

7325 FM 2004

7325 FM 2004 | Hitchcock, TX | US | Galveston County

Available SF: 35,340 | Lease Rate: \$9.84 | Lease Terms: Triple Net | Sale

Price: \$2,250,000



Property and Area Description

35,340 SF Clear Span Warehouse Situated on 5.08 Acres. Clear Height of 45 Feet. Attractive Location Strategically Located Near the Port of Galveston. Fully Stabilized Yard. Located In Foreign Trade Zone. 12 Month Net Absorption Of 2.3MM SF Showcasing a Healthy Market. Demand Heavy Power: 600 Amp | 480V | 3-Phase. Class C Building. City Freeport Exemption available.

Population



703

1 Mile Radius

10,274

3 Mile Radius

40,220

5 Mile Radius

Source: ESRI®, 2024

Households



242

1 Mile Radius

3,996

3 Mile Radius

15,500

5 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: FM 2004 (0 mi.)

Nearest Interstate: I-45 (6 mi.)

Nearest Airport: Scholes International (18 mi.)

Nearest Commercial Airport: Hobby International (30 mi.)

Rail Served: No

Rail Served By: Unknown

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: CenterPoint Energy

Natural Gas: LPG Gas located at adjacent property

Water: City of Hitchcock

Sewer: City of Hitchcock

Telecommunications: XFINITY/Comcast

Building Type:	Industrial
Available SF:	35,340
Total SF:	35,340
Number of Stories:	1
Ceiling Peak:	45 Ft.
Expandable:	Yes
Zoning:	Industrial
Site Size:	5.08 Acres
Year Built:	1962
Specialty Features:	Featured Property
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$2,250,000
Sale Price Note:	Seller financing available
Lease Rate:	\$9.84
Lease Terms:	Triple Net
Last Updated:	Apr 11, 2025

Economic Development Contact

Lance LaCour

Hitchcock Economic Development Corporation

8115 Hwy. 6, Suite 201

Hitchcock, TX 77563

(409) 502-7331 | EconDir@cityofhitchcock.org

Realtor/Owner Contact

Hunter Stockard

Partners

713 316 7026 |

hunter.stockard@partnersrealestate.com

Property Images



ArcGIS Web Map



4/5/2025, 8:26:10 AM

FloodZones

X

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

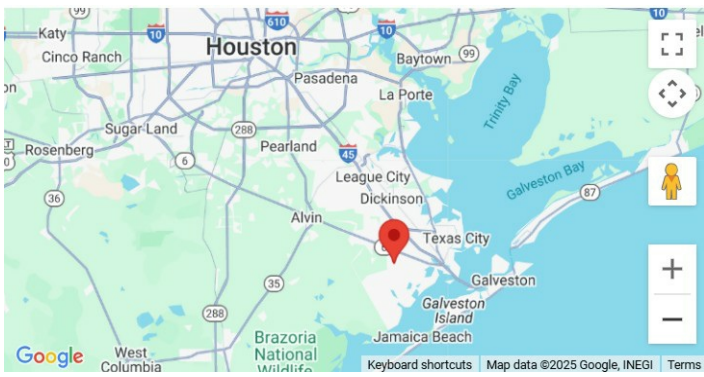
Address Parcels

00.020.040.08mi

00.030.070.13km

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Web AppBuilder for ArcGIS



Lance LaCour, CEcD | Executive Director | Hitchcock Economic Development Corporation
8115 Hwy. 6. Suite 201 | Hitchcock, TX 77563 | (409) 502-7331 | econdir@cityofhitchcock.com