



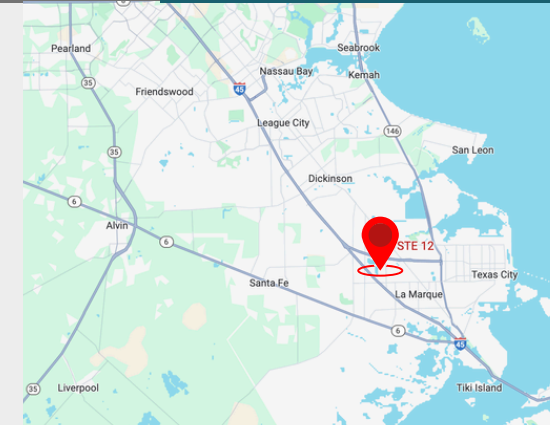
FOR SALE OR LEASE **1501 N. Amburn Road, Unit #12, Texas City, TX 77591** **TEXAS CITY | TX**

Property Description

The subject property is a 2,956 SF office condo located just off FM 1764, across from College of the Mainland in Texas City, TX. Situated within a well-maintained professional complex, the space offers a flexible layout suitable for a variety of professional, administrative, or medical uses. The downstairs features a reception and waiting area, a large multifunctional workstation, restroom, break area, two offices, and a storage room. Upstairs offers two private rooms, a full bathroom including shower, a spacious common area, and large storage closet. The property benefits from excellent visibility and accessibility via Emmett F. Lowry Expressway, with close proximity to I-45 and Highway 146, offering seamless connectivity between Houston and Galveston. The area sees strong daily traffic counts and is surrounded by established commercial activity and nearby attractions including Mainland City Centre, Tanger Outlets, and a variety of retail and dining options. With ample parking and a strategic location, this office condo is well suited for an owner seeking convenience, connectivity, and long-term opportunity in a growing corridor.

Property Highlights

- Purchase Price: \$550,000**
- Lease Price: \$18.00 / SF + 'NNN'**
- Building Size: 2,956 SF**
- Parcel ID: 1187-0003-0012-000**
- Flood Zone: X500**
- Type: Office Condominium**
- Year Built: 1985**



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