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PRICE

\$700,000



PSF

\$101



VACANT WHARTON INDUSTRIAL

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the property located at 2918 N. Richmond Road, Wharton, Texas (the "Property"). The Property is currently unoccupied and priced well below replacement cost at \$101 PSF.

The Property sits on 2.63 Acres of land, which comes out to just \$6.11 PSF on the land cost. That much land allows an owner-user or investor many options on what to do with the site. There is a lack of industrial and office supply in the immediate area. Within 3 miles of this site, there is just under 300,000 SF of industrial and office with 98.1% occupancy.



PRICED WELL BELOW
REPLACEMENT COST



LARGE 2.63 ACRE
PARCEL



EXCELLENT VISIBILITY &
INGRESS

