

# ONLINE AUCTION



## PRIME ±2,400 SF RETAIL PROPERTY ON ±1.64 ACRES IN THE HEART OF CROCKETT

120 NW 304 Loop, Crockett, Texas 75835

FRE Auctions and Compass are pleased to present the Online Classic Auction for a beautifully renovated, move-in-ready commercial building positioned on one of Crockett's most visible and trafficked corridors.

### PROPERTY HIGHLIGHTS

- **Two sets of commercial restrooms** — ready to serve both customers and staff
- **Multiple private offices** — ideal for consultations, administrative use, or management
- **Dedicated storage room** — keeping your operation organized behind the scenes
- **24-hour access** with a security system and tenant-controlled HVAC
- **Large gravel parking lot & a paved circle driveway** — easy in, easy out for customers
- **Covered entry** adding curb appeal and shelter
- **RV hookups on site** — a rare bonus with income potential or operational convenience
- **Pylon sign** for high-visibility branding along the loop



*This ±2,400-square-foot single-story retail property has been upgraded with custom wood wall paneling, LED lighting, and solid wood doors, delivering a warm, professional atmosphere that makes a strong first impression on every customer who walks through the door.*

*The open-concept floor plan with 10-foot ceilings gives your business the flexibility to configure the space exactly how you need it; whether you're envisioning a multifamily development or RV park, a medical or wellness clinic, a nursing home, or a neighborhood business.*

**STARTING BID:**  
**\$149,000**

Suggested Value:  
**\$299,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

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