



# OFFERING MEMORANDUM

214 SCHOOL STREET  
WINFIELD, TX 75493

Versatile flex facility spans  
37,821 sq ft on 4.74  
acres in Winfield, TX.



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# PROPERTY SUMMARY

214 School Street Winfield, TX 75493

**SALE PRICE:** \$699,000

**YEAR BUILT:** 1972

**PROPERTY TYPE:** Industrial

**BUILDING SIZE:** 37,821 SF

**\$699,000** 12,598 SF

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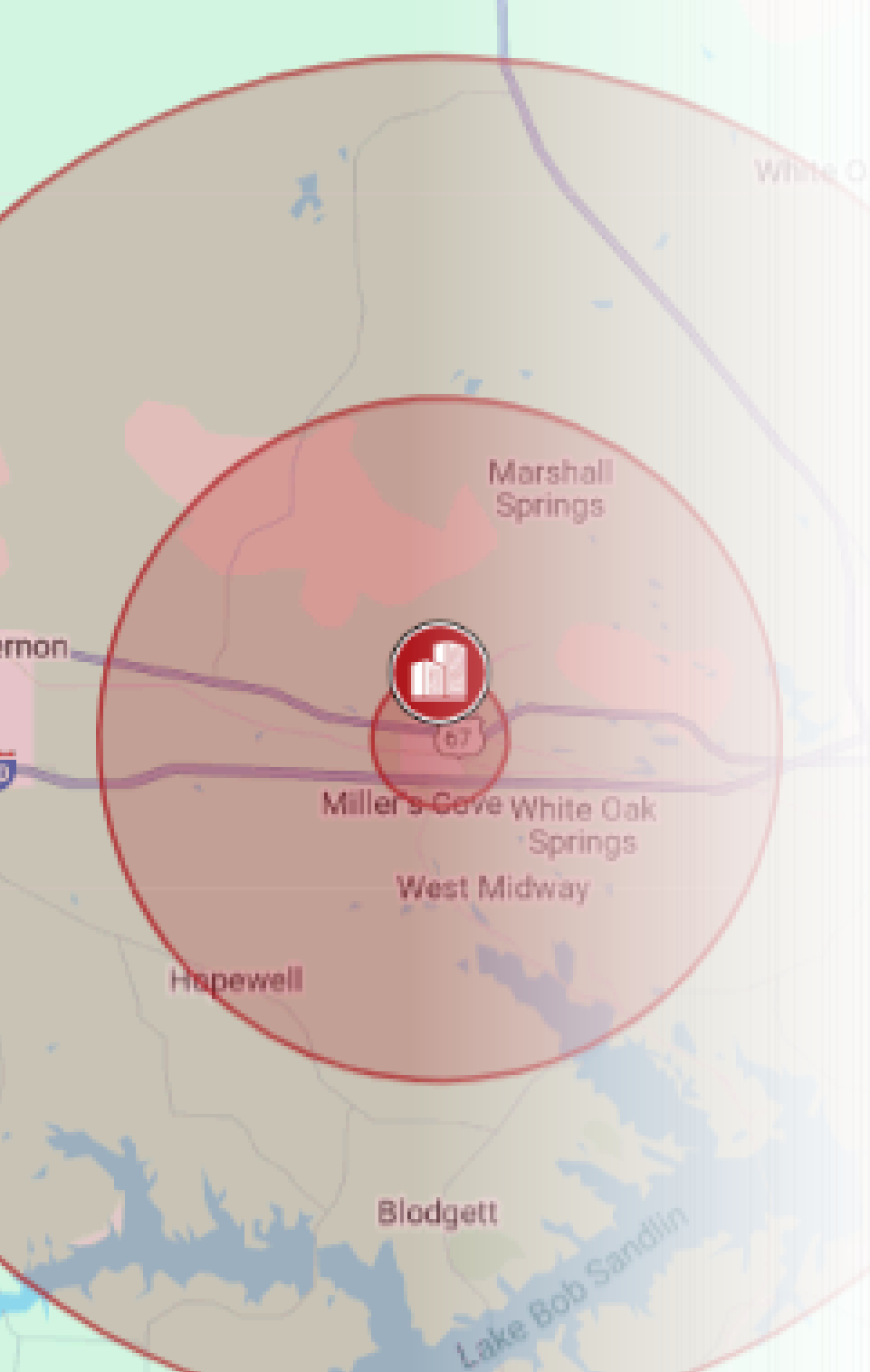


# PROPERTY HIGHLIGHTS

## Versatile Flex Property: Prime Opp!

- -Main building features multiple offices, rooms, science lab, cafeteria, storage, and more!
- -Premium Gymnasium that features a full basketball court or volleyball, full concession stand, bleachers, locker rooms, storage, offices, and bathrooms newly built in 2009.
- -Spacious building suits various uses like manufacturing, warehouse, distribution, medical, institution, rehabilitation,
- -Explore growth potential with adaptable structures and ample land.
- -Flexible outdoor space allows for parking, storage, expansion, or revision.
- -Ideal for investment or as a functional business space in between Dallas and Mt. Pleasant area.





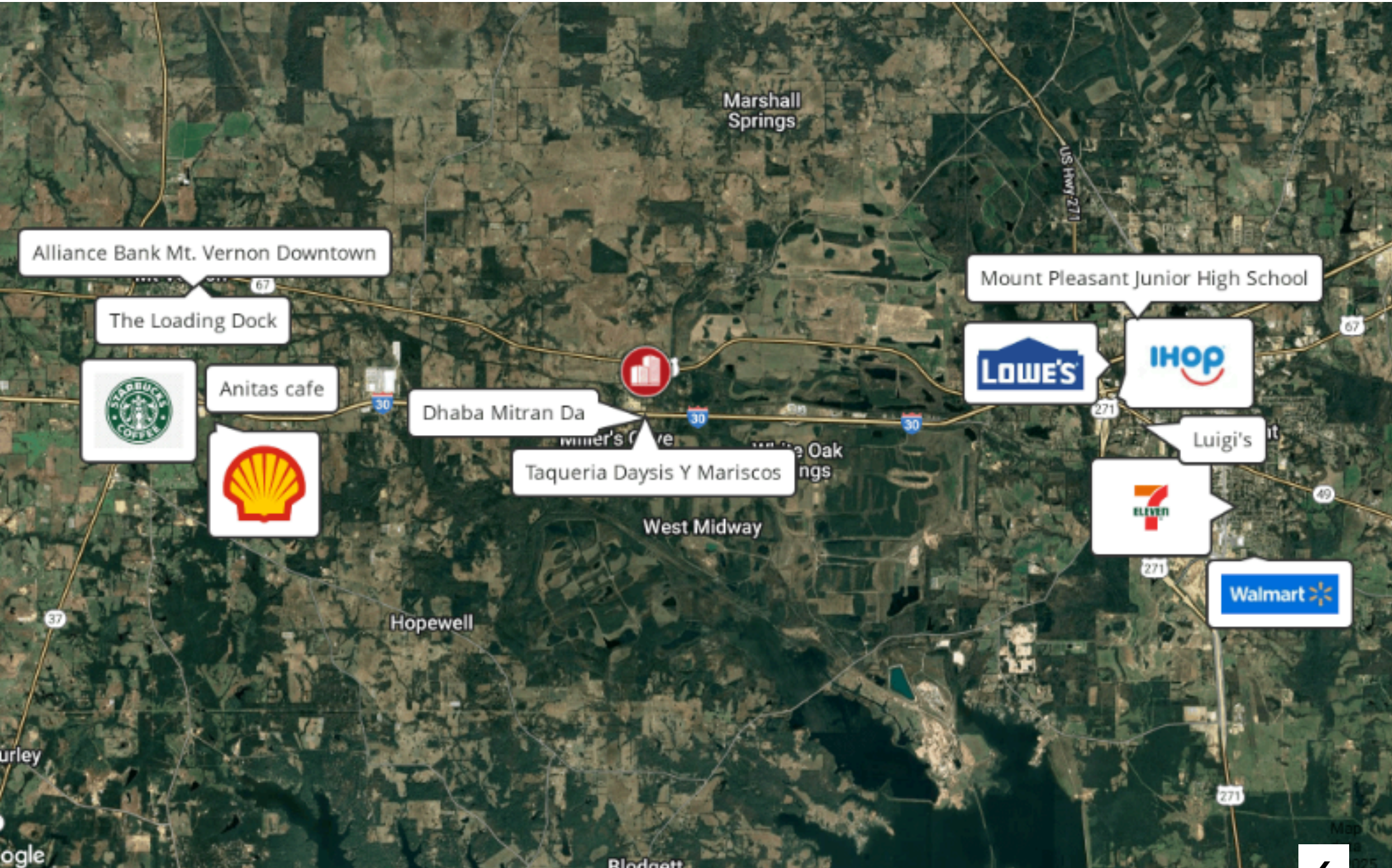
## AREA OVERVIEW

Former Winfield Elementary School, occupying 4.7 acres, is positioned between I-30 and Hwy 67, in close proximity to various local retailers and restaurants.

	0.3 Miles	0.5 Miles	1 Miles
Total households	51	1,415	11,869
Total population	130	2,719	27,957
Persons per household	2.5	1.9	2.4
Average household income	\$56,067	\$50,103	\$52,654
Average house value	\$110,049	\$146,190	\$125,721
Average age	34.3	38.1	34.4
Average age male	36.2	39.8	33.7
Average age female	30.3	35.1	35.9



# RETAILER MAP





An aerial photograph of a large industrial property, possibly a school or government building, with a red outline. The property includes several large buildings, a paved area, and a grassy field. The background shows a line of trees and a clear sky.

# THE COMMERCIAL PROFESSIONALS

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