage in 2020.

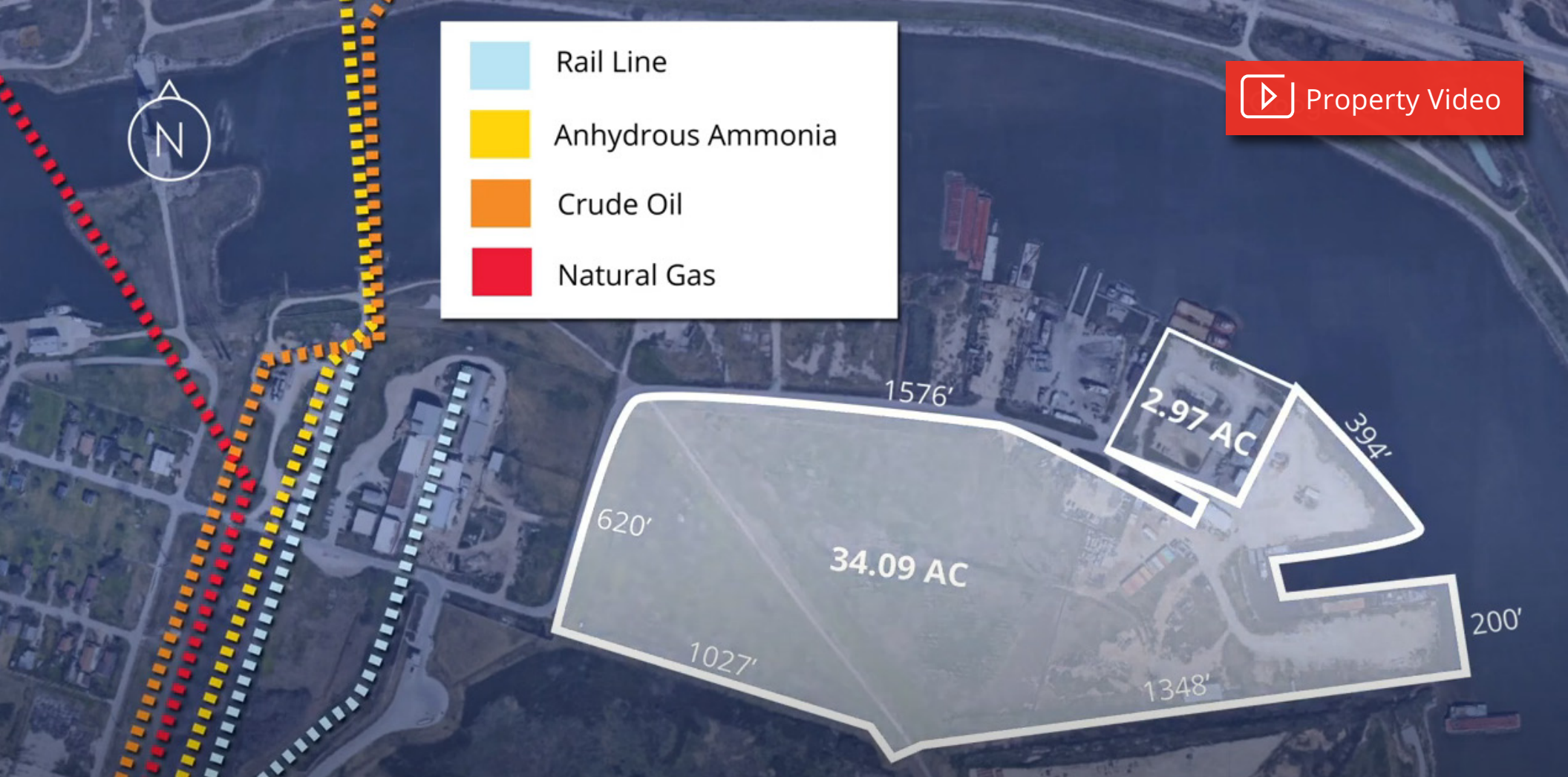
Public facilities managed by Port: CMA CGM, Tenaris, Mammoet, Vulcan Materials Co, Dole, Chiquita, Riviana, Port America, AMPorts, Gulf Stream Marine, Hough Autoliners, Hyundai Glovis, Sallaum Lines, Wallenius Wilhelmsen Ocean, Grimaldi Lines.

Property Images





	Rail Line
	Anhydrous Ammonia
	Crude Oil
	Natural Gas



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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