



INDUSTRIAL MECHANIC SHOP



For Sale

\$1,425,000

11468 Black Jack Rd, Cumby, TX 75433

SALES TEAM

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PROPERTY OVERVIEW:

DESCRIPTION:

Positioned on the service road facing I-30, this plug-and-play, 2nd generation mechanic shop offers excellent highway frontage and high visibility. These features make it an ideal opportunity for automotive, motorcycle, or specialty repair services. **The two mechanic shops**, built in 2022 and 2023, offer 4,960 SF of garage space, multiple buildings, and ample lot space for equipment, parking, or future expansion. **With no city zoning restrictions**, this property can be acquired for any purpose, offering unmatched versatility and value-add potential. Its expansive frontage ensures visibility and accessibility to over 100,000 vehicles per day. Additionally, the **2,809 SF single-family residence**, built in 1973, provides on-site living potential and more financing options to potential buyers. The growing demand for service-based businesses in the area further enhances this property's appeal.

HIGHLIGHTS:

- **Property Type:** Industrial/Commercial Mechanic Shop + Single-Family Residence
- **Size:** ± 7,709 SF total – includes:
 - Mechanic Shop:** 4,900 SF with 7 overhead doors (1 at 14x10, 3 at 12x10, 3 at 10x10)
 - Single-Family Residence:** 2,809 SF
- **Growing East Texas Market:** Cumby's location near Sulphur Springs makes it ideal for business expansion.
- **Includes:** Many essential **furniture, fixtures, and equipment (FFE)** needed to operate a mechanic business (detailed list available upon request).



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DEMOGRAPHICS (3 MILE RADIUS)



Average Household Income:
\$75,052



Projected Annual Growth
2024 - 2029: 7.2%



Median Age: 44



Buying Power \$77.8M in total
spending within 10 minutes, with
8.2% projected growth over the
next 5 years

ABOUT THE AREA:

Cumby, TX, is a growing community strategically located near I-30 in East Texas. The area benefits from:

➤ **Small-Town Charm:** A close-knit population of approximately 800 residents in a business-friendly environment.

➤ **Strategic Location:** Proximity to major highways provides convenient access to larger regional markets.

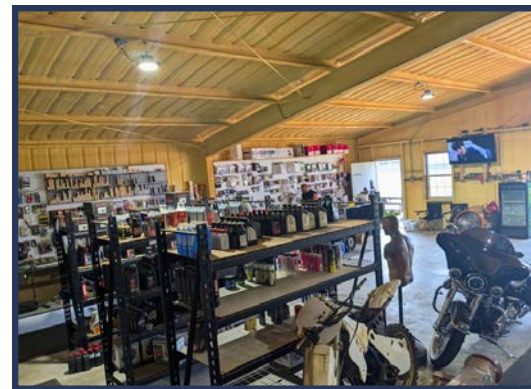
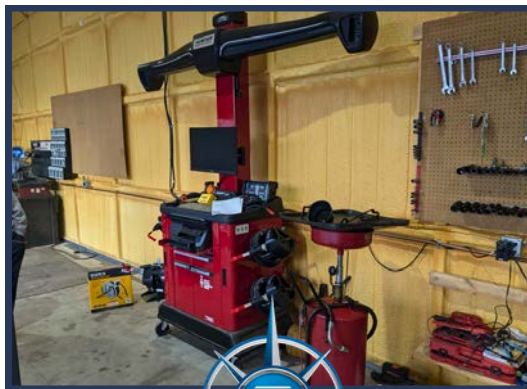
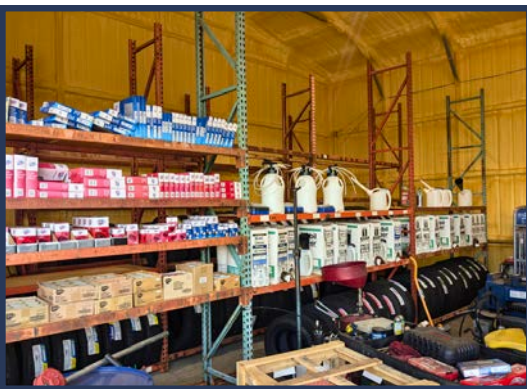
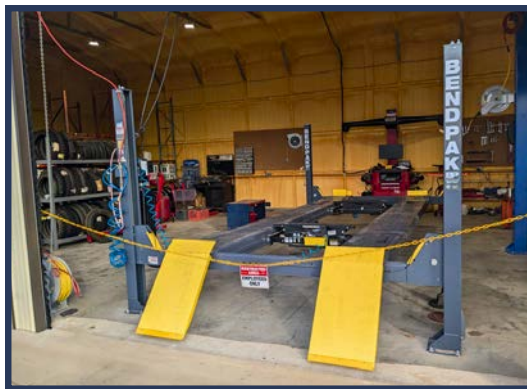
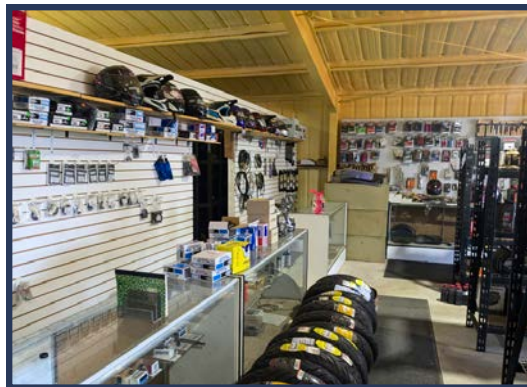
➤ **Flexible Zoning:** No city zoning restrictions make Cumby an attractive location for business ventures.

For Sale

Industrial Mechanic Shop

PHOTOS

\$1,425,000



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