

1501 N. AMBURN ROAD, UNIT #12

TEXAS CITY, TX 77591

Office Condominium



SUMMARY


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

PROPERTY OVERVIEW

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.

CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director

 (917) 743-6241

 Chaundra@KWCommercial.com



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SUBJECT PROPERTY DETAILS

Size:	2,956 SF
Parcel ID:	1187-0003-0012-000
Legal Description:	ABST 189 S A & M G RR SUR TR 21 BLD C UNIT 12 10.9% INT OF 1.590 ACRS & AMENITIES APPOMATTOX SQUARE OFFICE CONDOS
Flood Zone:	X500
County:	Galveston County
Assessment:	\$264,960 (2025 - Approx.)
Taxes:	\$6,007 (2025 - Approx.)
Traffic Count:	36,650 - FM 1764 (Approx. - TxDOT-AADT, 2024) 6,428 - Amburn Road (Approx. - TxDOT-AADT, 2022)
Zoning:	General Business
Year Built:	1985

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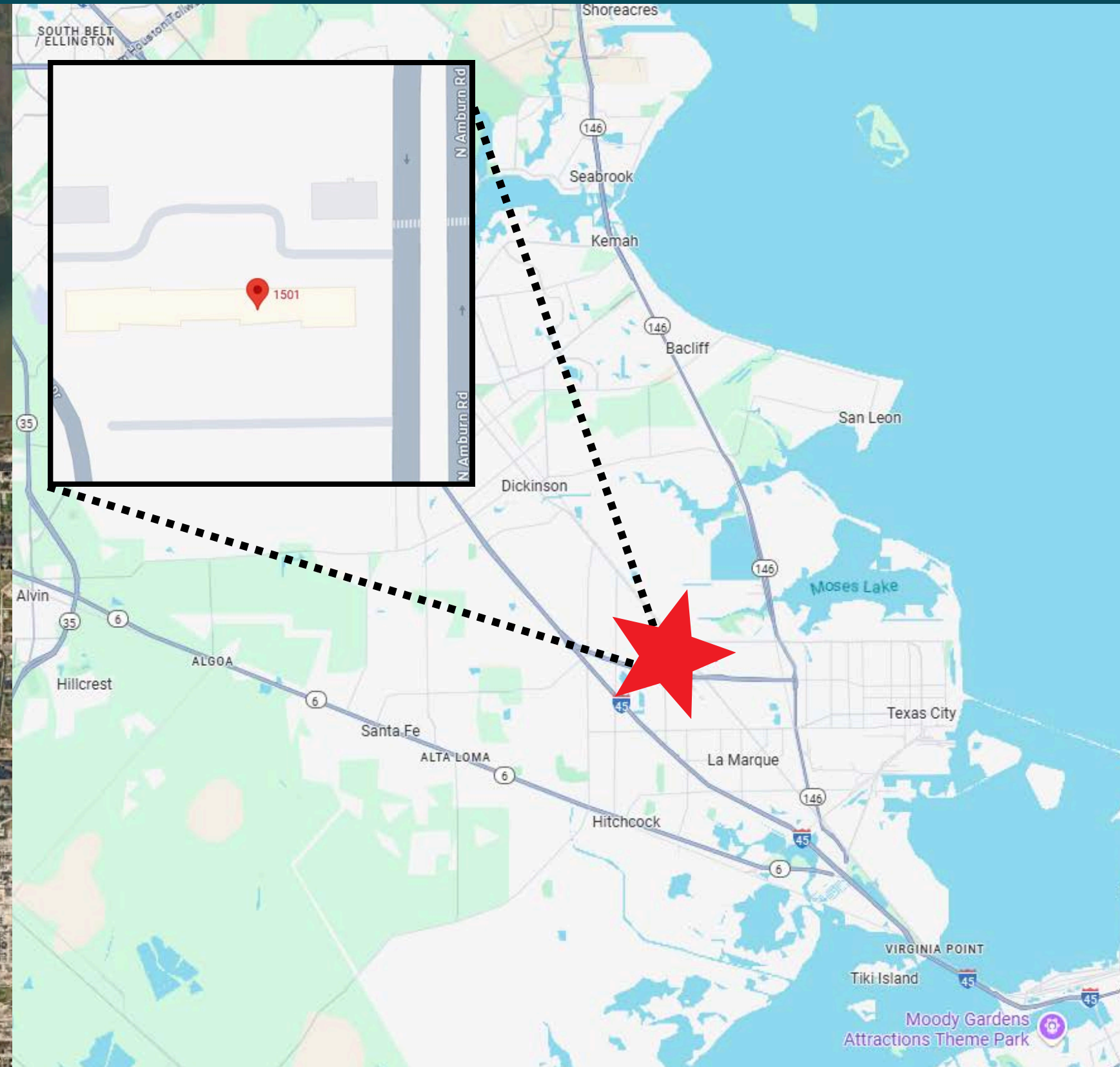
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ABOUT TEXAS CITY

Texas City, located in Galveston County on Galveston Bay, is a dynamic Gulf Coast hub with deep industrial roots, a rich heritage, and numerous modern amenities. Established as a port in 1893, it has grown into a vital center for petrochemicals, oil refining, and tin smelting. The city is renowned for its resilience, having rebuilt after historic events, including a 1947 industrial disaster that remains a pivotal moment in its story.


Today, Texas City offers an ideal blend of commercial opportunity and community appeal. Visitors and residents enjoy over 1,200 acres of parks, including Bay Street Park with disc golf and nature trails, and the Texas City Dike, a 5.3-mile pier perfect for fishing and boating. Downtown, with its revitalized charm, features local shops, dining options, and cultural attractions, including the Texas City Museum and historic 6th Street, which hosts lively events year-round.

In addition to its economic and recreational offerings, Texas City honors its unique African American heritage with the 1867 Settlement Historic District, the only Reconstruction-era African American community in Galveston County. This historic district highlights stories of resilience and tradition through preserved homes and interpretive exhibits. Positioned conveniently between Houston's metropolitan conveniences and Galveston's coastal attractions, Texas City is a special place to work, live, and invest.



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TEXAS CITY, TEXAS - Fast Facts

55,340

Total Population

38

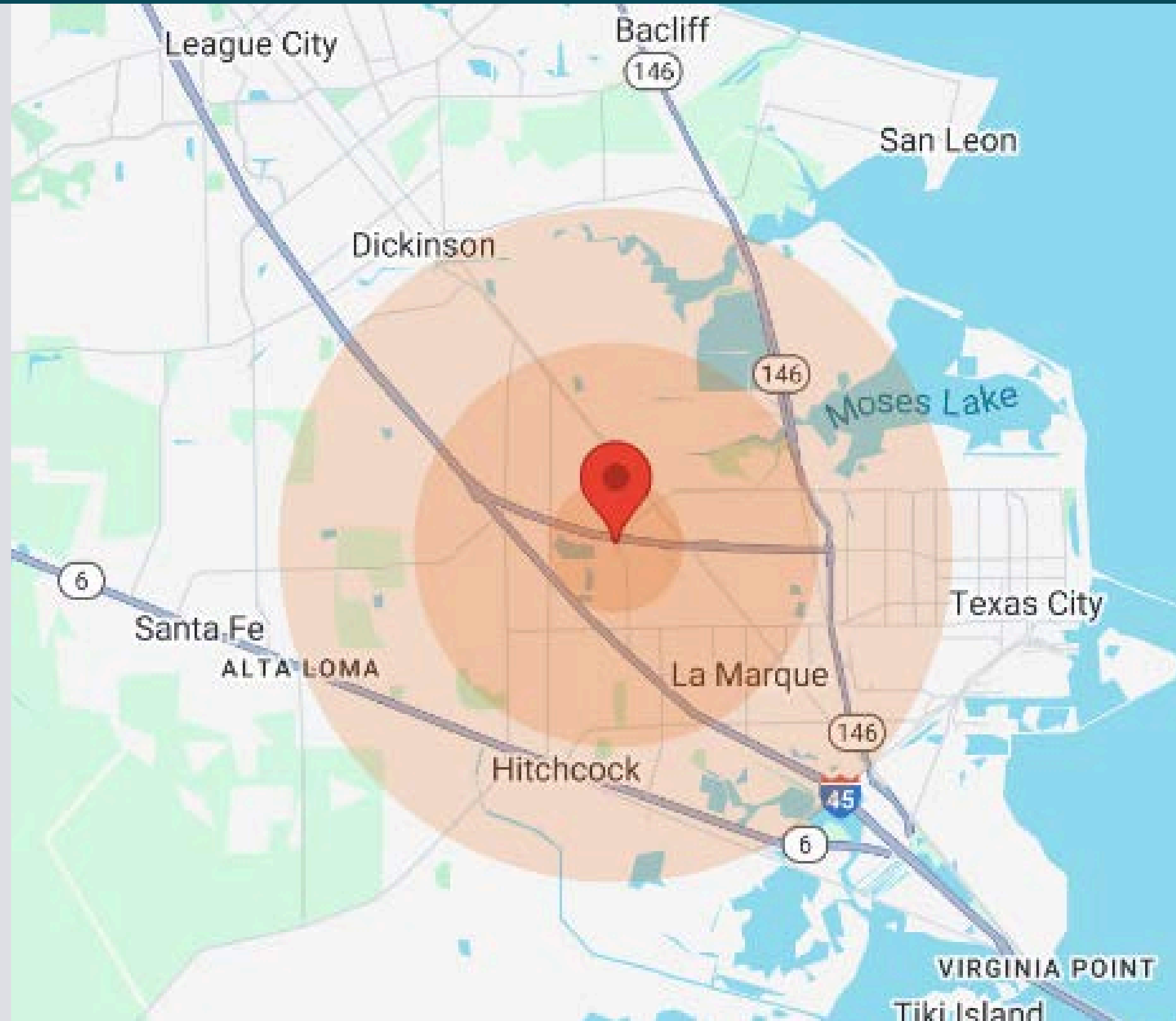
Median Age

\$68,326

Household Income


\$93,791

Household Expenditure



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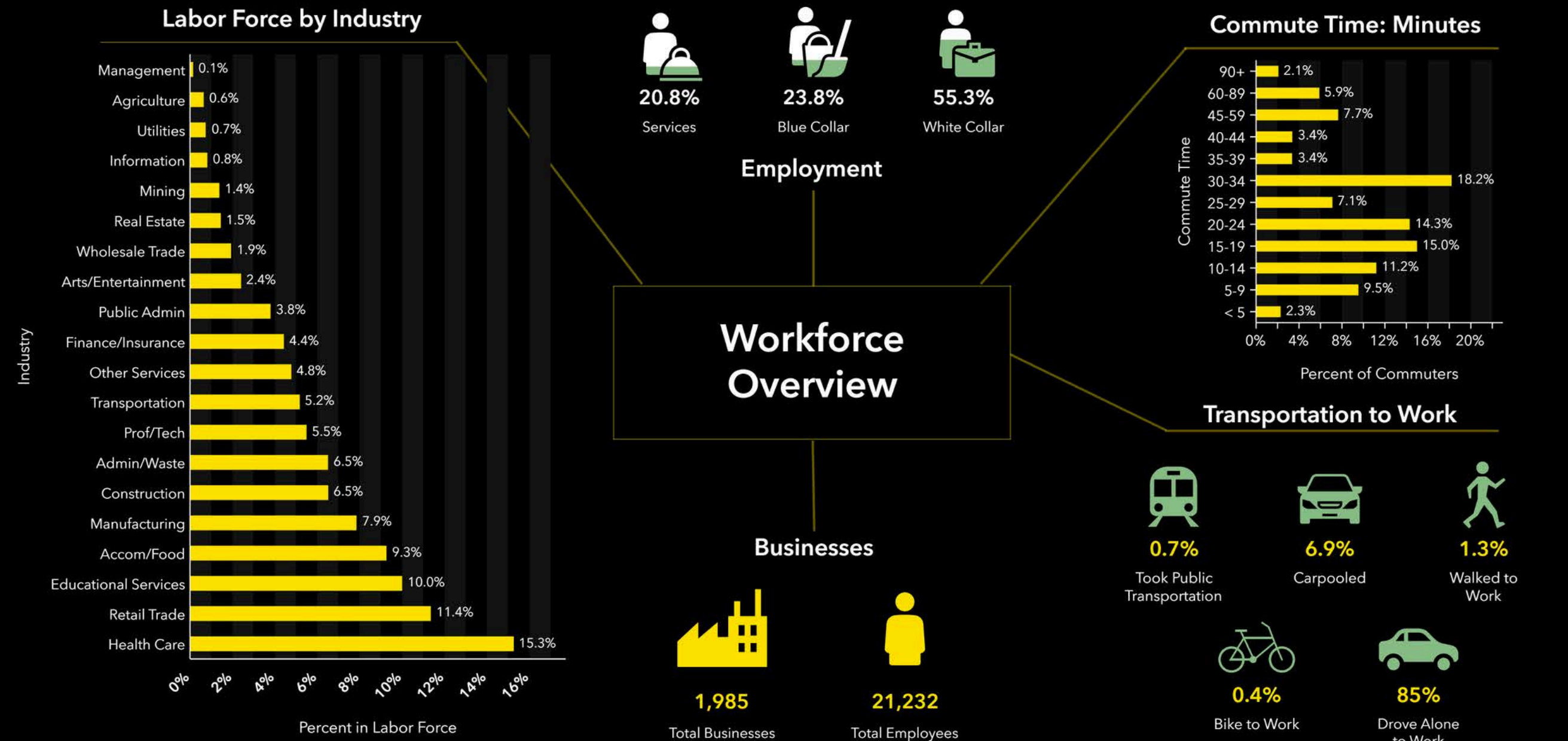
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Economic Development Profile

1501 N Amburn Rd, Texas City, Texas, 77591

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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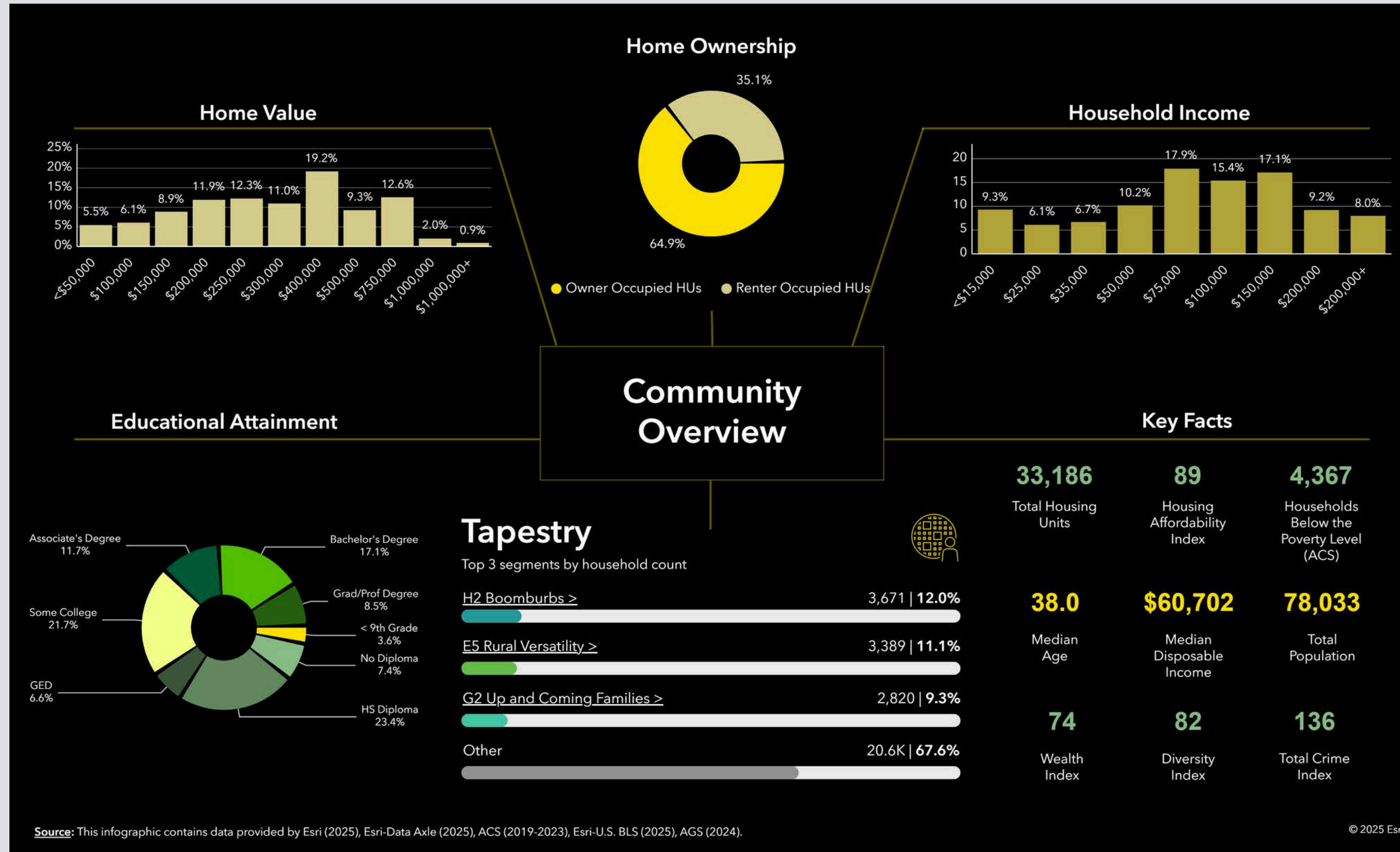
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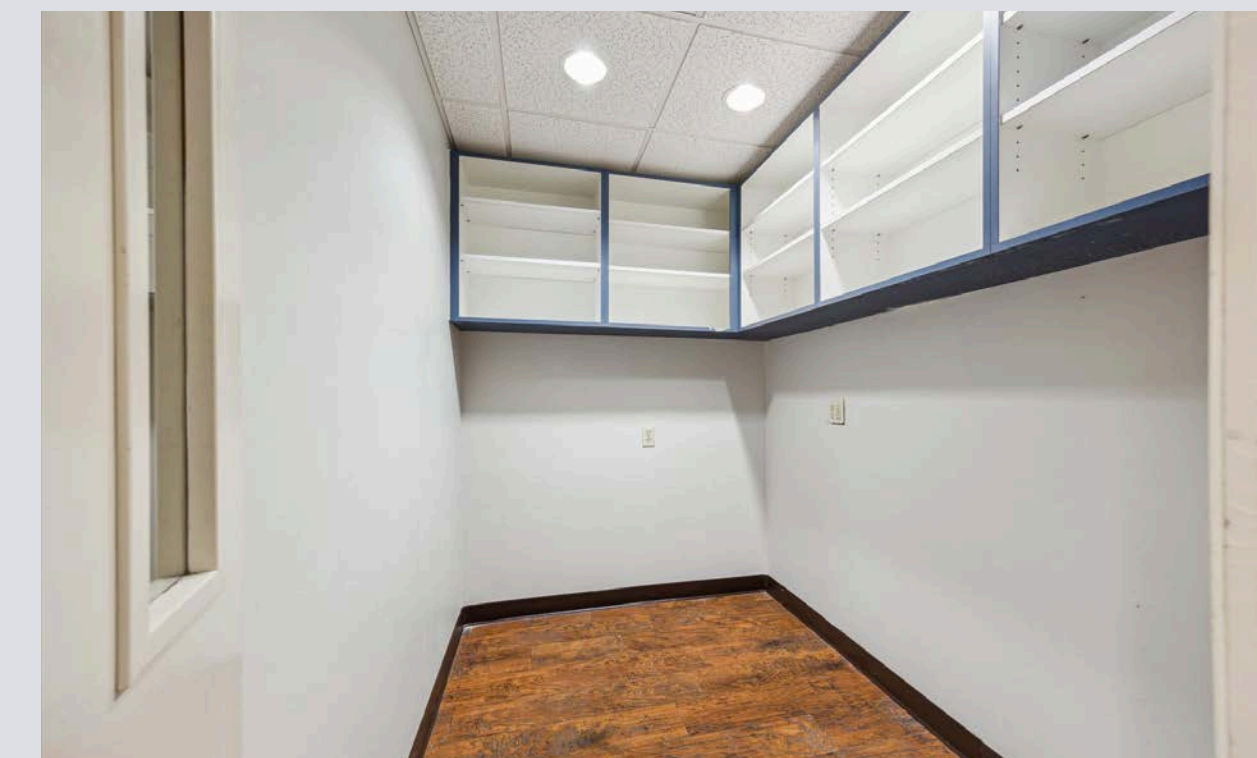
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