



100 Baker Lane
Robinson, TX 76706

OFFERED AT

\$450,000



Investment Potential

This versatile building, originally a car wash, offers the perfect canvas for your entrepreneurial vision. With a sturdy brick exterior and a durable metal roof, this property exudes durability and character. "This commercial property is strategically located in an area with a robust and growing population. According to recent census data and local economic reports, this area is projected to see a 5% population growth over the next five years, indicating a positive outlook for businesses seeking to establish a long-term presence." Situated on a high-traffic corner lot, this property offers excellent visibility and accessibility for businesses seeking a strategic location. The brick exterior and metal roof not only provide durability but also lend a timeless aesthetic that can be customized to suit your brand's identity. Ample space for expansion, parking, or landscaping to enhance the property's curb appeal. While the property started as a car wash, it can easily be repurposed for various commercial endeavors. This property is a blank canvas, awaiting your creative touch. Customize the interior layout and design to match your business needs and branding. Whether you're an investor looking for a profitable redevelopment project or an entrepreneur seeking a prime location to establish your business, this property offers great investment potential. Benefit from essential city services, including utilities and infrastructure, to support your business operations.

PROPERTY FEATURES

- ✓ .71 Acres
- ✓ Turn into a Fast Drive-Thru
- ✓ Change to an Eatery
- ✓ Change to Office Space
- ✓ Change into Auto Serv. Ctr
- ✓ Brick Exterior
- ✓ Change into Retail Store
- ✓ Metal Roof
- ✓ Change into Warehouse



Elizabeth Bays / Broker Associate
elizabethbays@gmail.com
License #549775

Broker
RE/MAX
254-776-8100
1508 N. Valley Mills Dr.
Waco TX, 76710
www.elizabethbays.com



254-405-0117