



snap 24/7
fitness

DOLLAR TREE

Arlan's
MARKET

HOPPER
STADIUM

BRAZOSPORT
HIGH SCHOOL

99¢
PLUS STORE

W 2ND ST
5,975 VPD

S BRAZOSPORT BLVD
19,175 VPD

CVS
pharmacy®

XAG
PROPERTIES

FOUR CORNERS SHOPPING CENTER FOR LEASE

301-327 S BRAZOSPORT BLVD, FREEPORT, TX, 77541

Neha Abassi | VP of Sales and Leasing | (832) 868-0303 | neha.a@xagproperties.com

PROPERTY INFORMATION

Property Name: Four Corners Shopping Center

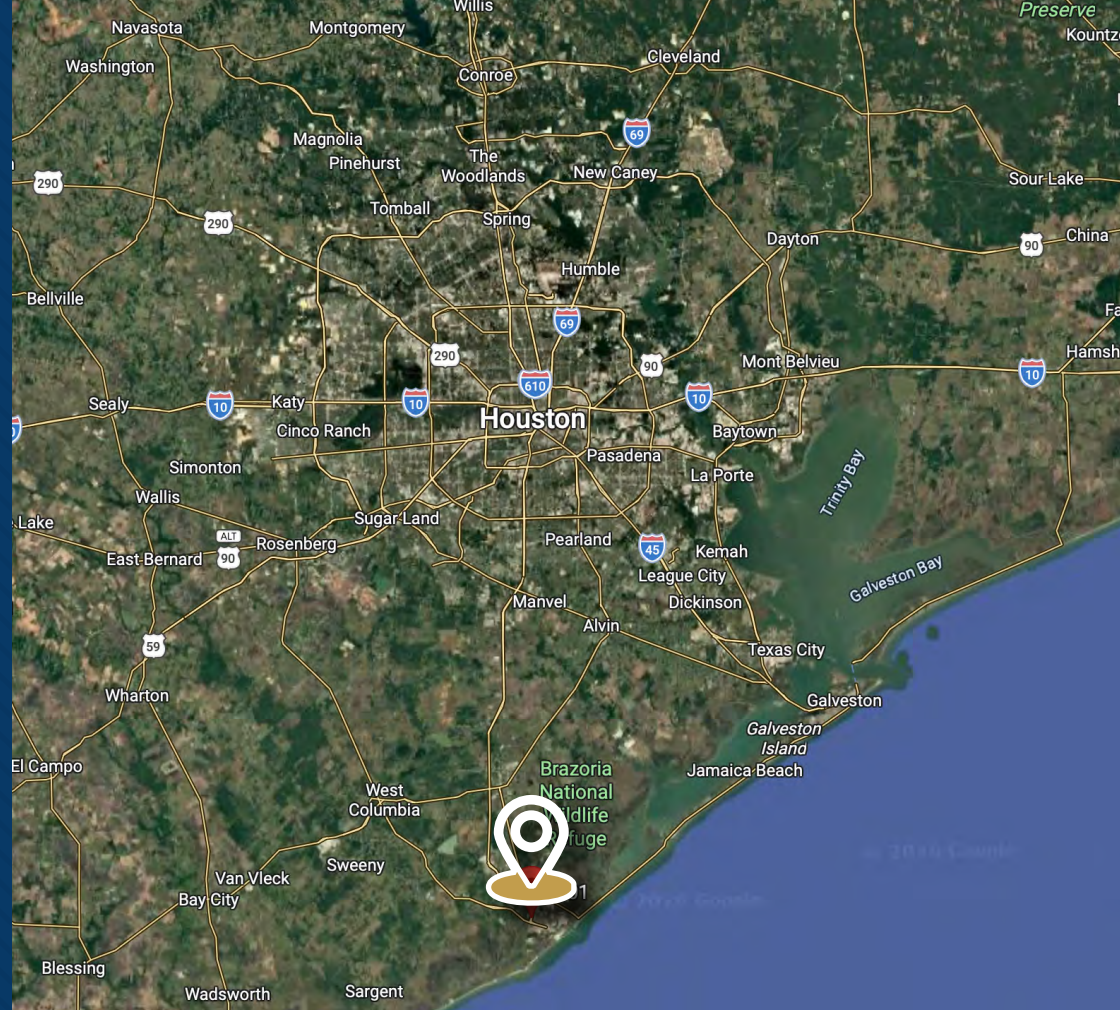
Address: 301-327 S Brazosport Blvd
Freeport, TX, 77541

County: Brazoria County

Year Built: Built in 1977

HIGHLIGHTS

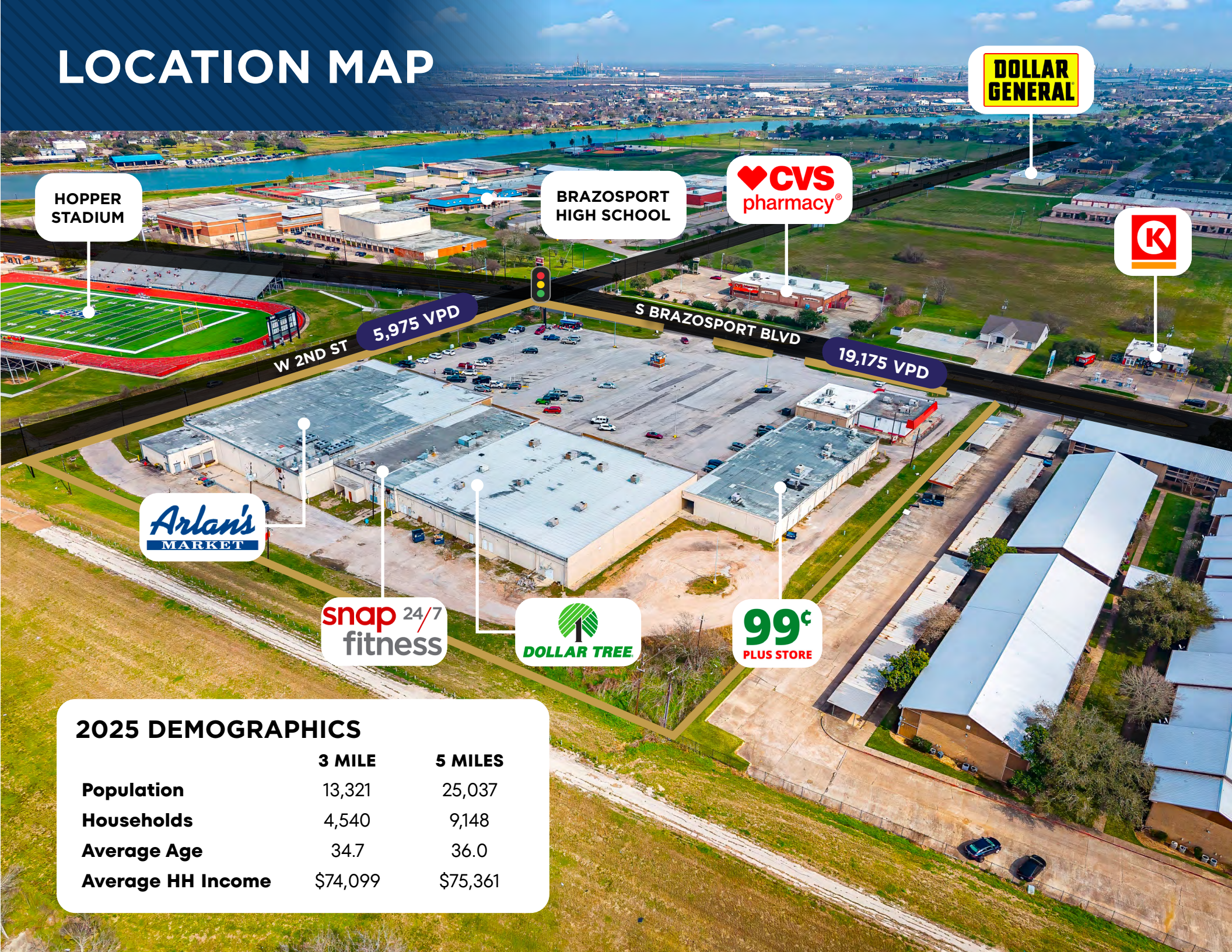
- Located at the signalized hard corner of Highway 288 and Old Highway 36 in Freeport
- 19,175 VPD on Highway 288 and W. 2nd Street
- Major demand drivers include Dow Inc., BASF, Port Freeport, Freeport LNG, Brazosport High School and Hopper Field's 10,478-seat stadium.
- Anchored by Dollar Tree, Snap Fitness, and Arlan's Market, the largest grocery store in Freeport



AVAILABLE UNITS 1,000-9,380 SF | Divisible

#305A	1,400-2,500 SF	Former Pizza Hut
#307	9,830 SF	Former Family Dollar
#311	1,500 SF	Former Office with Kitchenette
#315	1,000 SF	Former Nail Salon
#327	2,400 SF	2nd Gen Restaurant with Drive-thru

LOCATION MAP



HOPPER STADIUM

BRAZOSPORT HIGH SCHOOL

CVS pharmacy®

DOLLAR GENERAL

K

W 2ND ST

5,975 VPD

S BRAZOSPORT BLVD

19,175 VPD

Arlan's MARKET

snap 24/7 fitness

DOLLAR TREE

99¢ PLUS STORE

2025 DEMOGRAPHICS

	3 MILE	5 MILES
Population	13,321	25,037
Households	4,540	9,148
Average Age	34.7	36.0
Average HH Income	\$74,099	\$75,361

INTERIOR PHOTOS



NAIL SALON



INTERIOR PHOTOS



2ND GEN RESTAURANT



DRIVE THRU



PROPERTY PHOTOS



SITE PLAN

#0	-	Watermill Express
#301	27,104 SF	Arlans
#303	5,364 SF	Snap Fitness Freeport
#305	10,620 SF	Dollar Tree
#305A	1,400-2,500 SF	VACANT Former Pizza Hut
#307	9,830 SF	VACANT Former Family Dollar
#311	1,500 SF	VACANT Former Office with Kitchenette
#313	1,500 SF	Freeport Family Dentistry
#315	1,000 SF	VACANT Former Nail Salon
#317	1,200 SF	Hardy Tax
#319	3,830 SF	99 cent plus
#323	1,500 SF	Vape City
#325	3,000 SF	China Dragon
#327	2,400 SF	VACANT 2nd Gen Restaurant with Drive-thru



S BRAZOSPORT BLVD

19,175 VPD

FOUR CORNERS SHOPPING CENTER FOR SALE
301-327 S BRAZOSPORT BLVD, FREEPORT, TX, 77541

Neha Abassi

VP of Sales and Leasing

neha.a@xagproperties.com | (346) 843-1281





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 others, including the broker's own interests;
- 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 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.

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.

XAG Properties, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9009836 License No.	info@xagproperties.com Email	346-843-1281 Phone
Rick E. Gutierrez Designated Broker of Firm	464315 License No.	rickg@xagproperties.com Email	346-843-1281 Phone
Neha Abassi Licensed Supervisor of Sales Agent/ Associate	709116 License No.	neha.a@xagproperties.com Email	(832) 868-0303 Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date