

FOR SALE

1010 TX-21 West – San Augustine, TX

CPRE
COMMERCIAL

SPACE FEATURES:

- 2nd Generation Freestanding QSR with Drive-Thru
- Equipment Available
- On the west side of San Augustine on heavily trafficked State Hwy 21
- Ample Parking with Great Visibility
- Pylon and Fascia Signage, Outdoor Seating
- Multiple Entrances / Exits



**FOR MORE
INFORMATION
PLEASE CONTACT:**

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[www.commercial.cpre.com/
properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

**BUILDING SQUARE
FOOTAGE:**

Approximately 2,000 SF

PARKING:

Ample Front, Side and Rear
Surface Lot Parking

LIST PRICE:

\$299,000.00

PROPERTY HIGHLIGHTS

- + QSR with hood/grease trap and Drive Thru
- + Underserved Market
- + Approximately 125' of Highway Frontage
- + 20,000+ VPD at nearest intersection of State Hwy 21 and US Hwy 96 (less than 350 feet away)
- + Building Pylon and Fascia Signage Opportunities

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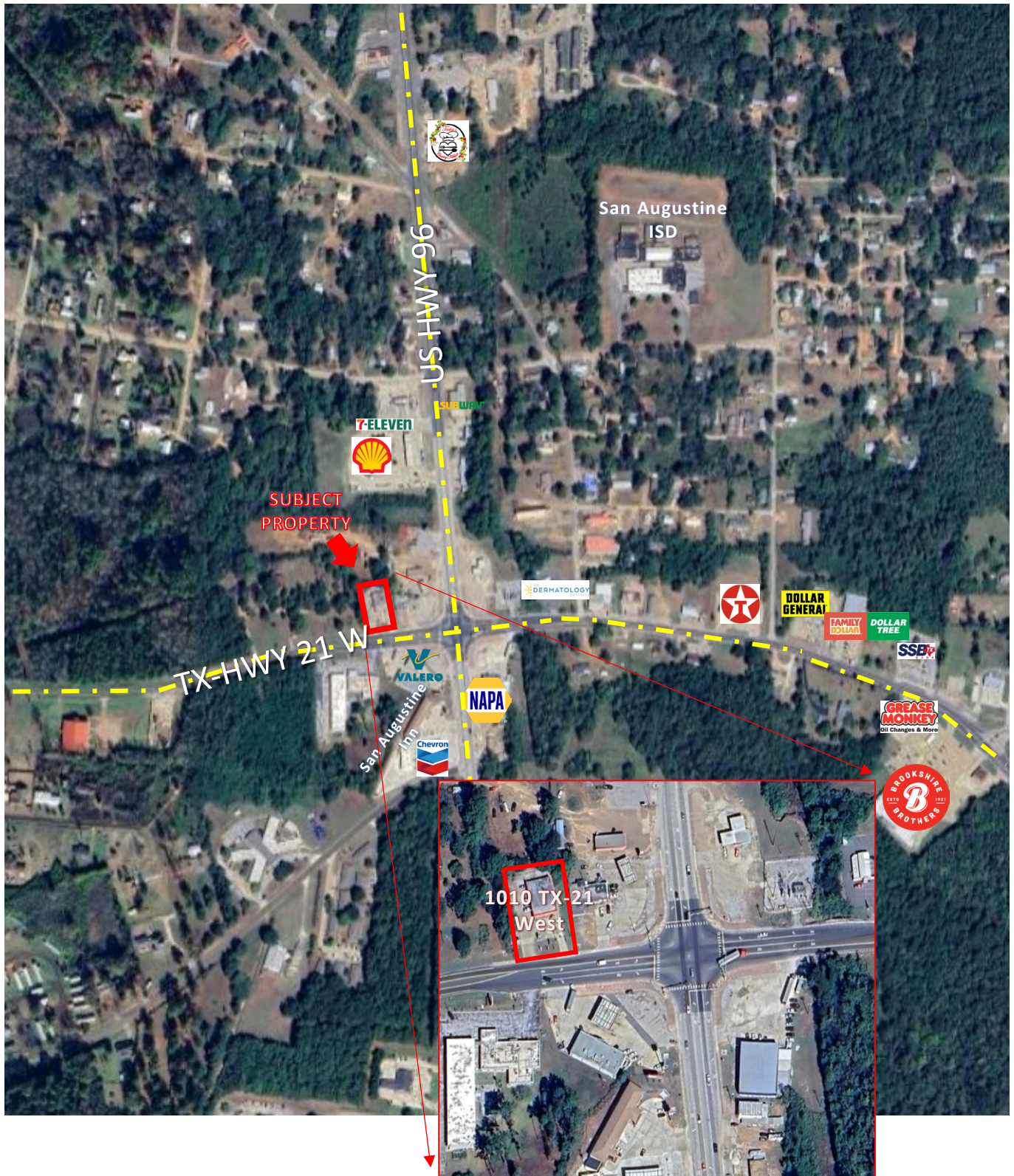


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