

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE OR LEASE

720 South Main St, Clute, TX 77531

FOR SALE: \$1,900,000



31,182 SF | 2.83 ACRES | ZONE C2

BELLCORNERSTONE
Commercial Real Estate

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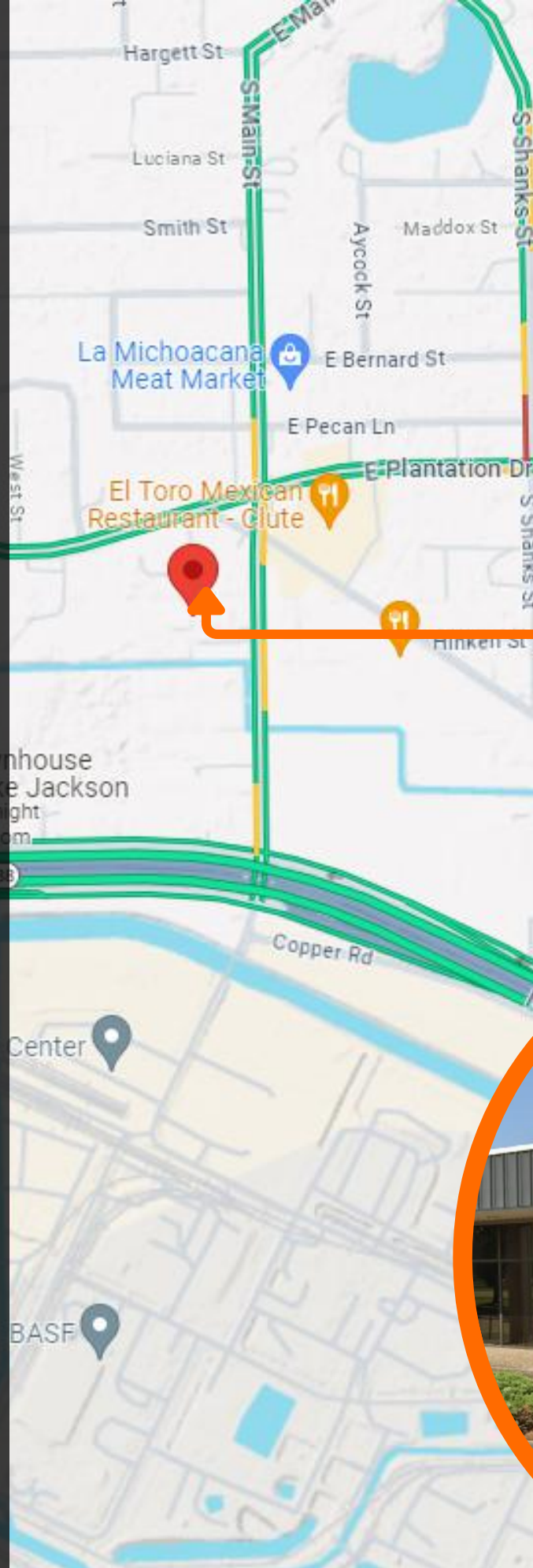
OFFERING MEMORANDUM

720 SOUTH MAIN ST Clute, TX 77531

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



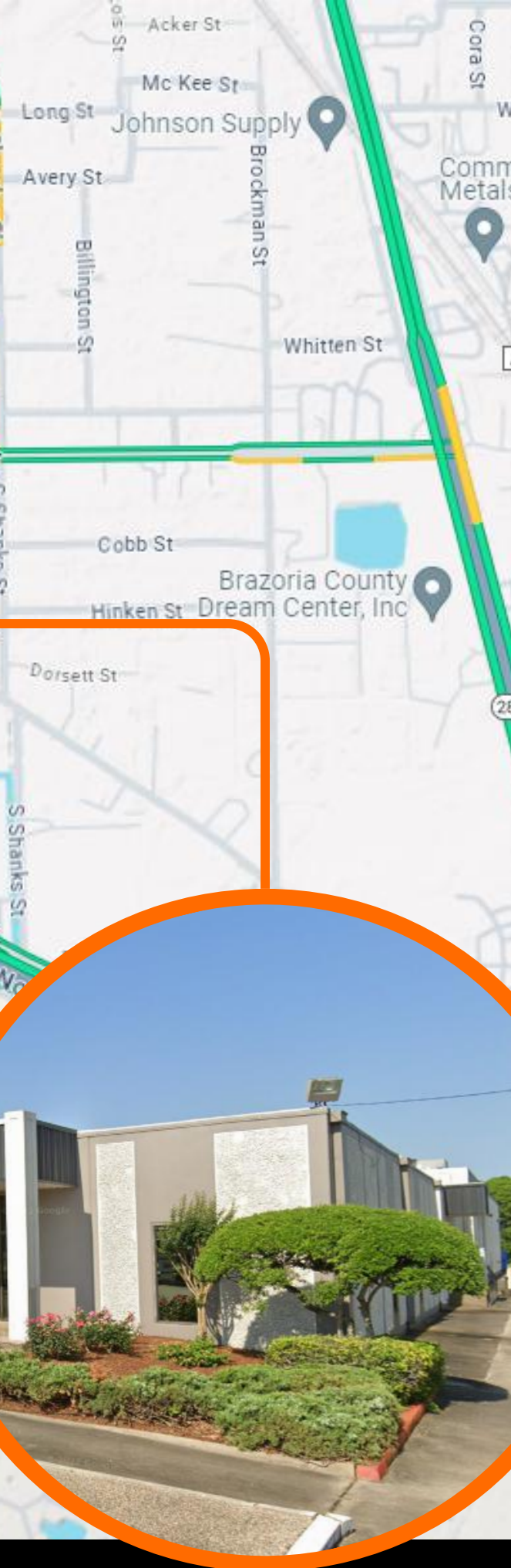


Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL OVERVIEW	9
PARCEL MAP	10
FLOOR PLANS	11
PICTURES	12

EXECUTIVE SUMMARY


720 SOUTH MAIN ST

Clute, TX 77531

720 South Main Street, Clute, TX, is a flex property, totaling 31,182 square feet and situated on a 2.83-acre lot. This flex building was built in 1976 and benefits from 20 surface parking spaces with additional street parking. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



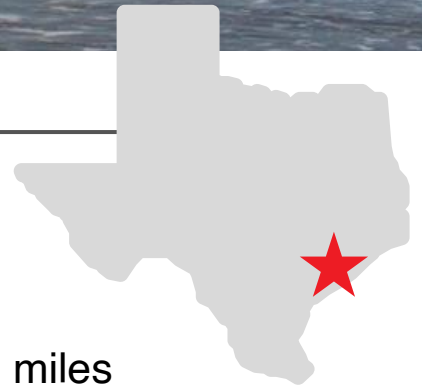
*Scan for
more info!*



MARKET OVERVIEW



Clute, Texas



Clute, Texas, is a city in Brazoria County located in the southeastern part of the state. Clute, situated within the Greater Houston metropolitan area, is approximately 60 miles south of Houston. It is part of the Brazosport region, an industrial and petrochemical hub on the Gulf Coast, therefore, much of the local economy is closely tied to industrial and manufacturing. Nestled within the bustling region that is surrounded by thousands of acres of fresh and saltwater marshes, forests, and sandy beaches, Clute offers easy access to the many sites and experiences that define the Texas Gulf Coast. Clute has a community-oriented culture with a mix of local traditions, recreational activities, and events. Clute Municipal Park is a popular public space where people can engage in outdoor activities, and the Brazosport Center Stages serves as a venue for cultural and entertainment events.



DEMOGRAPHIC SUMMARY

CLUTE, TX

POPULATION

City: Clute

10,704

State: Texas 29.53 Million

MEDIAN AGE

City: Clute

30.2

State: Texas 34.8 Years

AVERAGE HOUSEHOLD INCOME

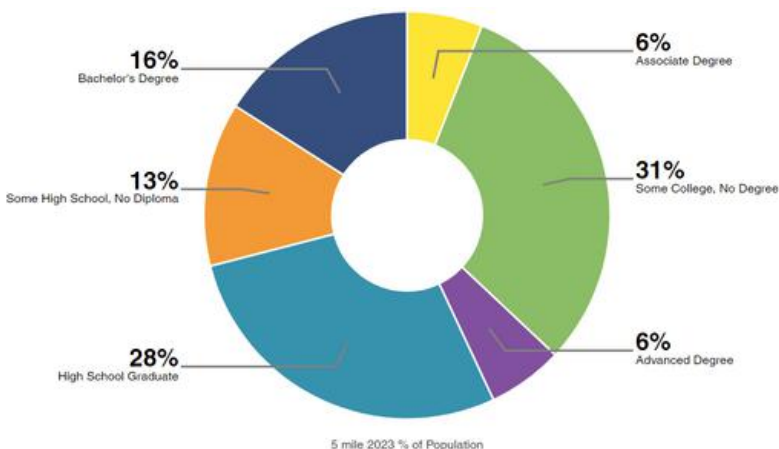
City: Clute

\$91,118

State: Texas \$73,035

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2023 STATISTICS

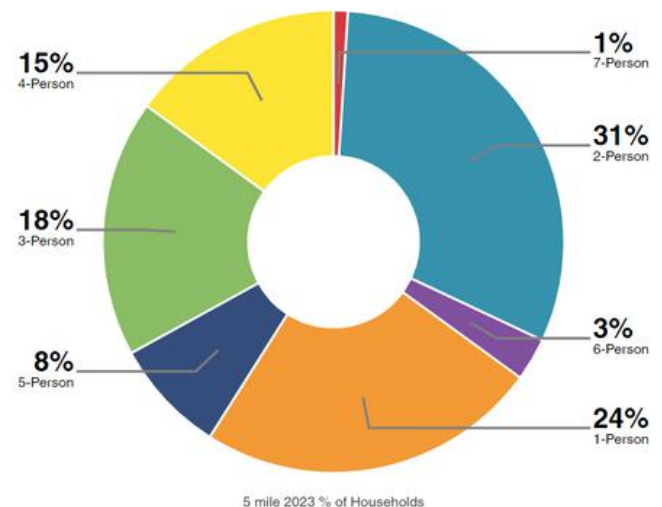
	2 Mile	5 Mile	10 Mile
Population 2023	20,261	55,753	81,096
Total Households	7,443	20,452	28,819
Avg Household Size	2.7	2.7	2.7
Avg Household Income	\$87,974	\$97,608	\$96,712

ECONOMIC INDICATORS

8.6% Clute Unemployment Rate

3.7% U.S. Unemployment Rate

HOUSEHOLDS



City: Clute

4,314

State: Texas 10,490,553



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Texas State Highway 288 (TX-288) is a major highway, connecting the city to Houston to the north and Freeport to the south. It is a key route for both local and regional transportation.

Texas State Highway 332 (TX-332) connects Clute to other communities in Brazoria County. It runs east-west and provides access to Lake Jackson, another nearby city.

U.S. Highway 332 (US-332) intersects with TX-332, providing connectivity in the region.



AIRPORT PROXIMITY

William P. Hobby Airport (HOU) is located approximately 58 miles north of Clute and is one of the major airports serving the Houston metropolitan area. It primarily handles domestic flights.

George Bush Intercontinental Airport (IAH) is situated approximately 75 miles north of Clute. It offers both domestic and international flights.

Brazoria County Airport (LJN) is a general aviation airport located southeast of Lake Jackson, which is close to Clute. While it is not a major commercial airport, it serves the general aviation community.



NEIGHBORING ATTRACTIONS



The Center | 400 College Blvd, Clute, TX 77531
3 MILES



Surfside Beach |
206 Starfish St, Freeport, TX 77541
8 MILES



Mammoth Lake |
330 Dixie Dr F, Lake Jackson, TX 77566
2.3 MILES

SITE OVERVIEW

SITE

Property Type:	Flex
Zoning:	C2
Year Built:	1976
Renovated:	
Total SF:	31,182
Total Acreage:	2.83
Parking:	20 spaces + additional street parking
Clear Ceiling Height:	18' warehouse
Dock Doors:	Overhead

TAXES (PAYABLE 2023)

\$41,807.22





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 31,182 SF

- Office: +/- 14,500 SF
- Warehouse: +/- 16,682 SF

Acreage: 2.83 acres

Year Built: 1976

Renovations: XXXX

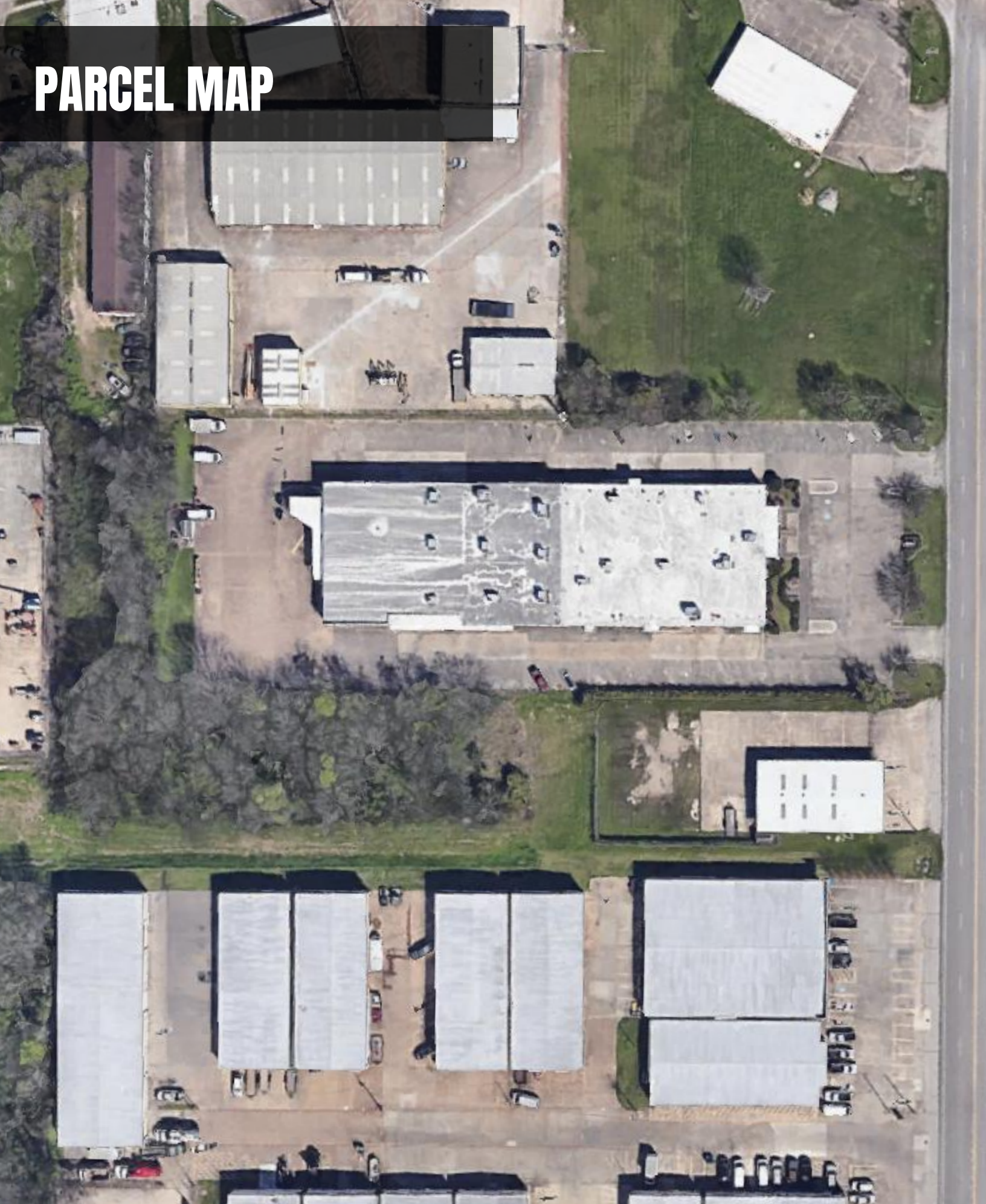
ZONE C2: BUSINESS DISTRICT

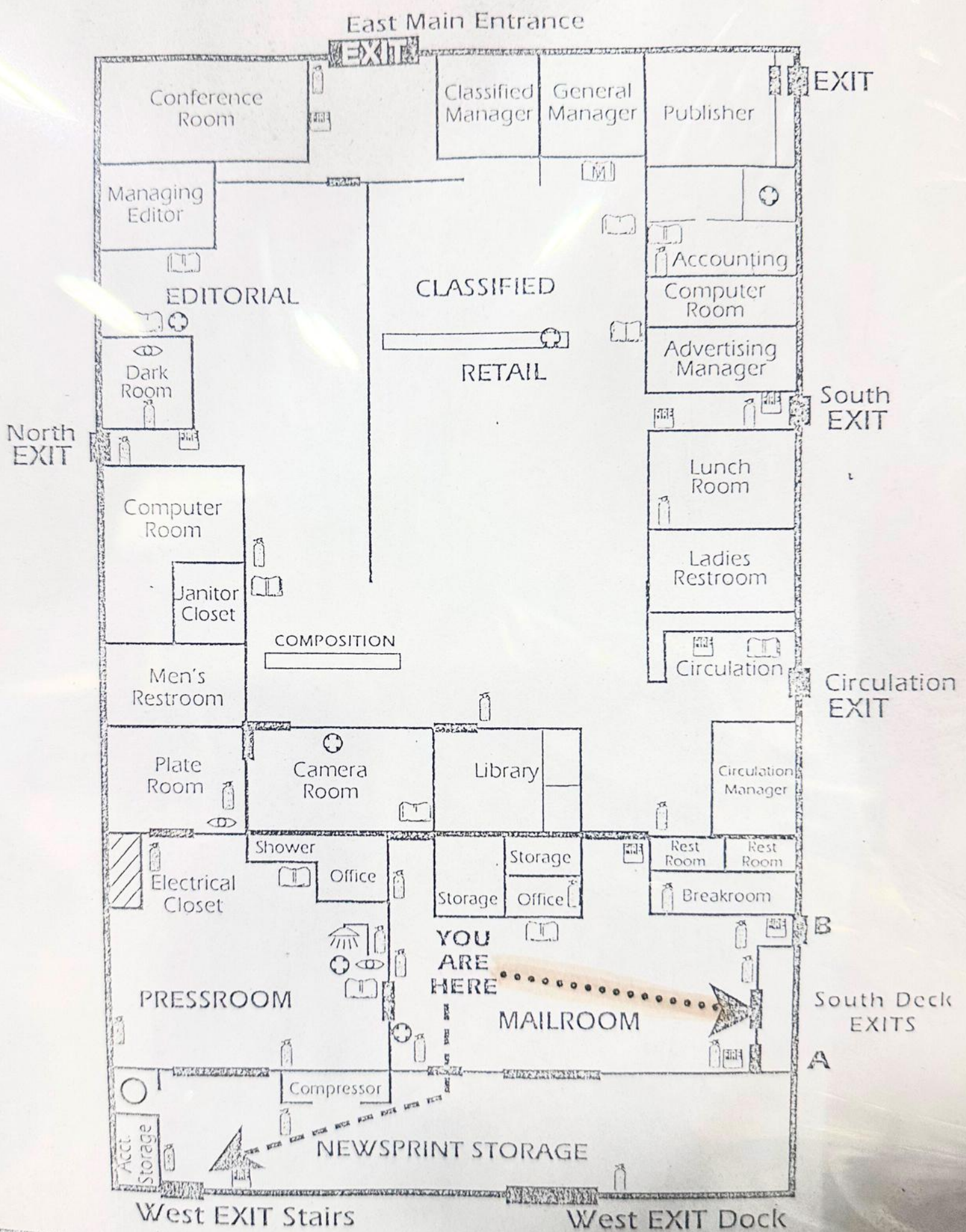
This district includes land which is used primarily for retail businesses and other nonindustrial commercial establishments which serve the entire community and its visitors.

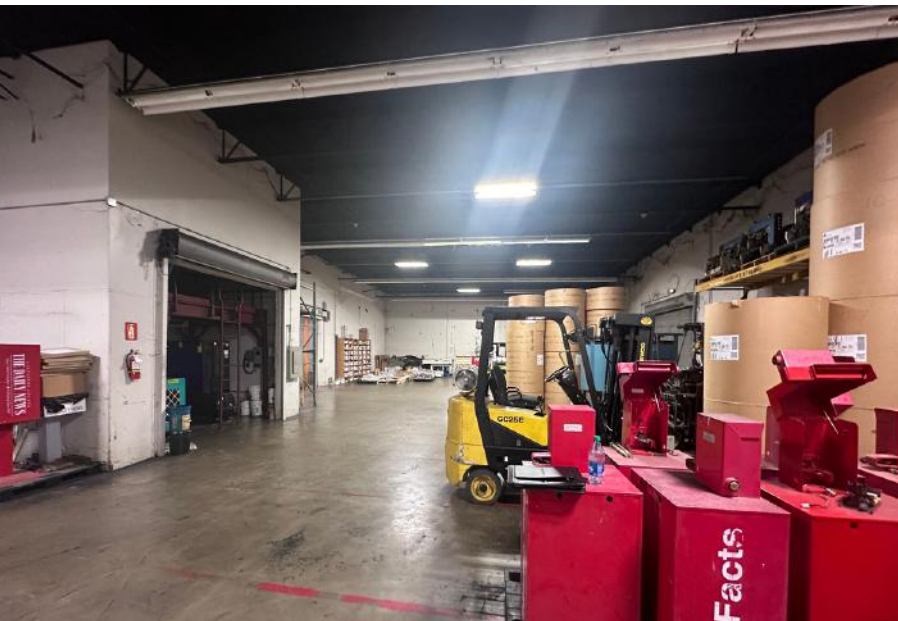
APPROVED USES

- HVAC, plumbing, electrical supply/service
- Automobile and boat repair/sales
- Carpenter/cabinetry, sheet metal,
- Service station
- Storage warehouse
- Veterinary clinic or boarding kennel
- Wholesale warehouse
- Hotel, convention center
- Parking lot
- Home Improvement store

PARCEL MAP









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