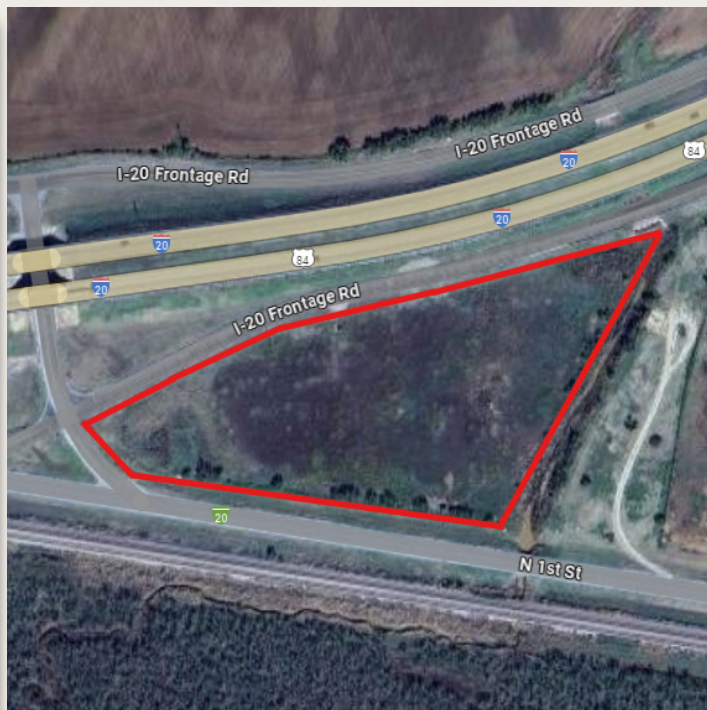
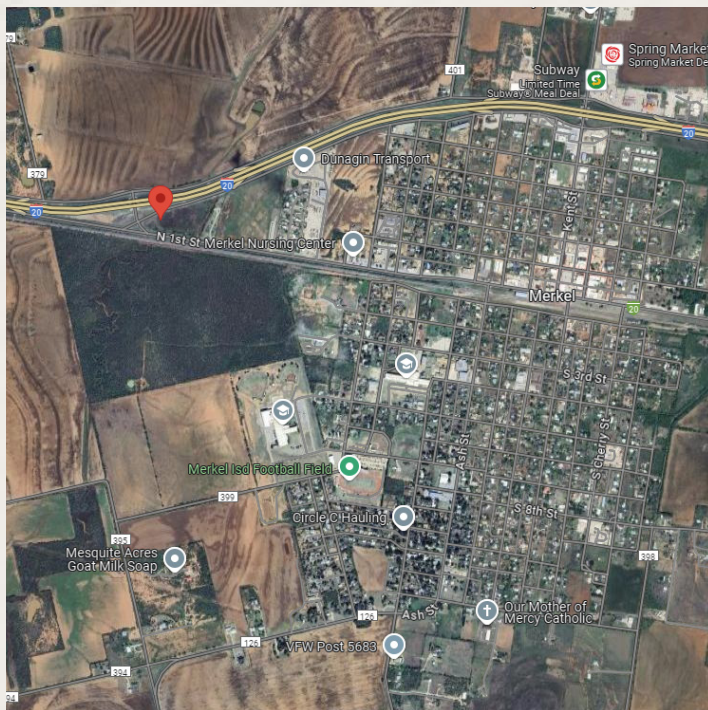


# FOR SALE ~ 6.33 ACRE HARD CORNER COMMERCIAL TRACT

LOCATED ON I-20 | MERKEL, TX 79536



**LOCATION:** This property is located at the hard corner of I-20 (N 7th St) & I-20 Business (N 1st St)

**SIZE:** Approximately 6.33 Acres

**FRONTAGE/ ACCESS:** Property may be accessed from either I-20 or I-20 Business

**UTILITIES:** Water & Electricity

**ZONING:** Commercial

**TOPOGRAPHY:** Flat

**FLOOD HAZARD:** A portion of the property does reside in the FEMA Floodplain

**SCHOOL DISTRICT:** Merkel ISD

**JURISDICTION:** City of Merkel

**PRICE:** Contact Broker for Pricing

**COMMENTS:** Great commercial site for a Gas Station / C-Store developer. Other possible uses could be industrial or storage.

**CONTACT  
FOR PRICING**

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