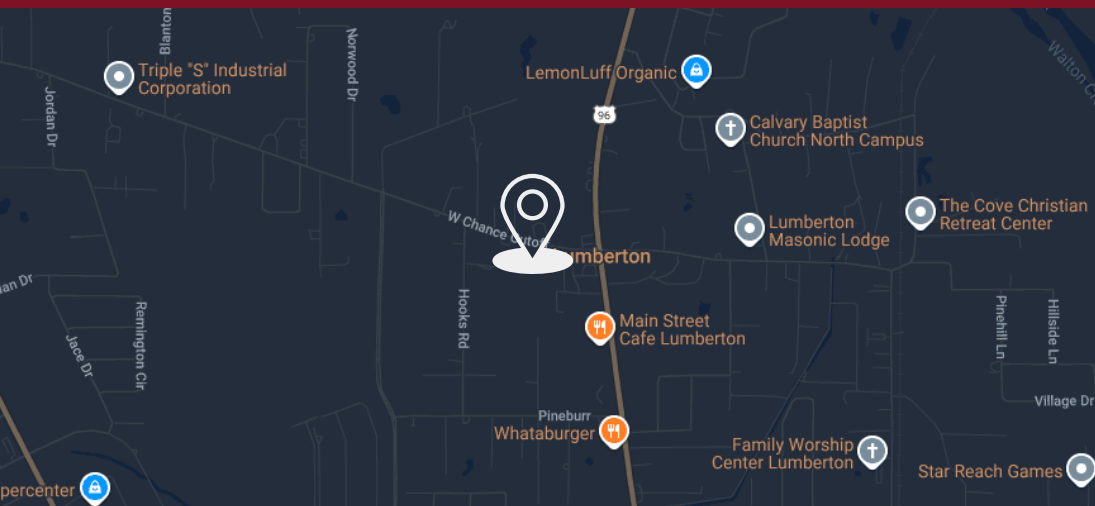


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W CHANCE CUTOFF
LUMBERTON, TX 77657



CENTRAL LUMBERTON | HIGH TRAFFIC



CONTACT

Noah Jorgensen, Sales Agent
409.350.4127
noah@brandrealtyllc.com
Lic. #823489

Brand Realty LLC
409.866.7315
sales@brandrealtyllc.com
Lic. #9006275

PROPERTY HIGHLIGHTS

- ±800 SF Space
- Recently Renovated
- Office + Open Area
- Private Restroom
- C-2 Commercial
- Utilities in Place
- 3-6 Parking Spaces
- 1-Year NNN Lease



Brand Realty LLC
1010 Magnolia Trce
Silsbee, TX 77656
409.866.7315

55

W CHANCE CUTOFF
LUMBERTON, TX 77657

AREA MAP



Noah Jorgensen, Sales Agent
409.350.4127
noah@brandrealtyllc.com
Lic. #823489

Brock Badger, Broker
409.866.7315
brock@brandrealtyllc.com
Lic. #585610

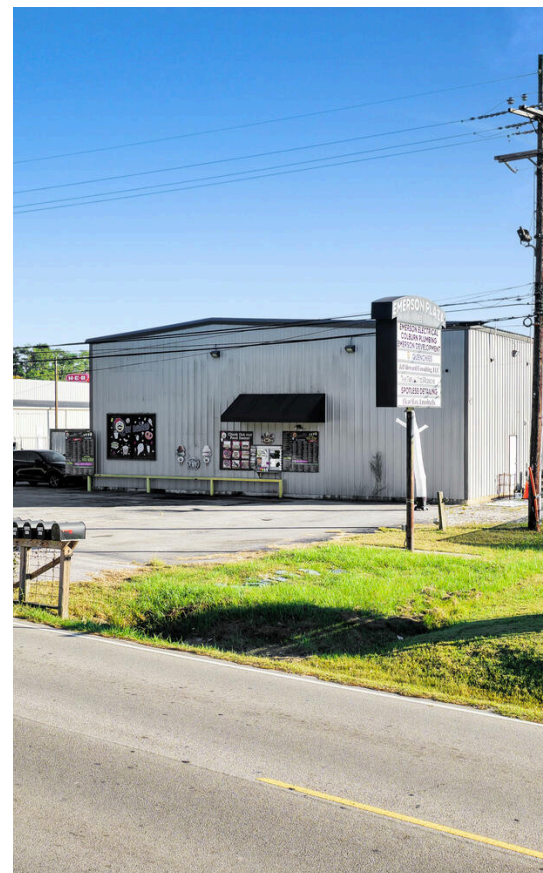
BR Brand Realty

BRANDREALTYLLC.COM

Formerly operated as a wash-and-fold laundry, this ±800 SF commercial space offers outstanding flexibility for small business owners seeking an efficient, move-in-ready location.

The building includes a finished office, private restroom, and an open warehouse or work area suitable for customer-facing or operational uses. Recently renovated, the layout allows for an easy build-out to suit a variety of business concepts. Zoned C-2 Commercial and served by electric, water, and sewer through Lumberton MUD, the property supports office, retail, service, contractor, storage, or light assembly uses.

On-site parking for approximately 3 to 6 vehicles. Offered under a one-year NNN lease, providing a practical and affordable option for owner-operators.



LUMBERTON HIGH SCHOOL

Walmart



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