

# VERSATILE FLEX PROPERTY: PRIME OPP!

214 SCHOOL STREET, WINFIELD, TX 75493

FOR SALE: \$850,000

PROPERTY SUMMARY | OFFICE BUILDING



## PROPERTY DESCRIPTION

- Versatile flex facility spans 37,821 sq ft on 4.74 acres in Winfield, TX.
- Main building features multiple offices, rooms, science lab, cafeteria, storage, and more!
- Premium Gymnasium that features a full basketball court or volleyball, full concession stand, bleachers, locker rooms, storage, offices, and bathrooms.
- Spacious building suits various uses like manufacturing, warehouse, distribution, medical, institution, rehabilitation,
- Explore growth potential with adaptable structures and ample land.
- Flexible outdoor space allows for parking, storage, expansion, or revision.
- Ideal for investment or as a functional business space in between Dallas and Mt. Pleasant area.

## LOCATION DESCRIPTION

Former Winfield Elementary School, occupying 4.7 acres, is positioned between I-30 and Hwy 67, in close proximity to various local retailers and restaurants.

## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	12,598 SF
Building Size:	37,821 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	51	1,415	11,869
Total Population	130	2,719	27,957
Average HH Income	\$56,067	\$50,103	\$52,654

ADAM OLSEN

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LOCATION MAP | OFFICE BUILDING



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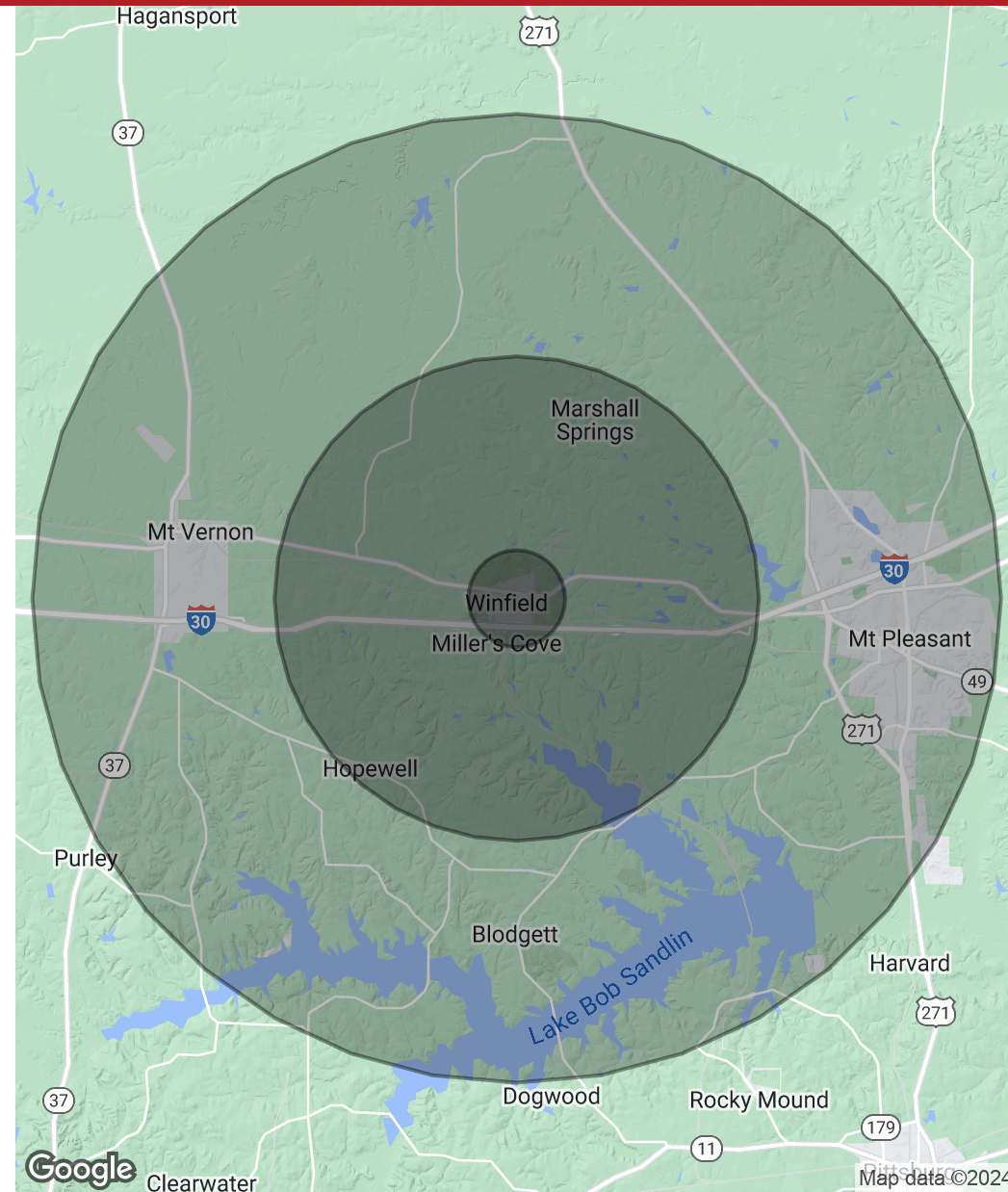
DEMOGRAPHICS MAP & REPORT | OFFICE BUILDING

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	130	2,719	27,957
Average Age	34.3	38.1	34.4
Average Age (Male)	36.2	39.8	33.7
Average Age (Female)	30.3	35.1	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	51	1,415	11,869
# of Persons per HH	2.5	1.9	2.4
Average HH Income	\$56,067	\$50,103	\$52,654
Average House Value	\$110,049	\$146,190	\$125,721

\* Demographic data derived from 2020 ACS - US Census



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