



**FOR SALE**

**2209 Highway 3, Dickinson TX 77539**

**DICKINSON | TX**

### Property Description

The subject property is a 1,089 SF freestanding building on Highway 3, between 22nd and 23rd Street in Dickinson, TX. Recently renovated, the building is fully leased, providing stable cash flow and a turn-key investment opportunity. The layout features three self-contained suites, each with its own restroom, built-in sink with cabinetry, and dedicated storage closet—an ideal configuration for long-term tenant retention in salon, medical, wellness, or professional uses. A utility room with washer hookup adds operational convenience. Centrally located with excellent accessibility, this property offers investors a compact, income-producing asset in a growing market.

### Highlights

**Asking Price: \$247,500**

**Building Size: 1,089 SF**

**Lot Size: 5,500 SF**

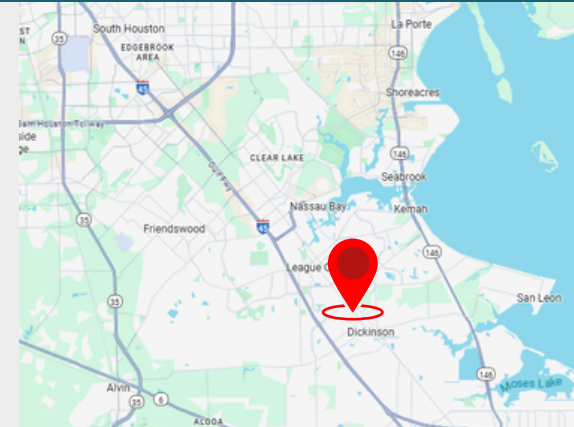
**Parcel ID: 5182-0099-0003-001**

**Flood Zone: X500**

**Type: Office / Retail**

**Year Built: 1974**

**Cap Rate: 6.9%**



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