

FOR SALE OR LEASE

**\$550,000 OR
\$5,900/MO**

438 MAIN ST, LIBERTY, TX 77575

13,776 SF OFFICE SPACE ON ±0.19 AC



CORIE QUACKENBUSH

Associate Broker

Corie@TexasCRES.com

(713) 502-0027



PROPERTY HIGHLIGHTS



Location

438 Main St, Liberty, TX
77575



Asking Price

\$550,000 or \$5,900 per
Month



Size

13,776 SF on ±0.19 AC

- **±13,776 SF two-story commercial property** located in the heart of Liberty, Texas with substantial upside potential

- **Prominent Main Street frontage with strong visibility** offering excellent exposure and accessibility in a central downtown location

- **Flexible future use potential** including retail, medical office, professional services, mixed-use redevelopment, or event venue

- **Expansive interior layout featuring multiple private rooms and large open areas** allowing for a wide range of business or redevelopment configurations

- **Value-add investment opportunity** with renovation and repositioning potential for buyers and investors

- **Lease option offered at \$5,900/month gross lease** creating opportunities for both users and tenants

- **Three months of rent abatement available for qualified tenants** helping reduce upfront occupancy costs and support business growth during transition periods

Contact Us

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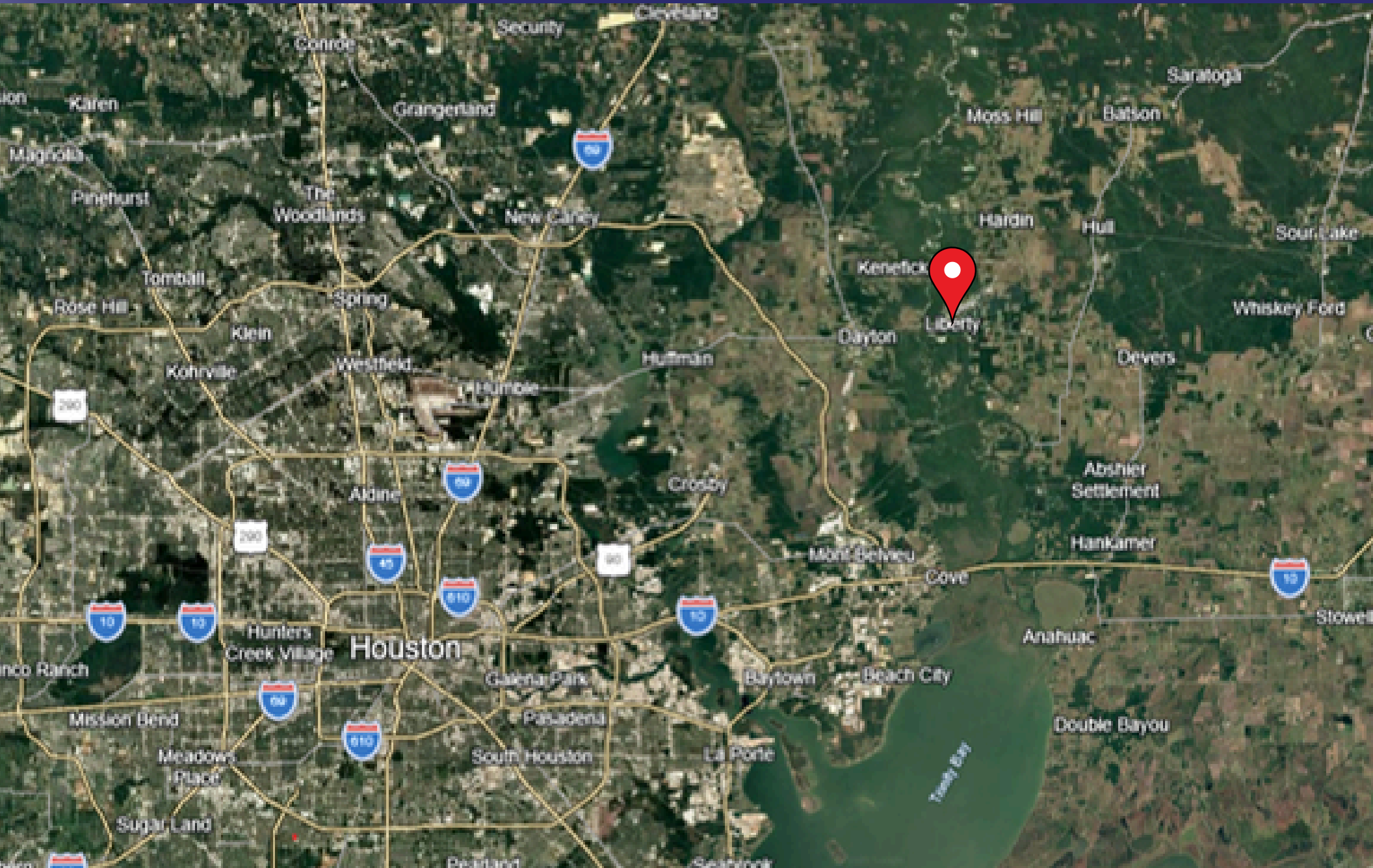
PROPERTY PHOTOS



PROPERTY PHOTOS



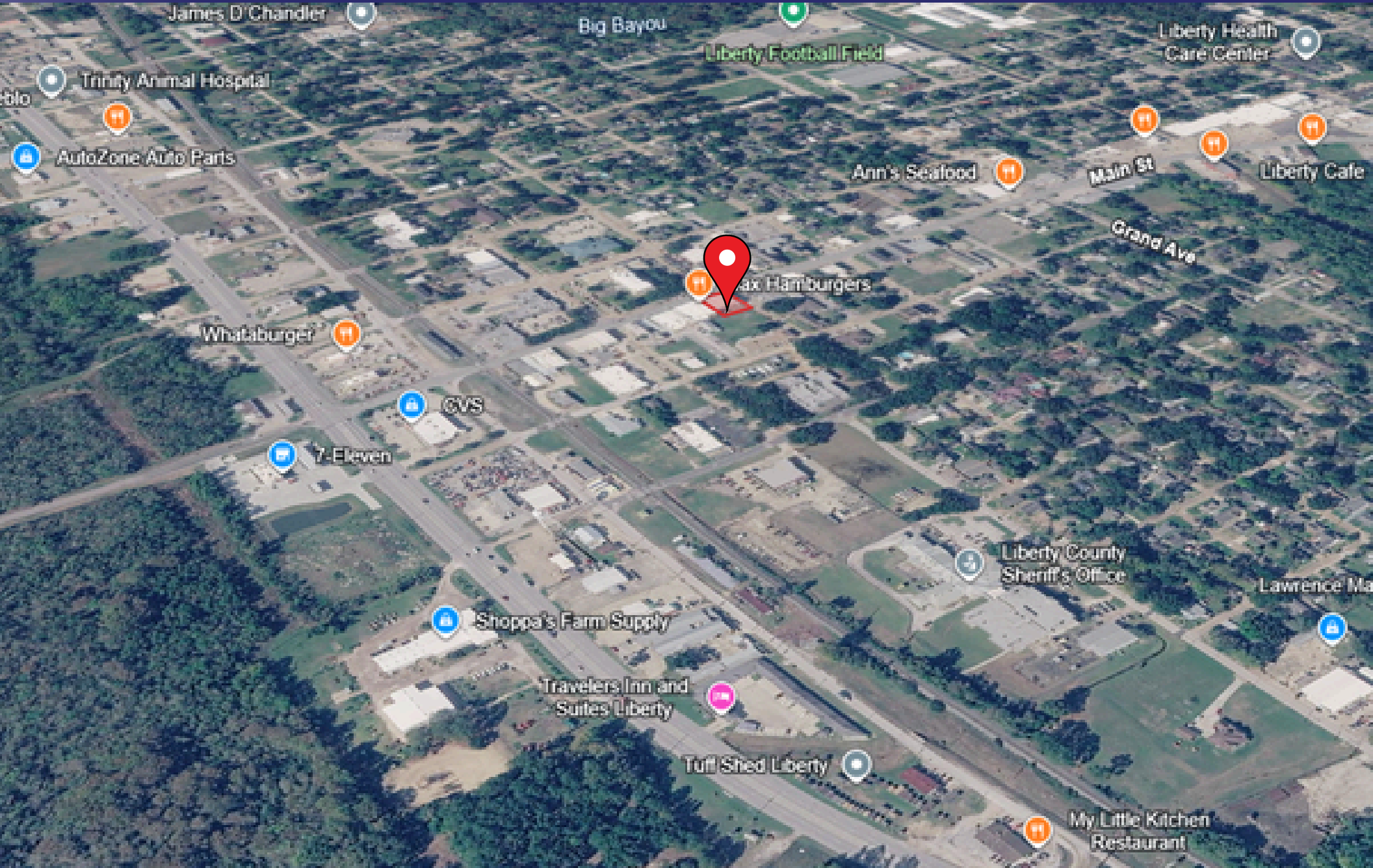
LOCATION MAP



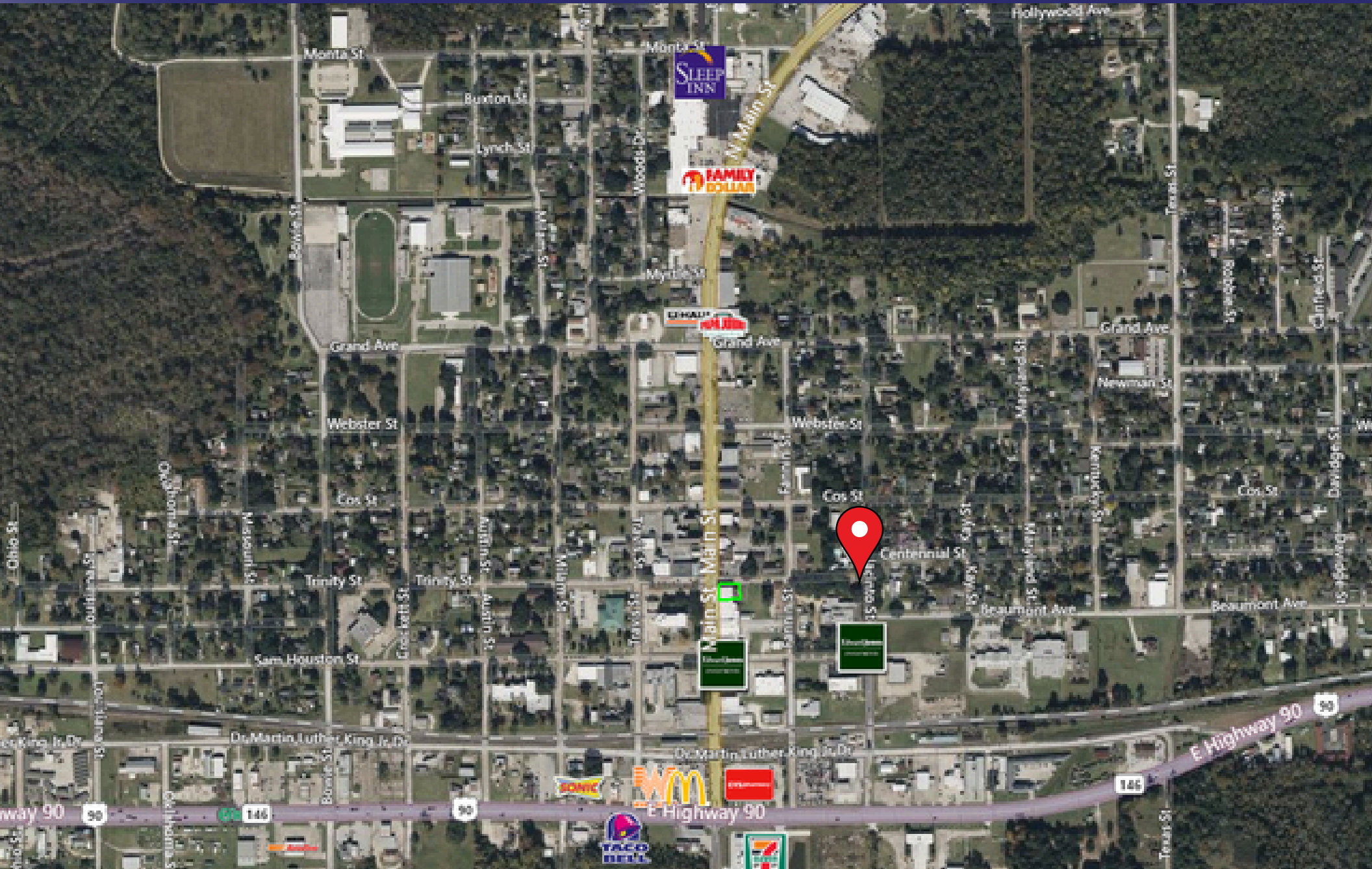
PROPERTY AERIAL



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

438 Main St, Liberty, Texas, 77575

Ring of 1 mile

KEY FACTS

4,068

Population

38.5

Median Age



1,391

Households

\$52,755

Median Disposable Income

EDUCATION

21.1%

No High School Diploma



29.4%

High School Graduate



30.3%

Some College/
Associate's Degree



19.1%

Bachelor's/Grad
/ Prof Degree



4,068

2023 Total
Population (Esri)

INCOME



\$63,974

Median Household
Income



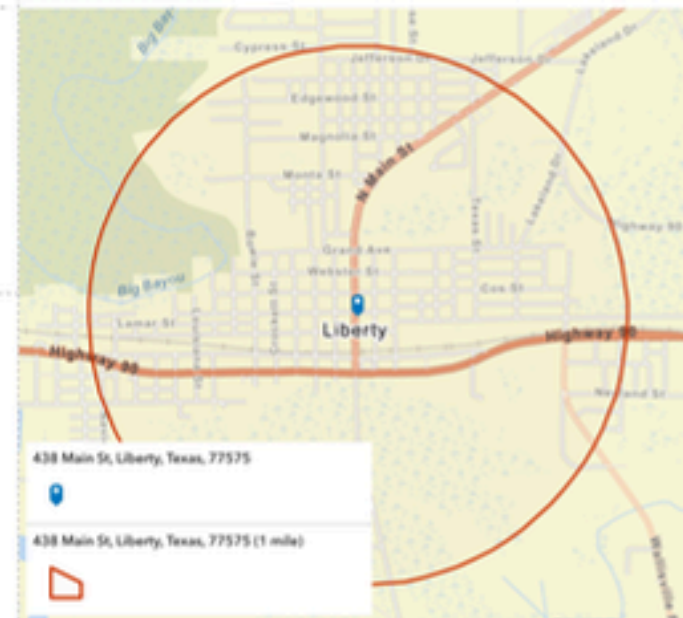
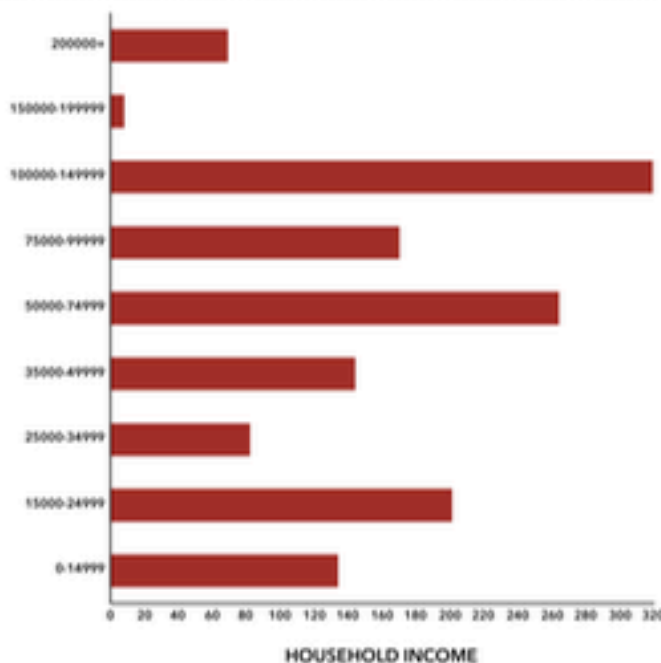
\$27,634

Per Capita Income



\$114,003

Median Net Worth



438 Main St, Liberty, Texas, 77575

438 Main St, Liberty, Texas, 77575 (1 mile)

EMPLOYMENT

48.8%

White Collar

33.5%

Blue Collar

20.8%

Services

4.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

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<u>Corie Gwyn Quackenbush</u> Sales Agent/Associate's Name	<u>604004</u> License No.	<u>corie@texasgres.com</u> Email	<u>(505) 918-2929</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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