

For Sale or Ground Lease

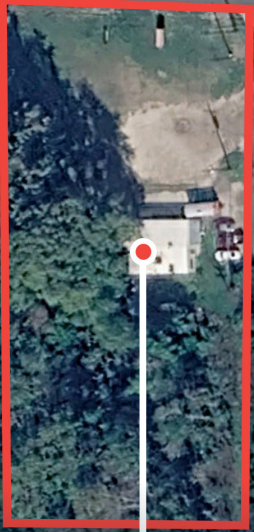
123 Milam Street | Liberty, TX



MILAM ST



25.530 VPD



SITE



JONATHAN PROBST
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COLE DUTHERAGE
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For Sale or Ground Lease

123 Milam Street
Liberty, TX

Property Specifications

PARCEL SIZE	± 1.23 AC
LEASE RATE	CONTACT BROKER



About the Property

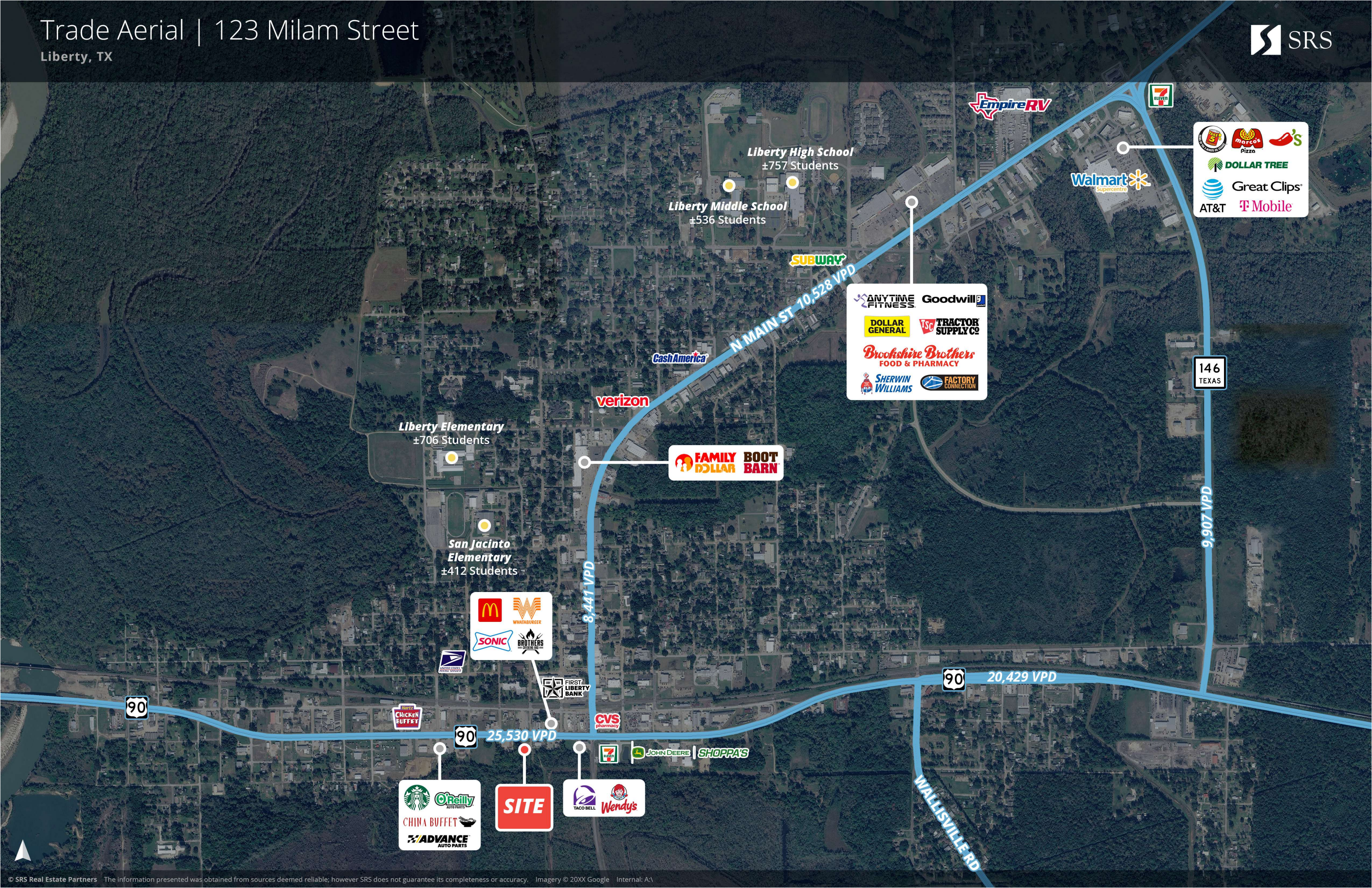
- Available for lease or ground lease
- Located directly off of US-90 with a traffic count of 25,530 vehicles per day.
- Surrounding area includes a mix of residential neighborhoods, schools, and civic offices, supporting strong daytime and evening traffic
- Site has direct access to Houston via US-90, connecting it to major regional corridors for both commuters and commercial activity.

Join These Retailers



JONATHAN PROBST
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COLE DUTHERAGE
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Liberty High School
±757 Students

Liberty Middle School
±536 Students

Liberty Elementary
±706 Students

San Jacinto Elementary
±412 Students

N MAIN ST
10,528 VPD

8,441 VPD

90
20,429 VPD

90
25,530 VPD

146
TEXAS

9,907 VPD

WALLISVILLE RD



- 7-Eleven
- Marco's Pizza
- DOLLAR TREE
- Great Clips
- AT&T
- T-Mobile

- ANYTIME FITNESS
- Goodwill
- DOLLAR GENERAL
- TRACTOR SUPPLY CO
- Brookshire Brothers FOOD & PHARMACY
- SHERWIN WILLIAMS
- FACTORY CONNECTION

- FAMILY DOLLAR
- BOOT BARN

- McDonald's
- WHATABURGER
- SONIC
- BROTHERS



- Starbucks
- O'Reilly AUTO PARTS
- CHINA BUFFET
- ADVANCE AUTO PARTS

- SITE**

- TACO BELL
- Wendy's



JOHN DEERE | SHOPPA'S



Cash America

verizon



Site Aerial | 123 Milam Street

Liberty, TX

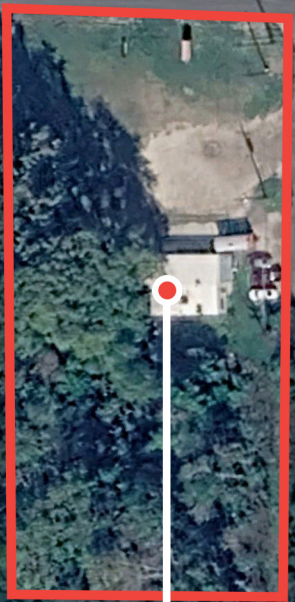


MILAM ST

MAIN ST 8,441 VPD



25,530 VPD

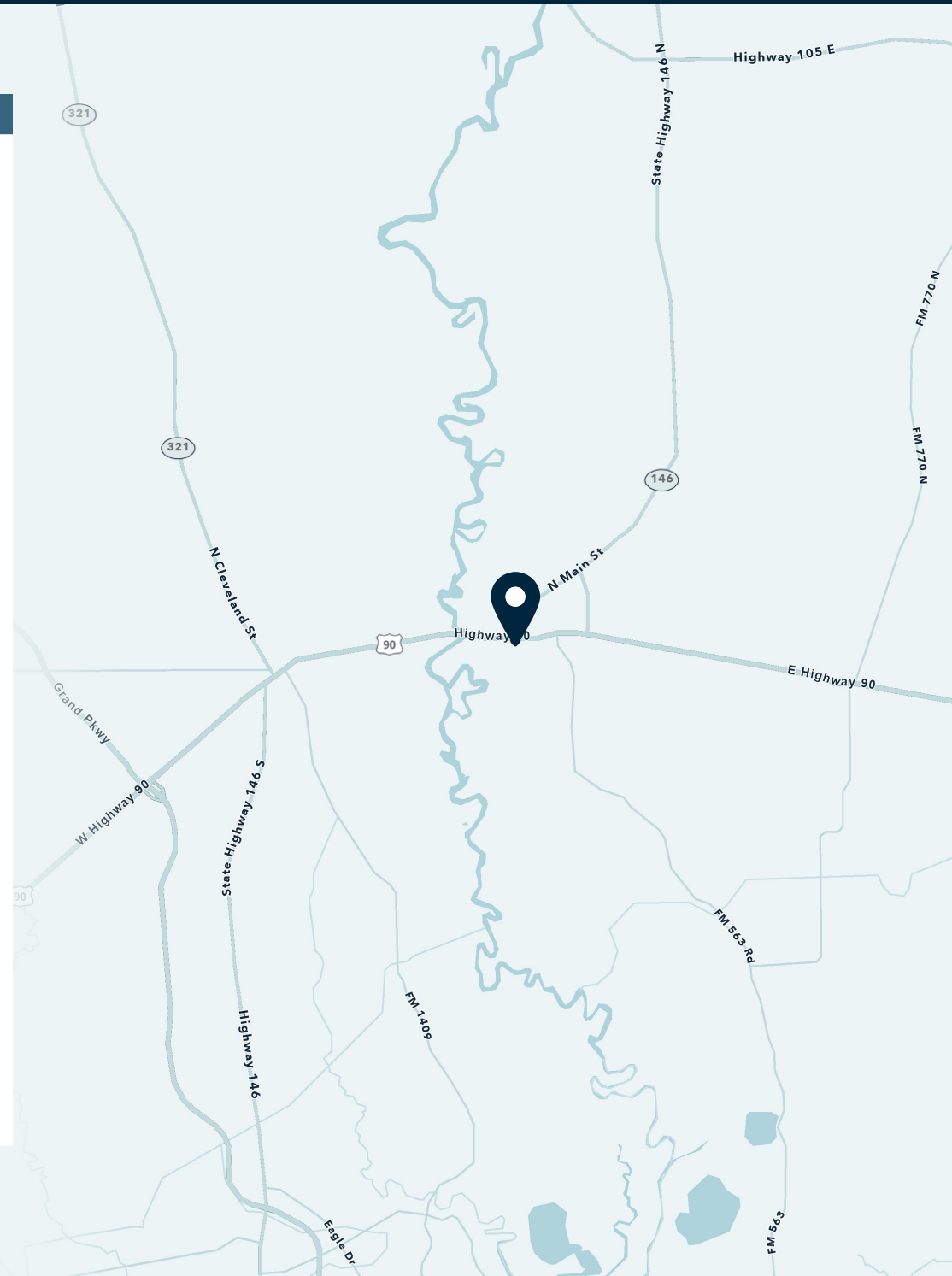


SITE



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,937	8,173	13,285
2030 Projected Population	3,211	8,986	14,730
Proj. Annual Growth 2025 to 2030	1.80%	1.91%	2.09%
Daytime Population			
2025 Daytime Population	5,152	11,495	14,977
Workers	3,293	6,293	6,774
Residents	1,859	5,202	8,203
Income			
2025 Est. Average Household Income	\$84,309	\$84,023	\$100,030
2025 Est. Median Household Income	\$63,952	\$63,060	\$75,458
Households & Growth			
2025 Estimated Households	940	2,986	4,770
2030 Estimated Households	1,028	3,271	5,260
Proj. Annual Growth 2025 to 2030	1.81%	1.84%	1.97%
Race & Ethnicity			
2025 Est. White	56%	55%	58%
2025 Est. Black or African American	14%	16%	16%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	28%	27%	24%
2025 Est. Hispanic (Any Race)	31%	30%	27%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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 opinions 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 ESTABLISH:

- 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.

SRS Real Estate Partners- Southwest LLC	600324	ryan.johnson@srsre.com	214.560.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Probst	564184	jonathan.probst@srsre.com	281.657.9340
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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