



Commercial-industrial building with residence

1393 N FM 1752, Savoy, TX 75479



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(817) 713-7777

Commercial-industrial building with residence

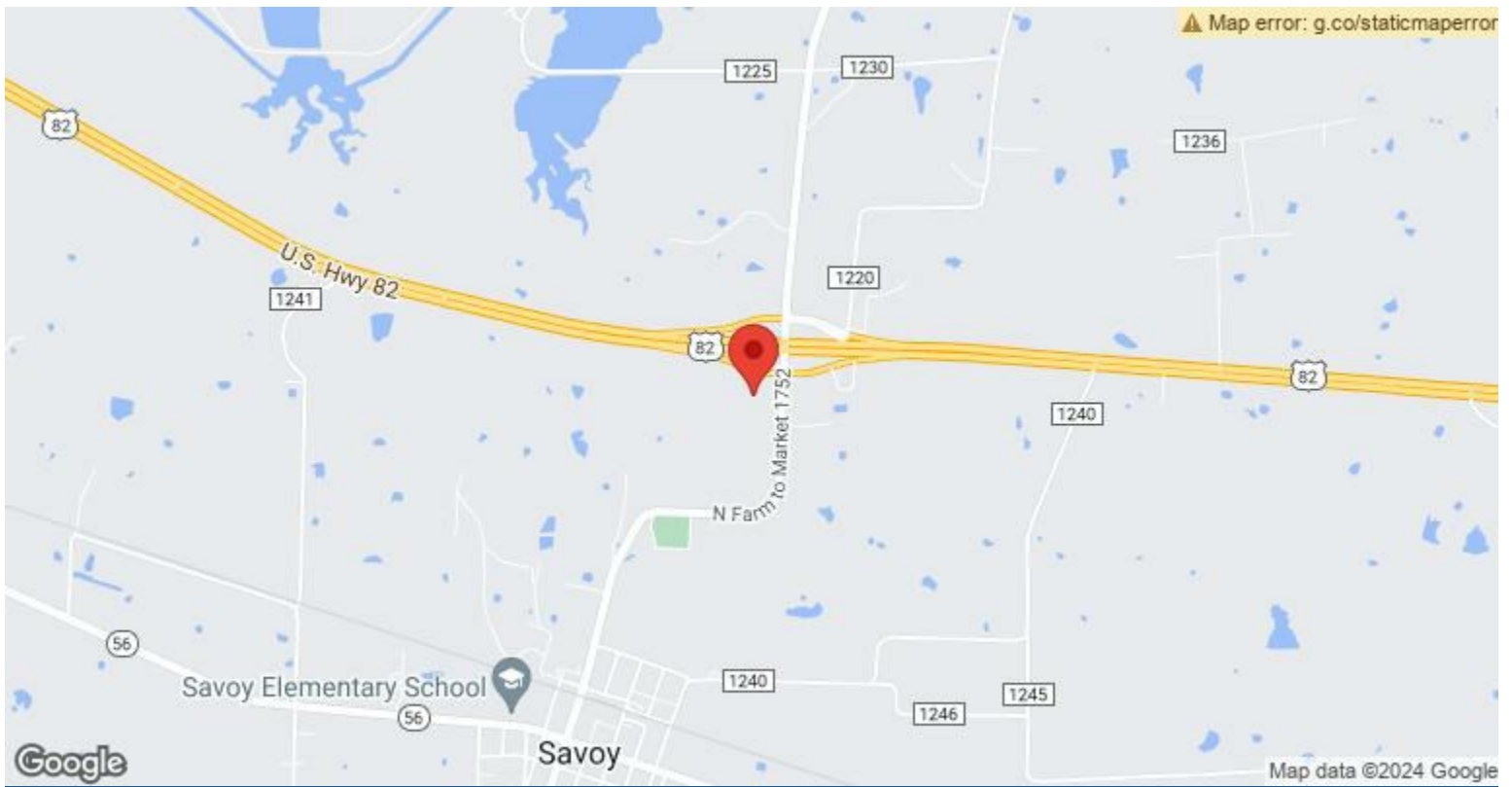
\$1,350,000

This commercial-industrial building with attached residence is positioned at the intersection of US highway 82 and FM 1752. Distance to Sherman, whose growth is due in part to its emergence as a semiconductor manufacturing hub, is only 16 miles. Denison, also part of the semiconductor corridor, is 15 miles. McKinney, a growing technology innovation hub, is 40 miles and Paris, 50 miles. The insulated metal building contains four large 14 feet wide by 16 feet tall sectional doors that provide access to 8,000 square feet of commercial space. The attached residence consists of 5...

- Positioned at the intersection of US highway 82 and FM 1752
- 8,000 square feet of commercial space
- 2,590 square feet residence consists of 5 bedrooms which could double as 5 private offices and a large common space downstairs



Price:	\$1,350,000
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Owner User
Lot Size:	6.96 AC
Rentable Building Area:	10,590 SF
Rentable Building Area:	10,590 SF
Sale Conditions:	[object Object]
No. Stories:	2
Year Built:	2021
Tenancy:	Single
Clear Ceiling Height:	16 FT
Zoning Description:	Unzoned
APN / Parcel ID:	000000128996



1393 N FM 1752, Savoy, TX 75479

Property Photos



Residence or Office Yard area



Residence or Office

Property Photos



Residence or Office



Residence or Office

Property Photos



Industrial/commericla space with residence or office



Industrial/commericla space with residence or office

Property Photos



Property with highways



Property with highways

Property Photos

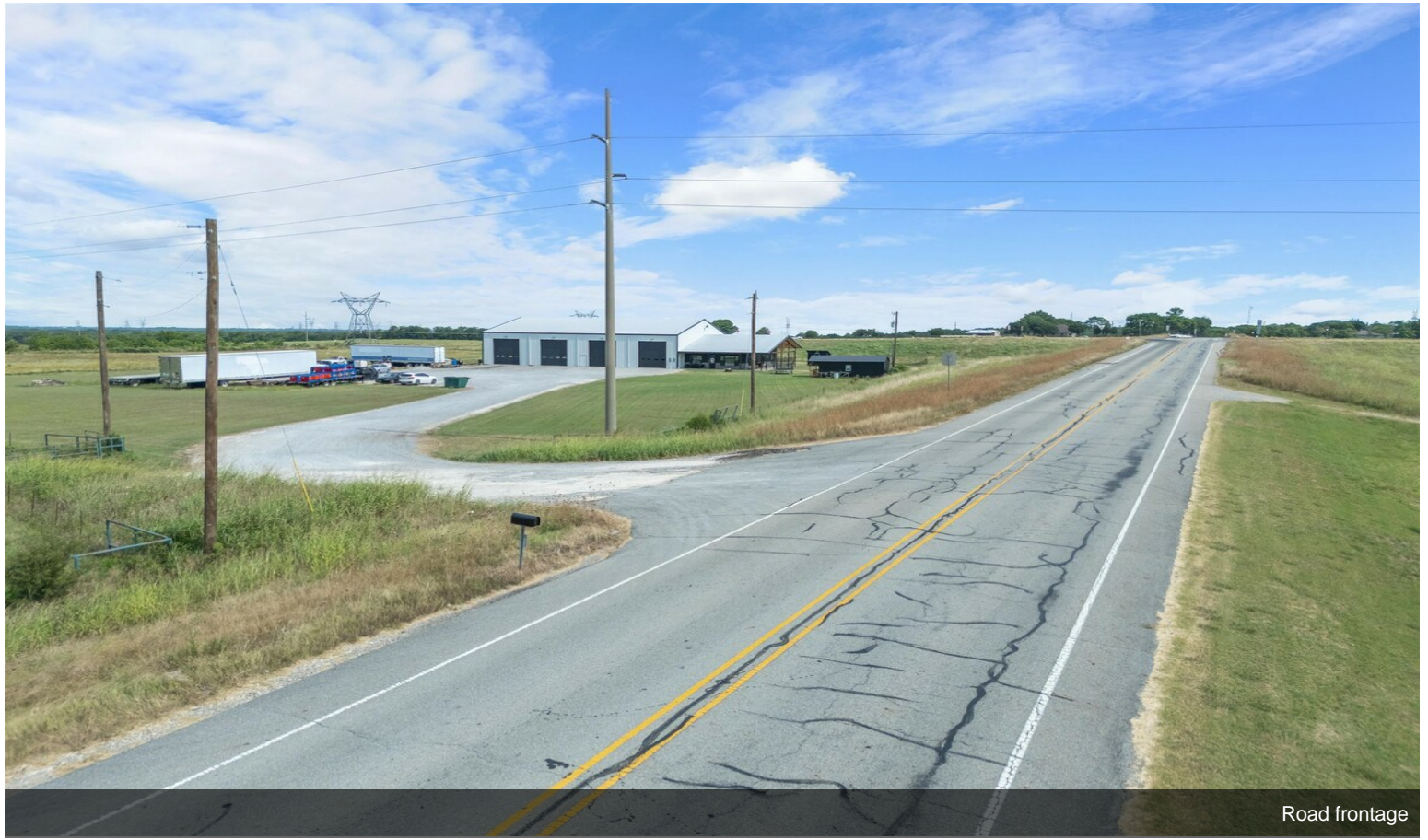


Property with highways



Property with highways

Property Photos



Road frontage



14-DJI_20240628104520_0885_D

Property Photos



15-DJI_20240628104523_0886_D



16-DJI_20240628104528_0887_D

Property Photos



Property Photos



Property with highways



Property with highways

Property Photos

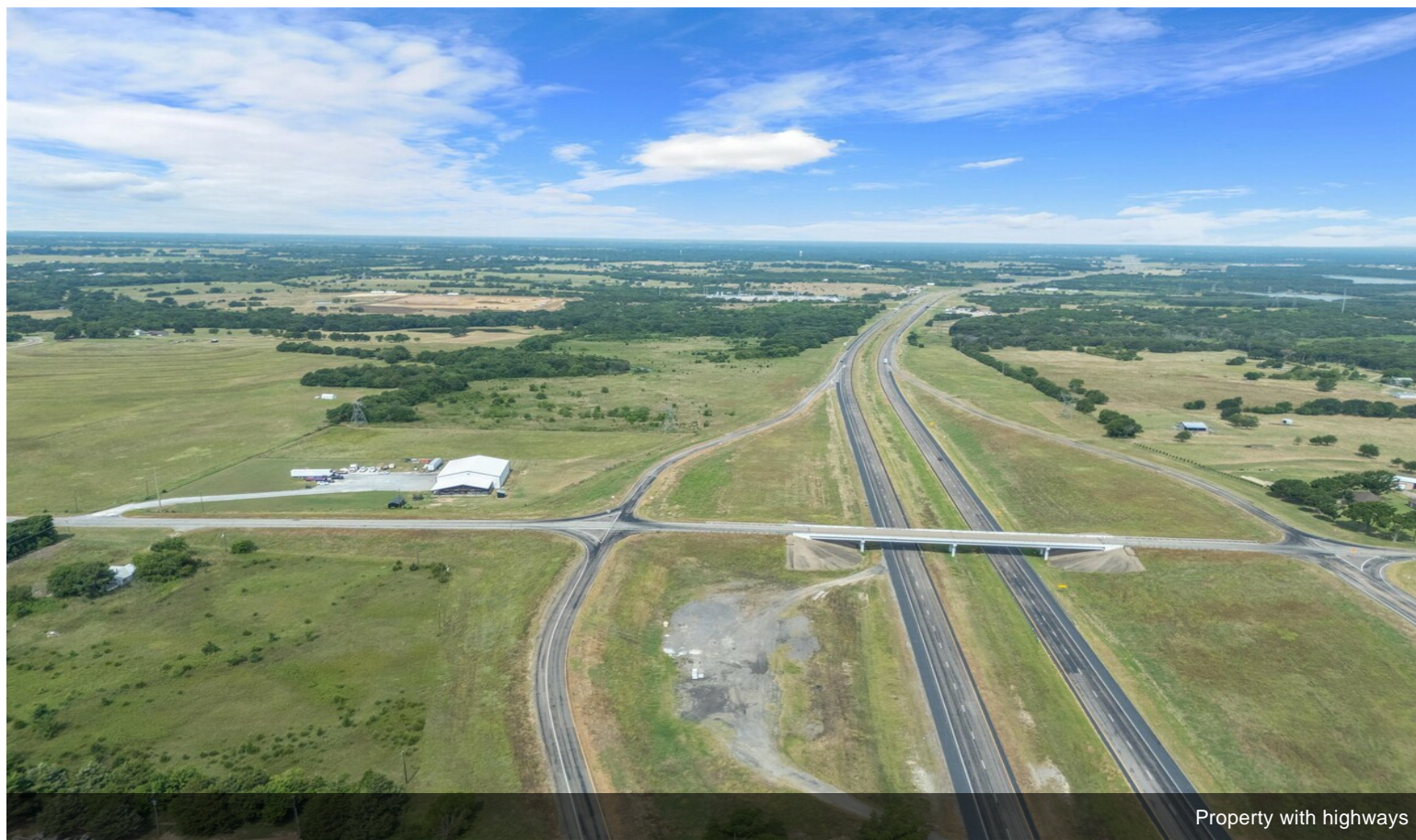


Property with highways



Property with highways

Property Photos



Property with highways



Residence or Office

Property Photos



Residence or Office



Residence or Office

Property Photos



Property with highways



Property with highways

Property Photos

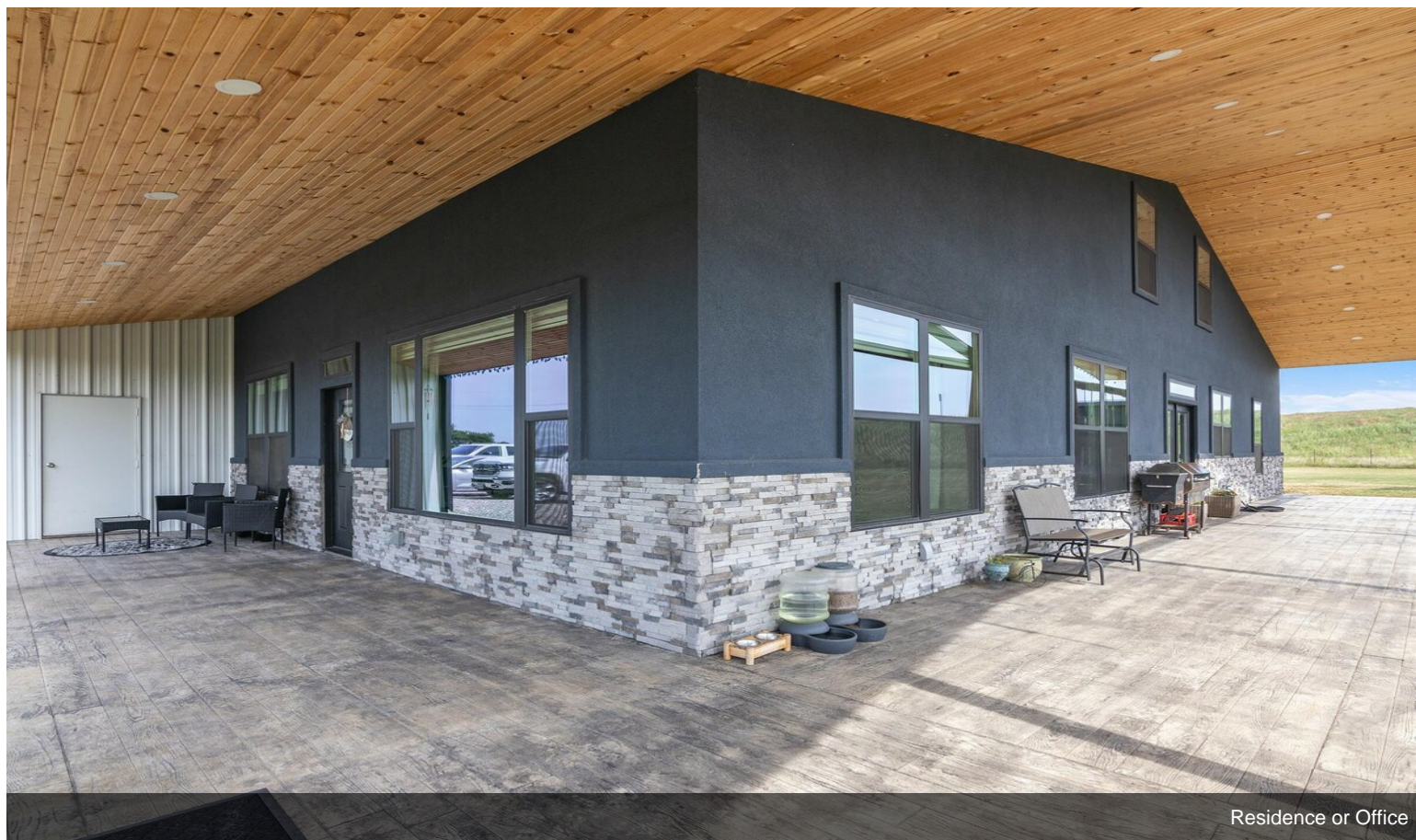


Residence or Office

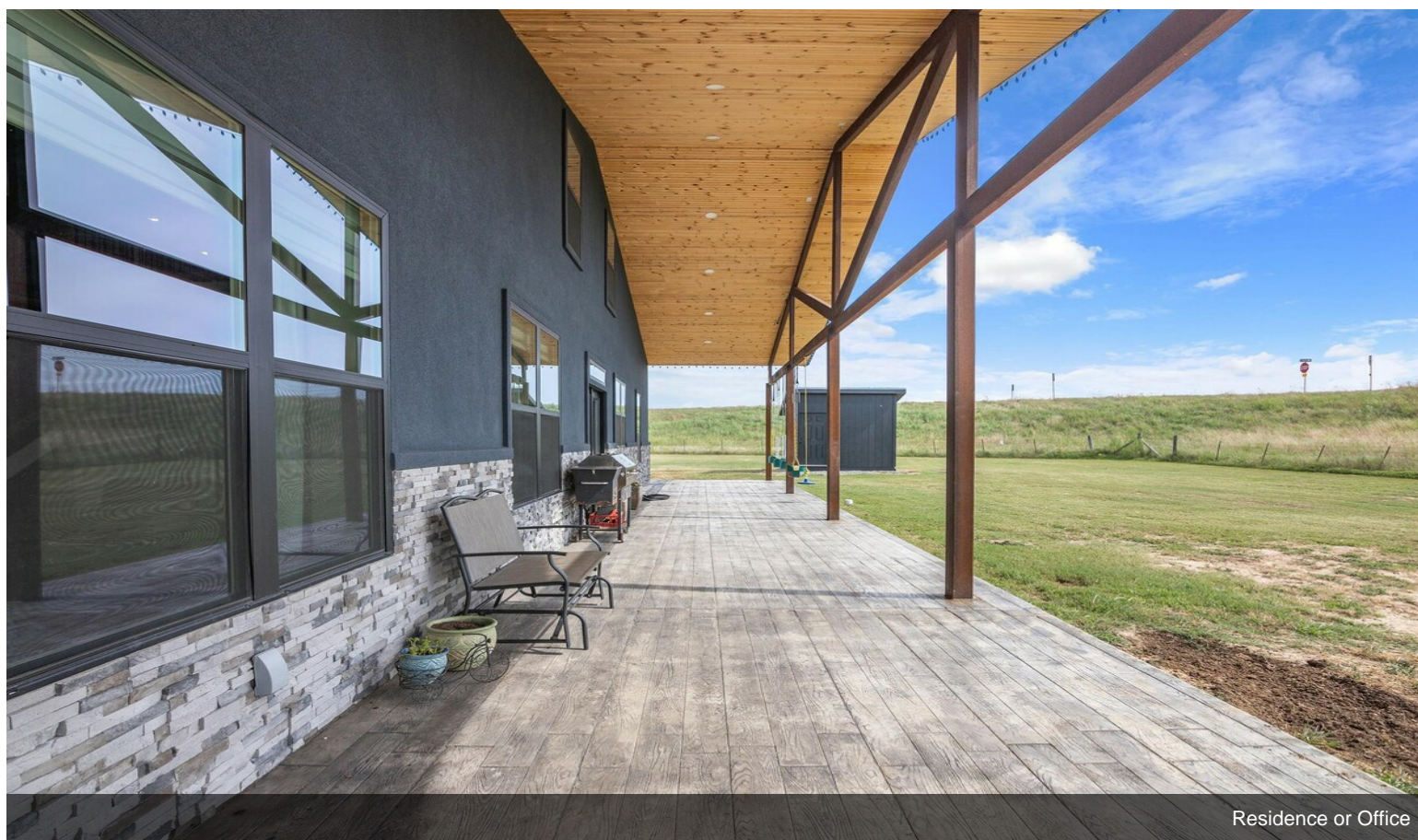


Residence or Office

Property Photos



Residence or Office

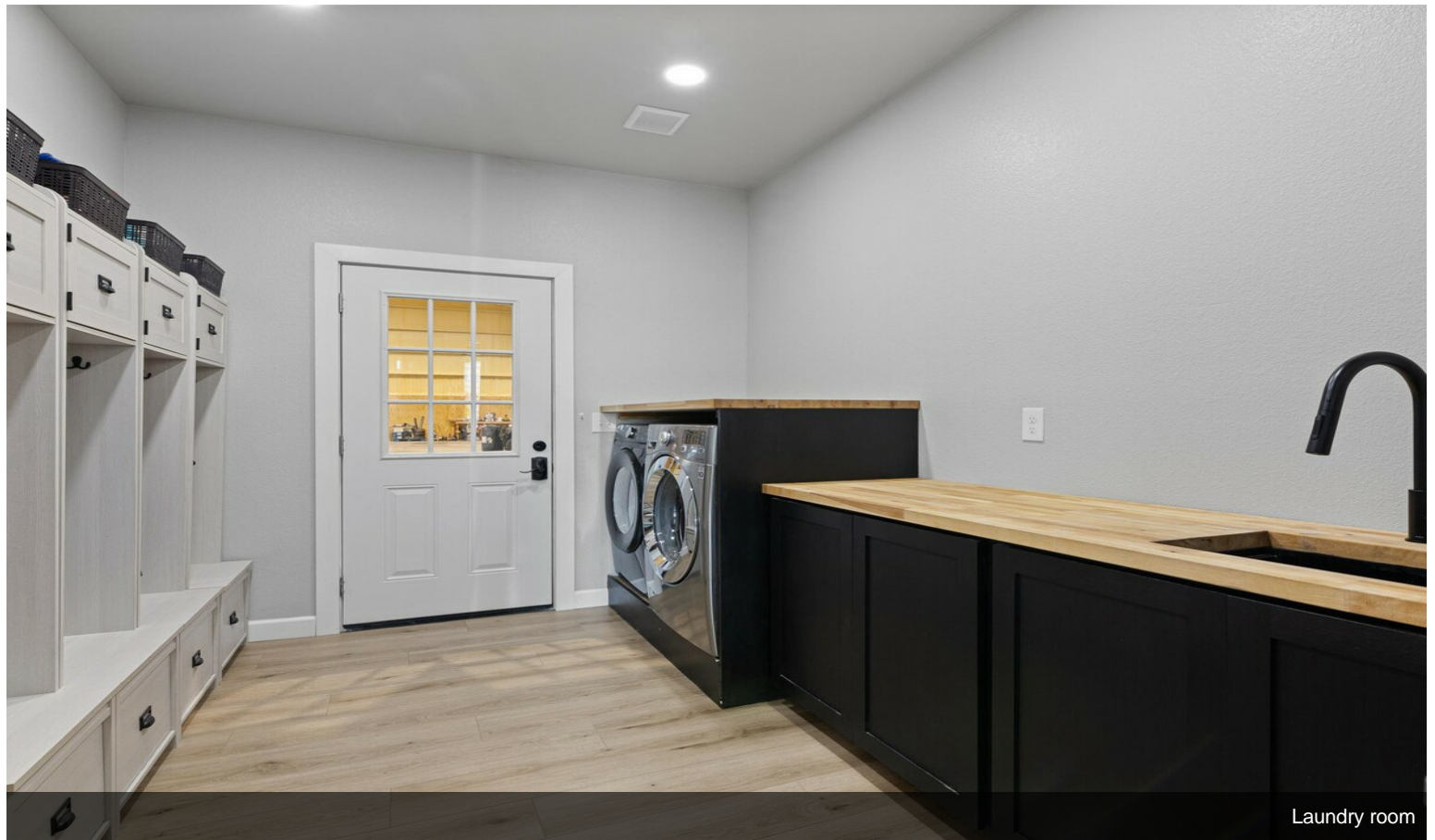


Residence or Office

Property Photos



Kitchen

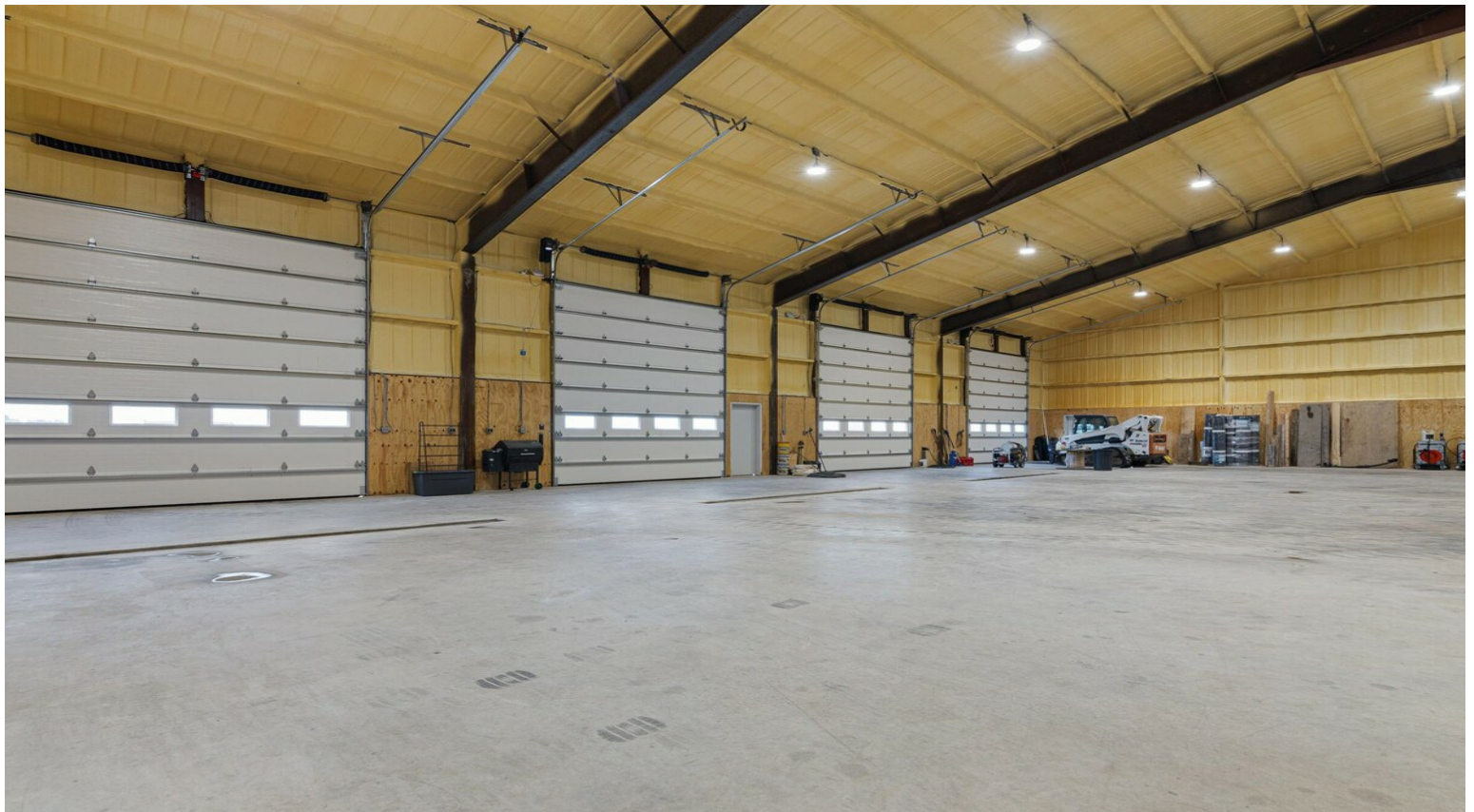


Laundry room

Property Photos



35-IMG_6715

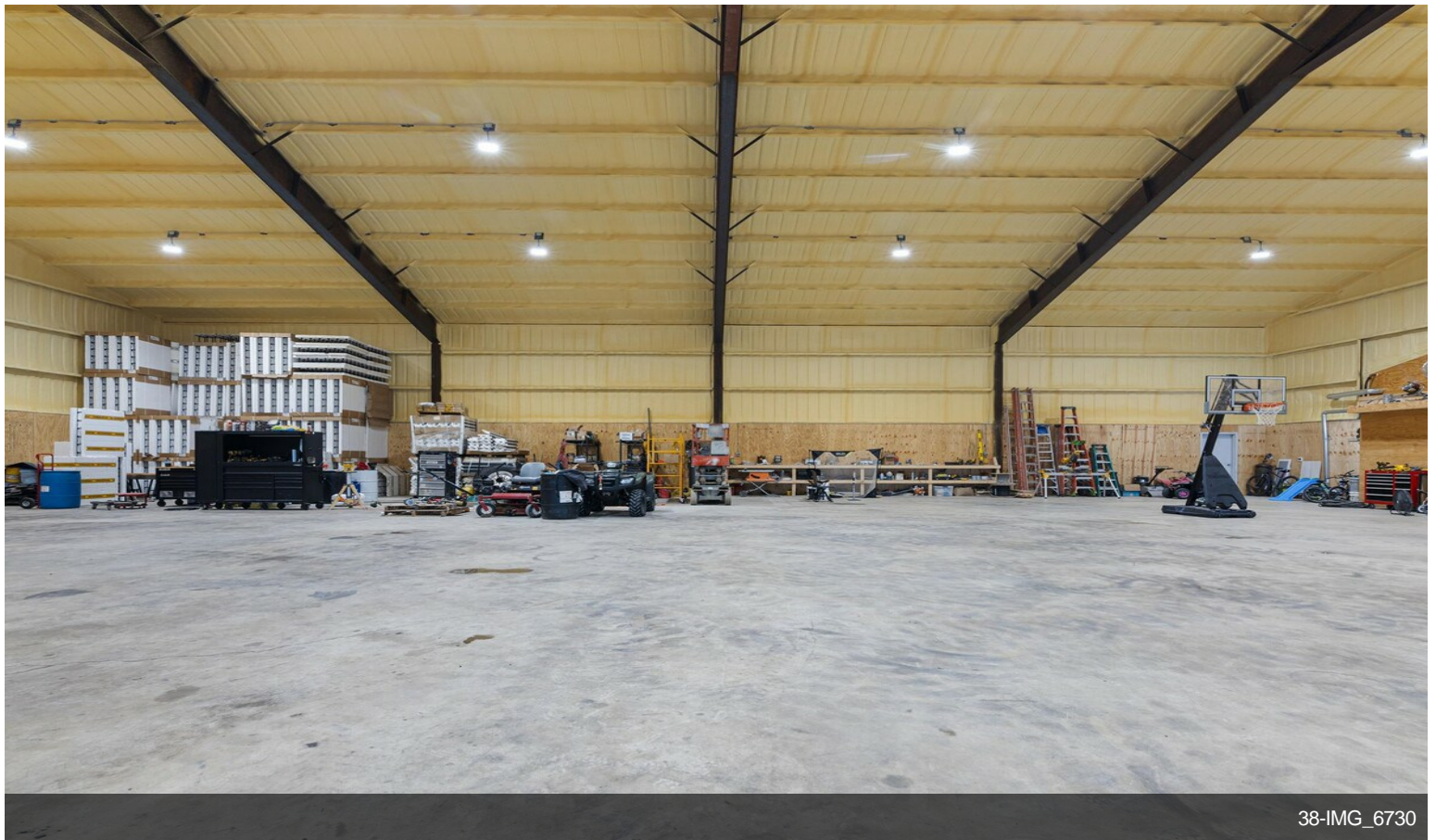


Doors 14ft wide x 16ft tall

Property Photos

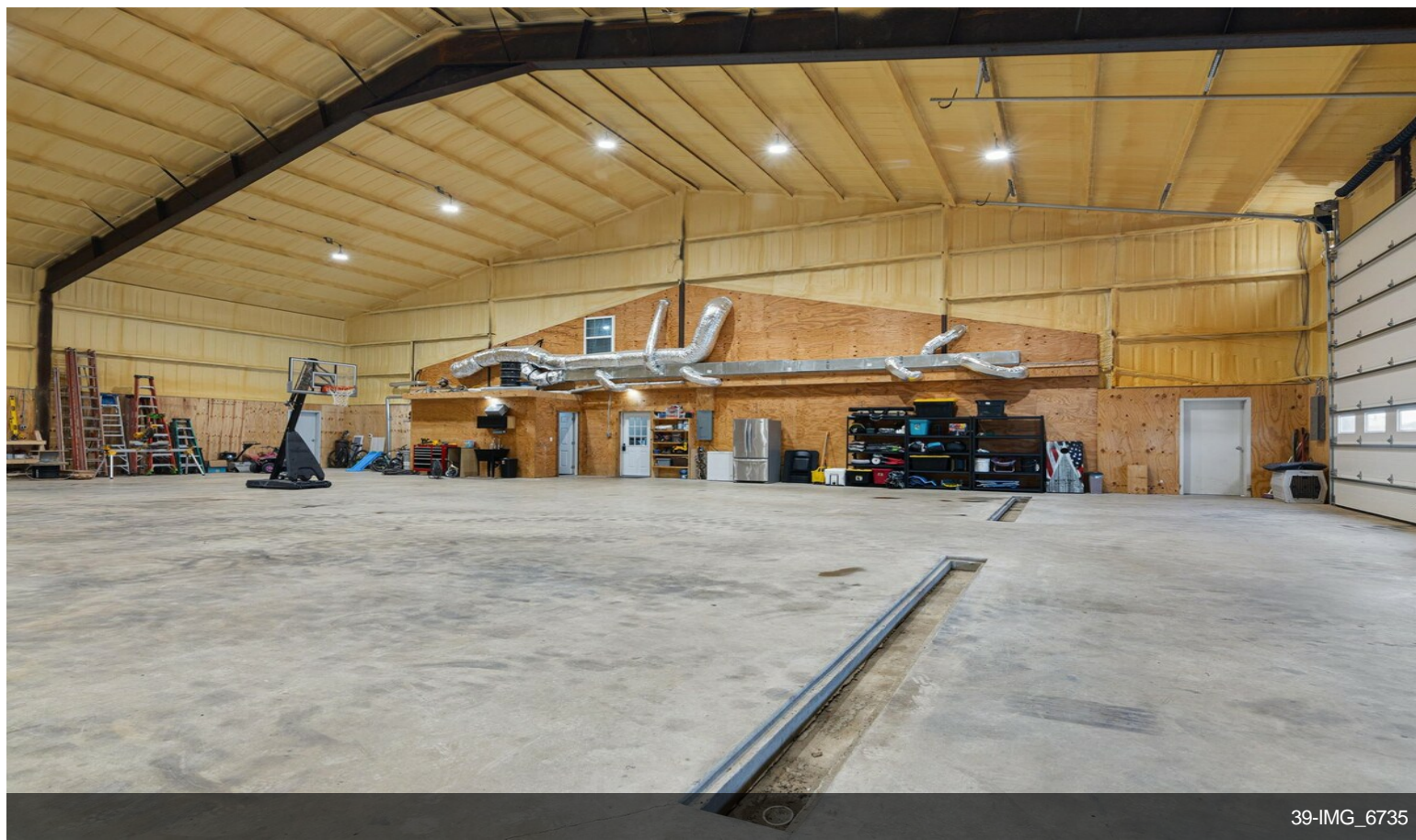


37-IMG_6725



38-IMG_6730

Property Photos

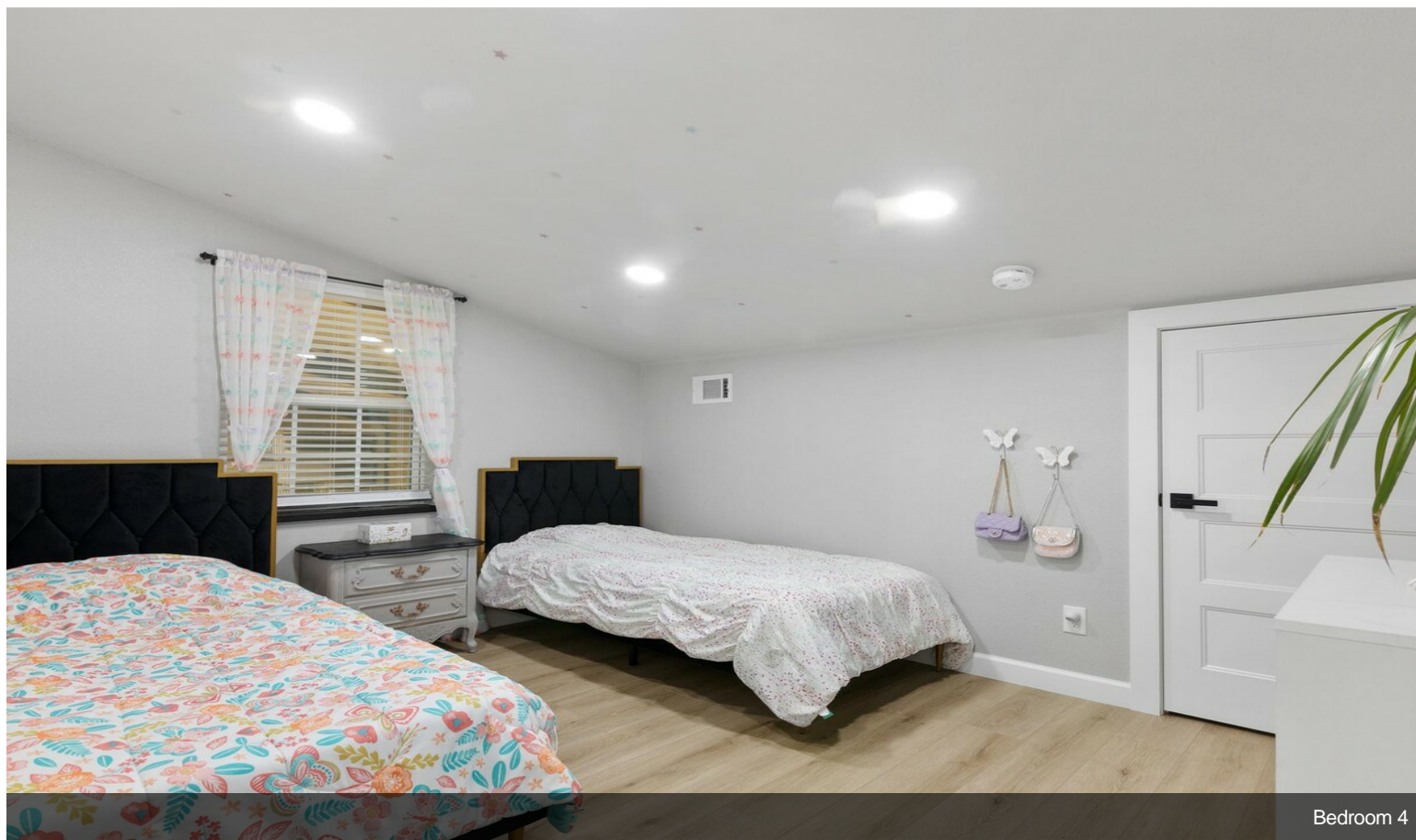


39-IMG_6735

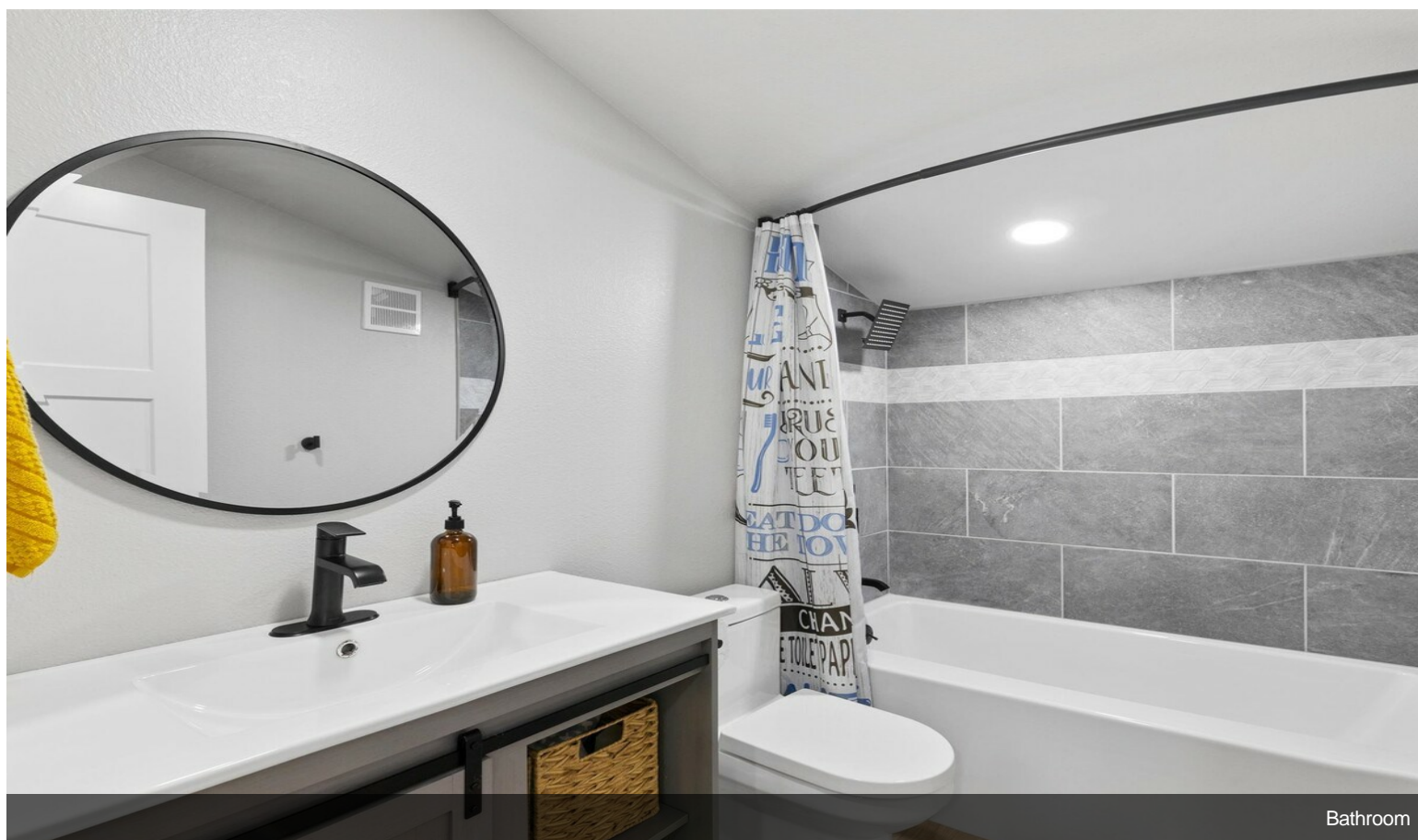


Restroom

Property Photos

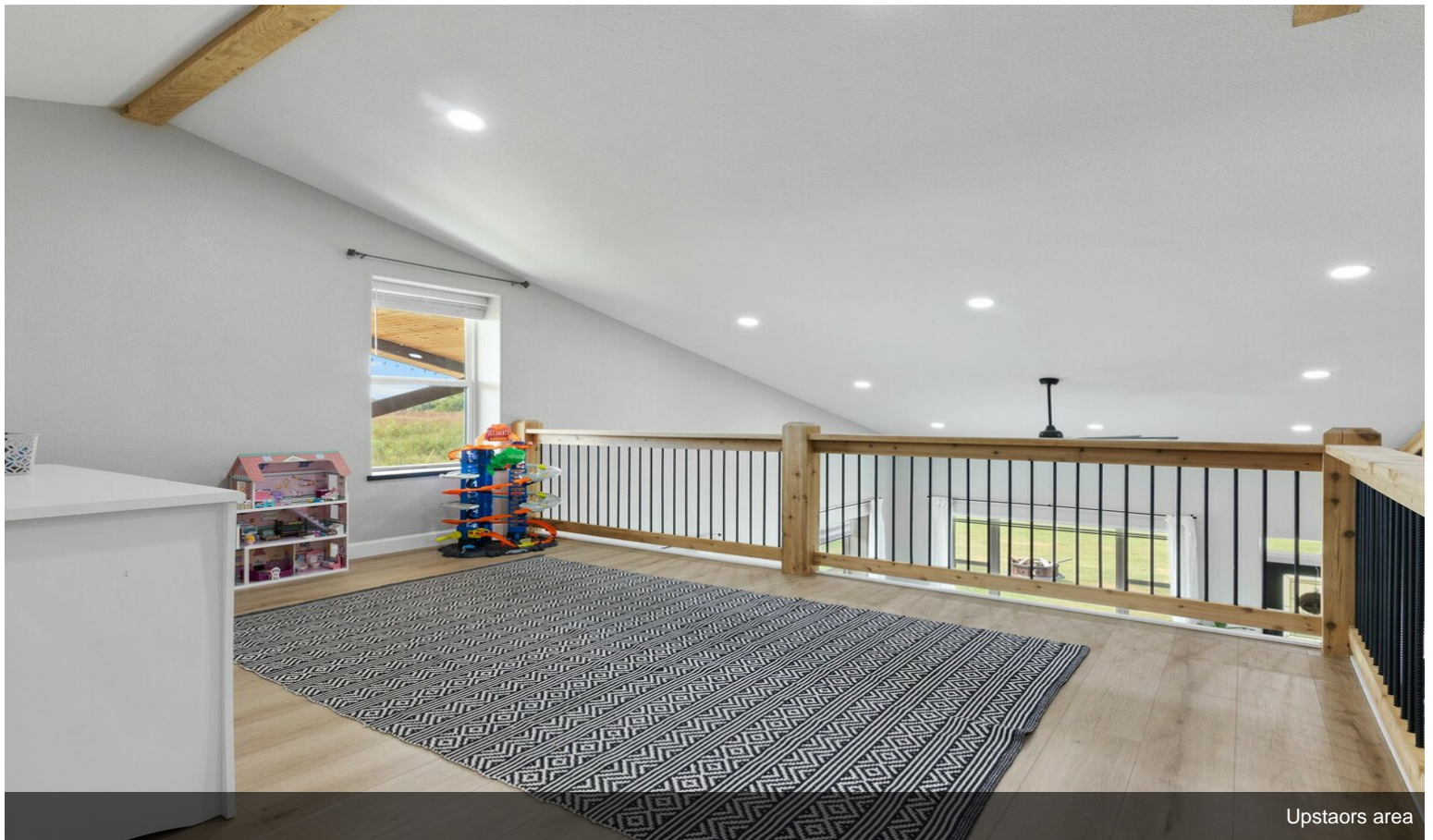
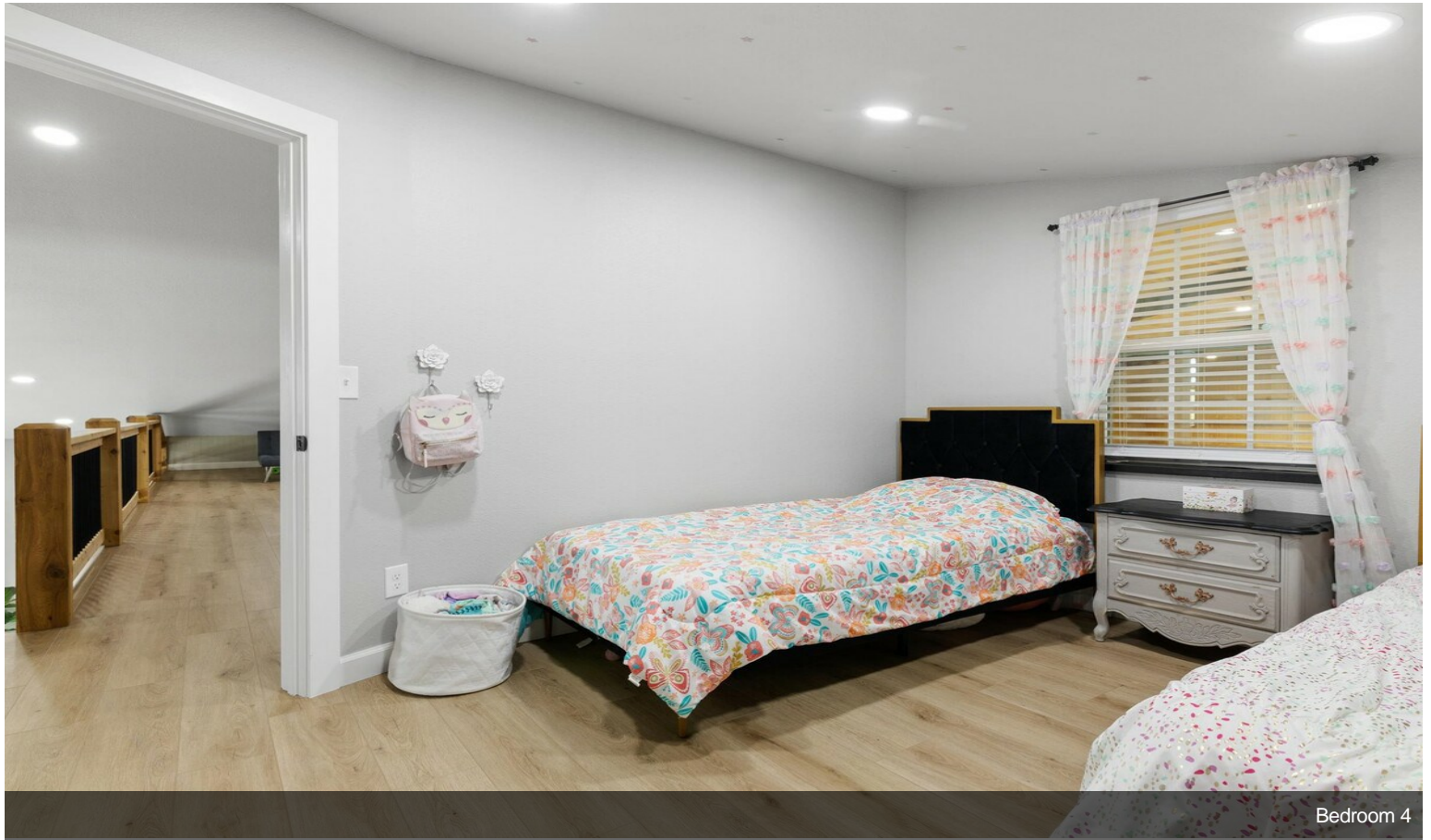


Bedroom 4

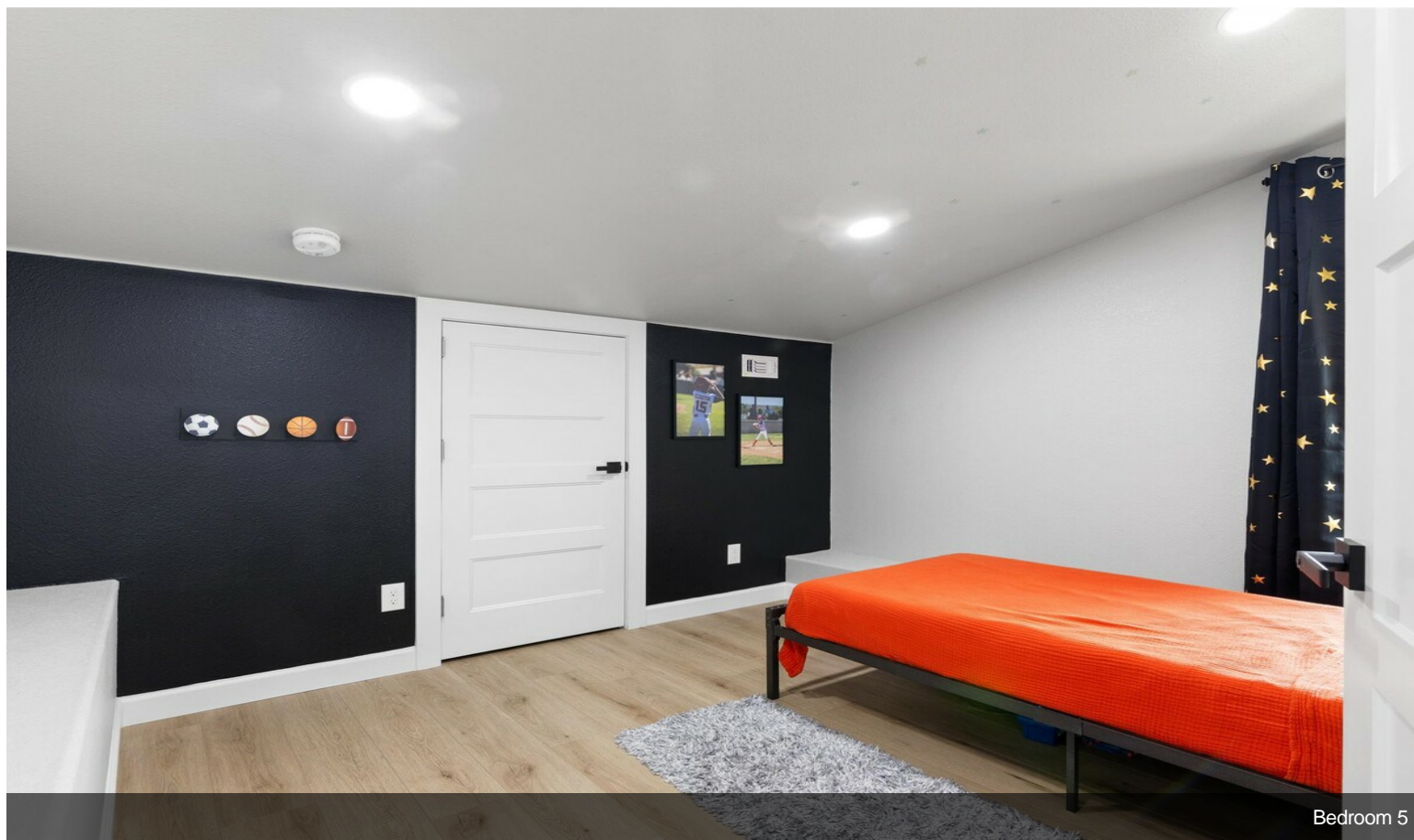


Bathroom

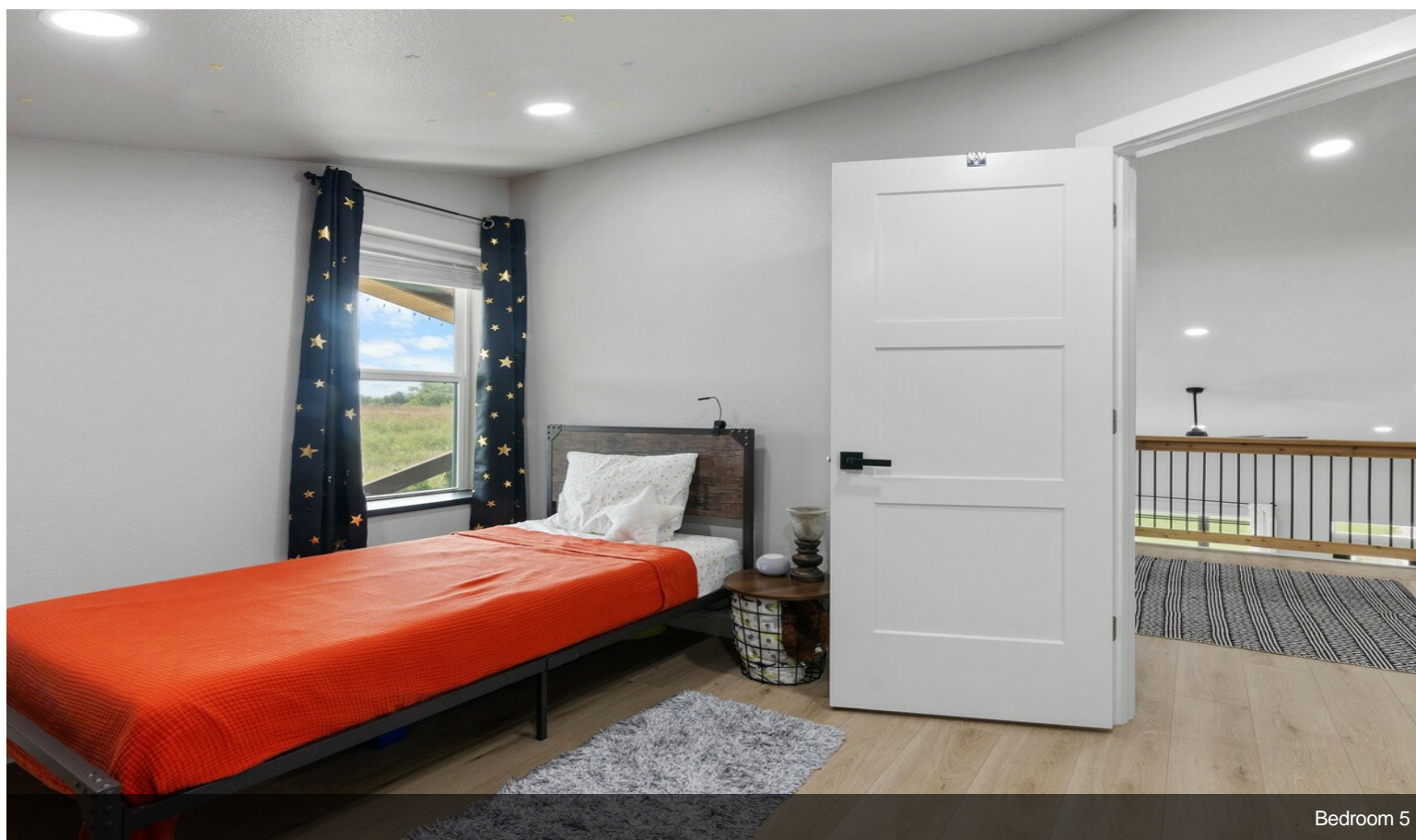
Property Photos



Property Photos

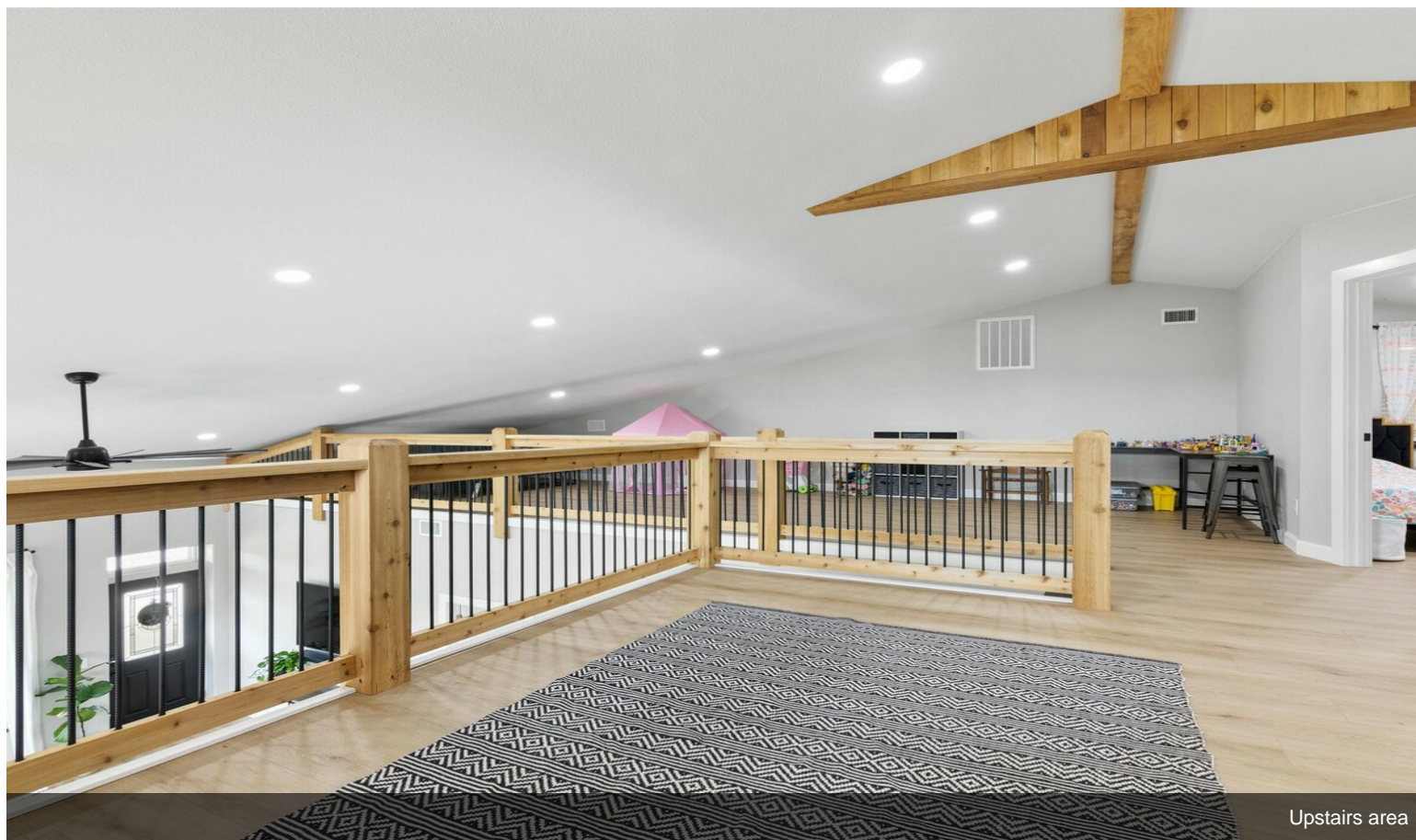


Bedroom 5

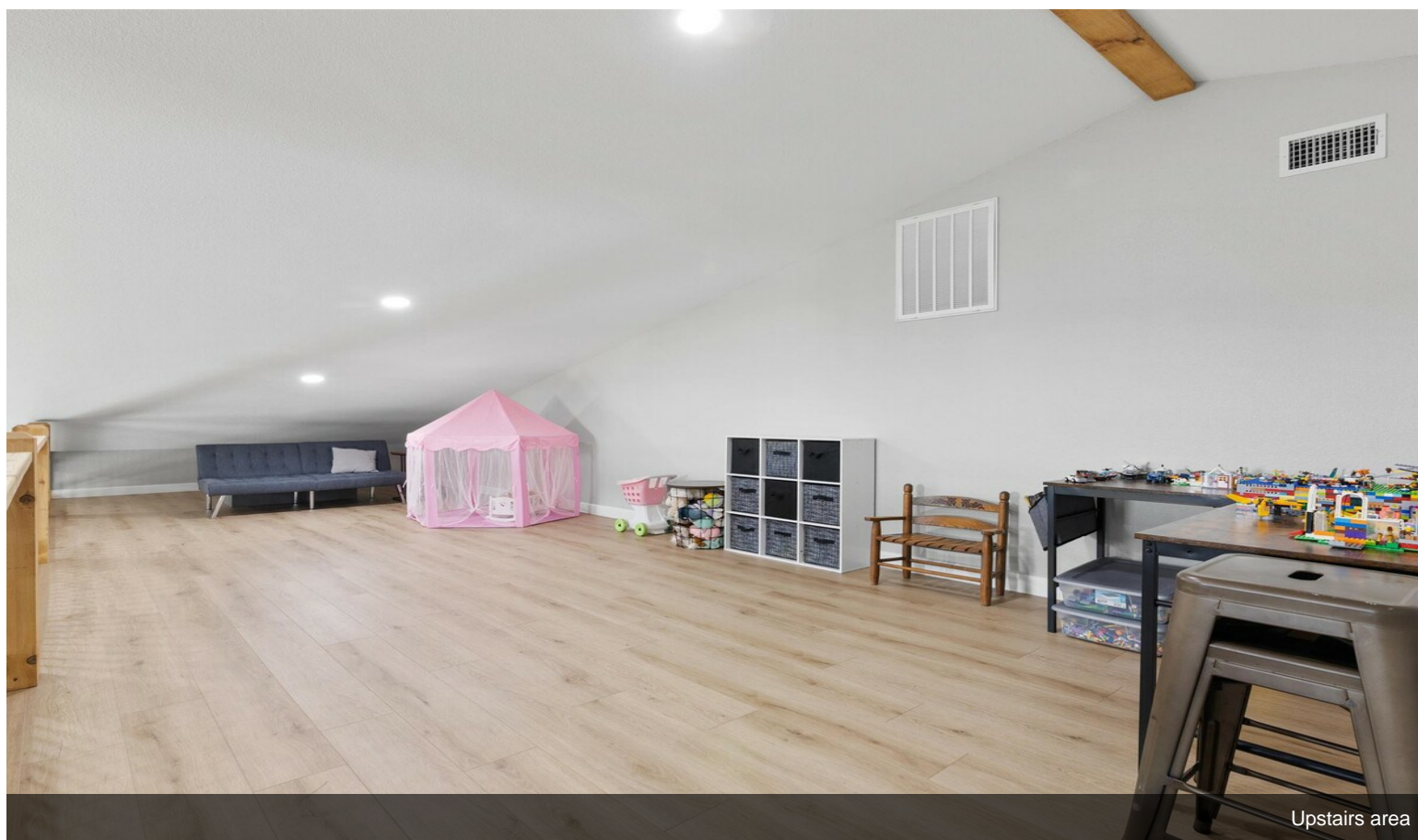


Bedroom 5

Property Photos

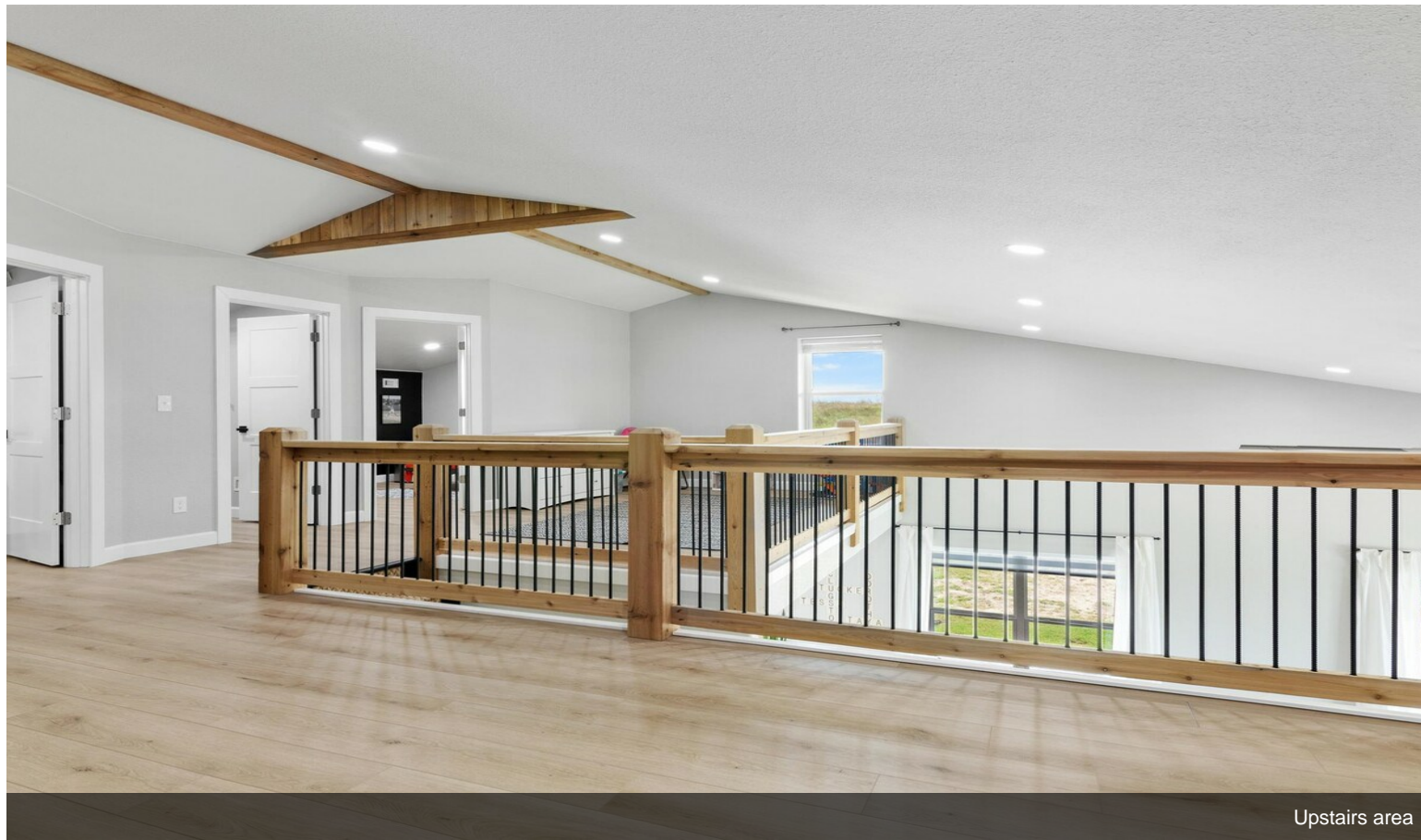


Upstairs area

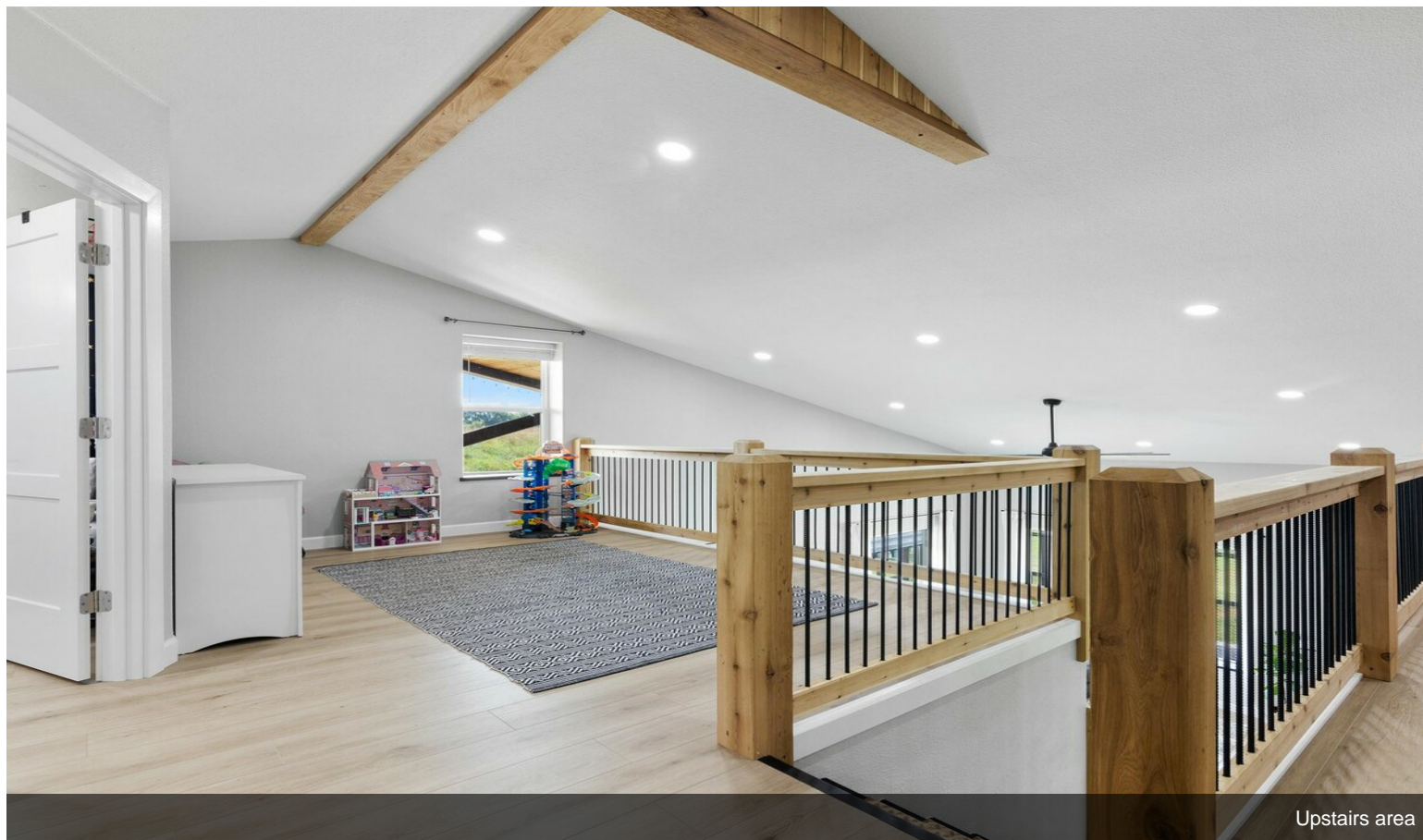


Upstairs area

Property Photos

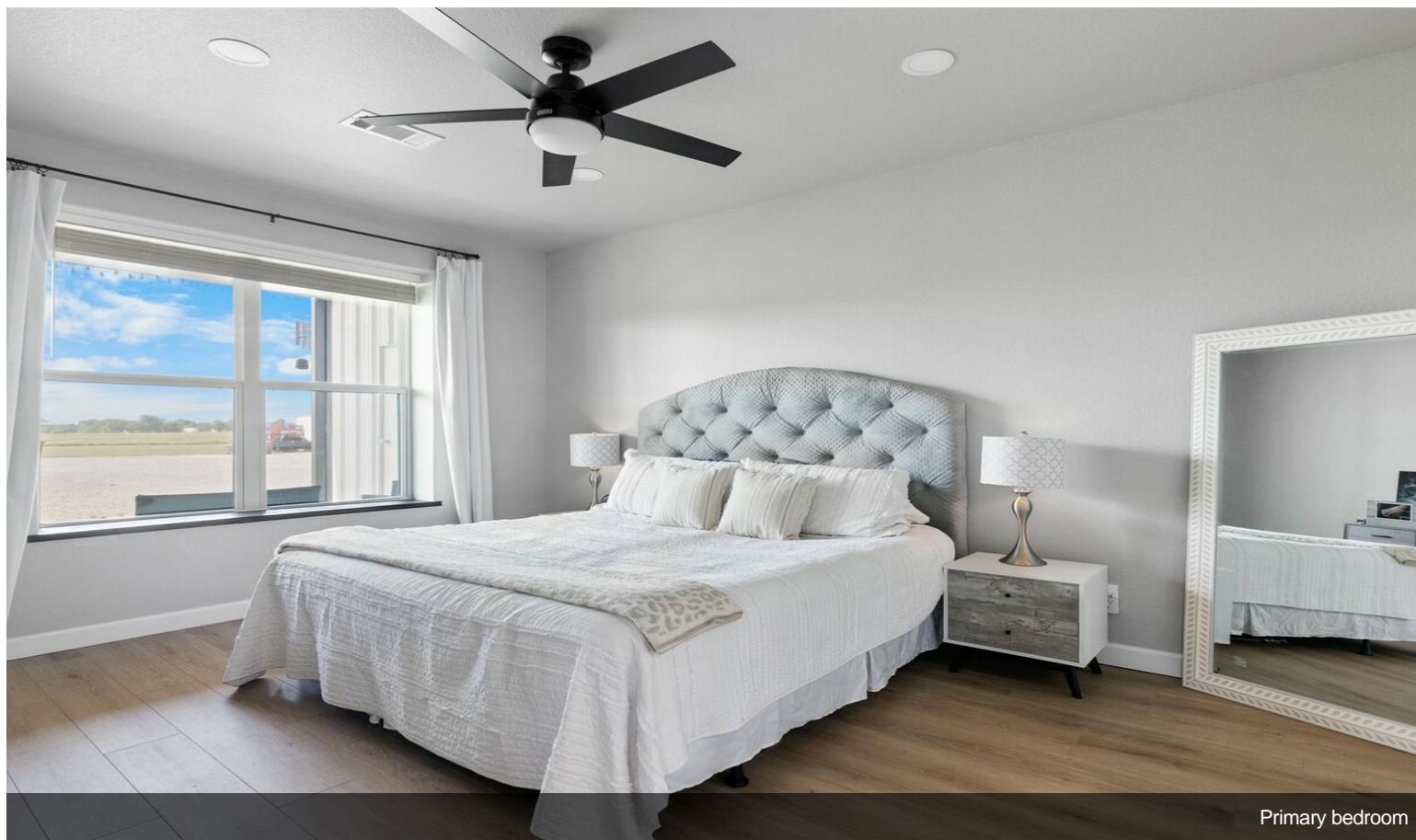


Upstairs area

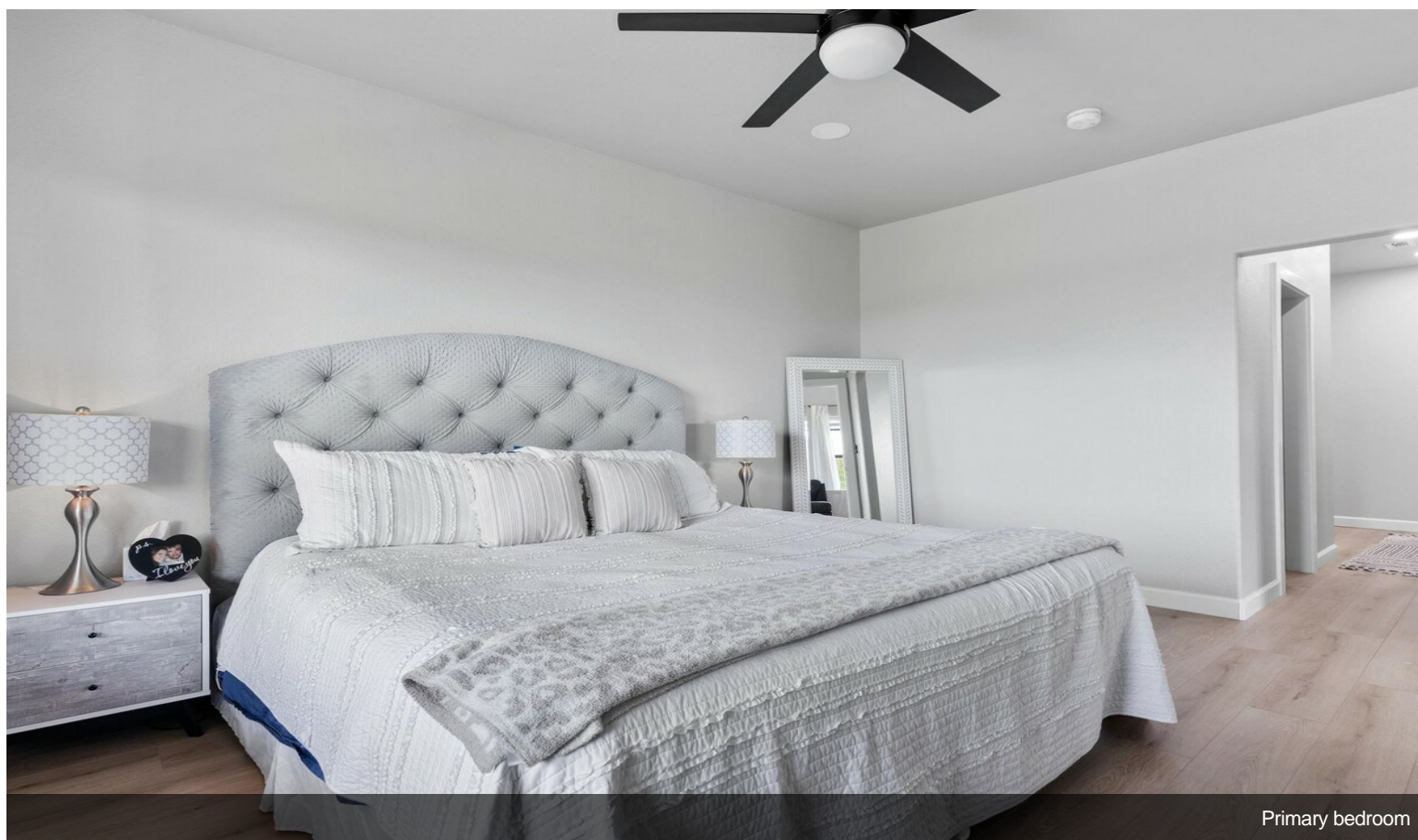


Upstairs area

Property Photos

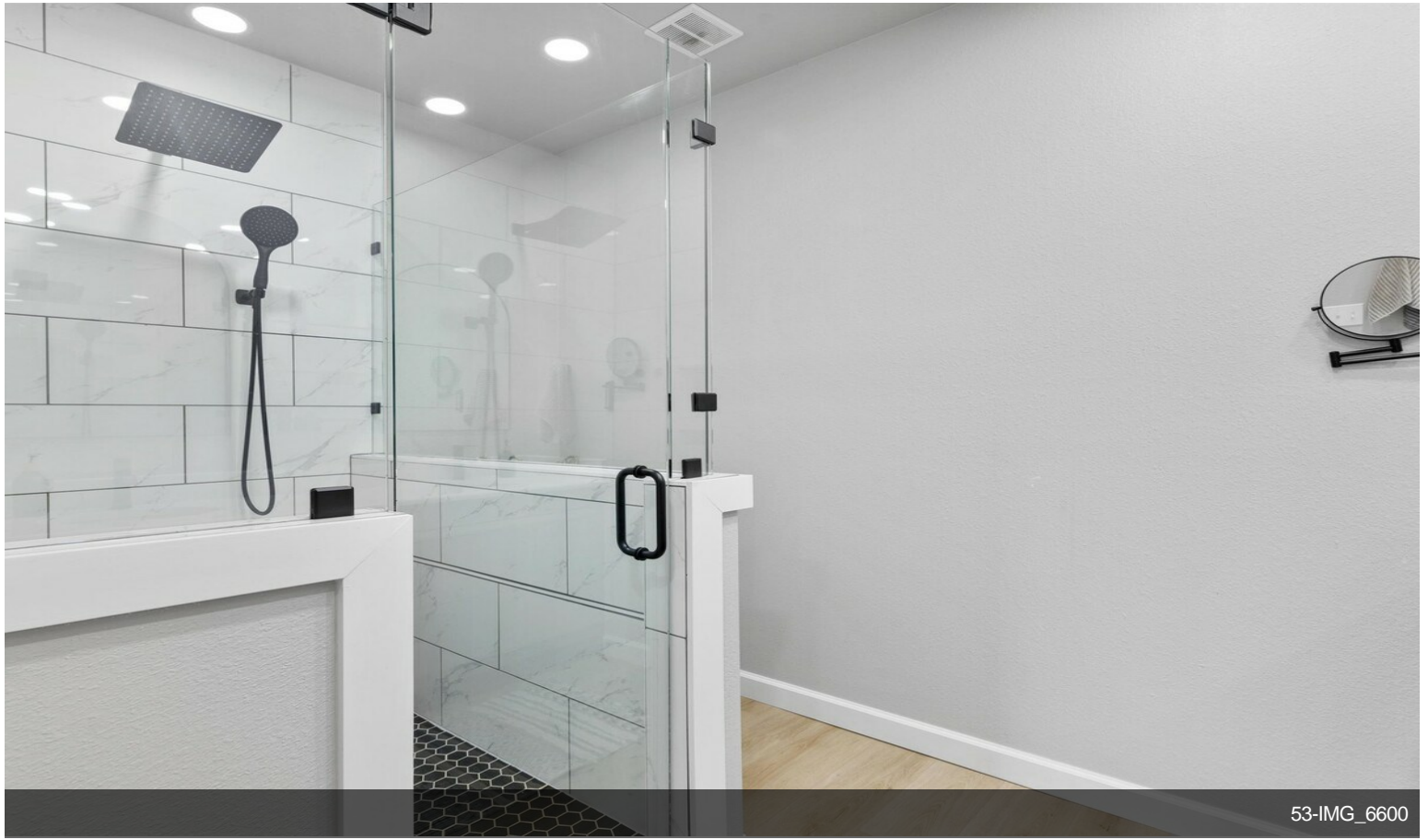


Primary bedroom



Primary bedroom

Property Photos

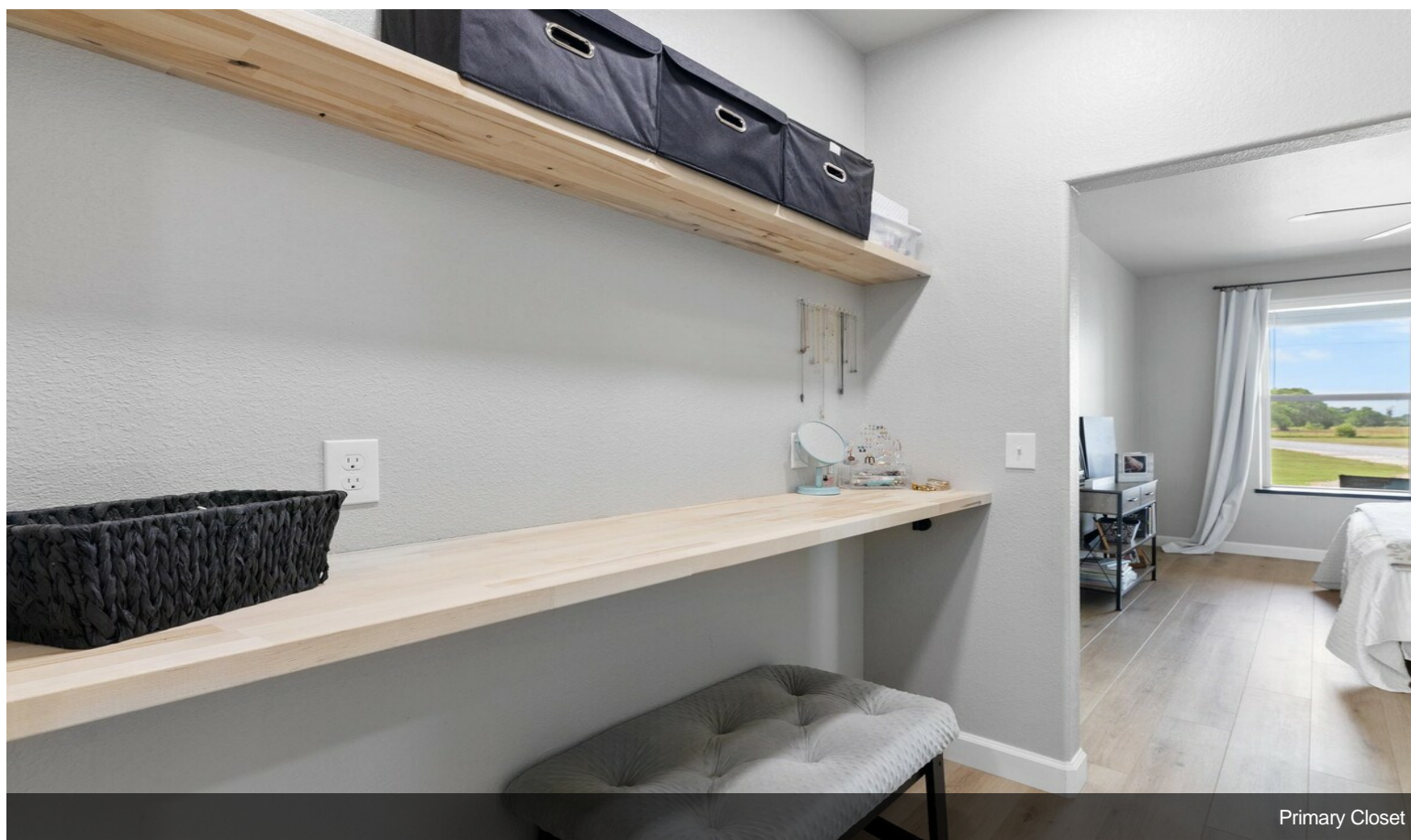


53-IMG_6600

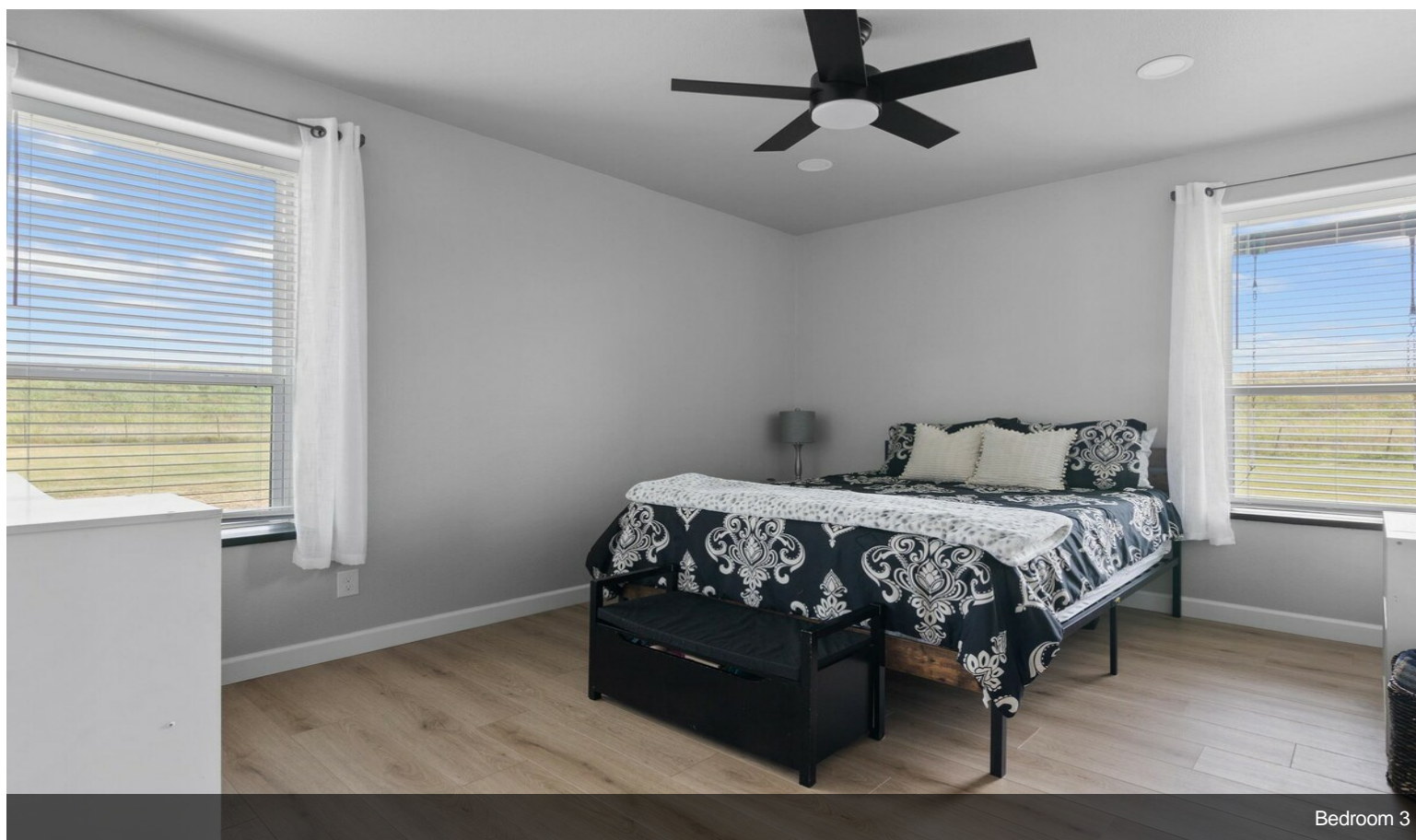


Bathroom

Property Photos



Primary Closet

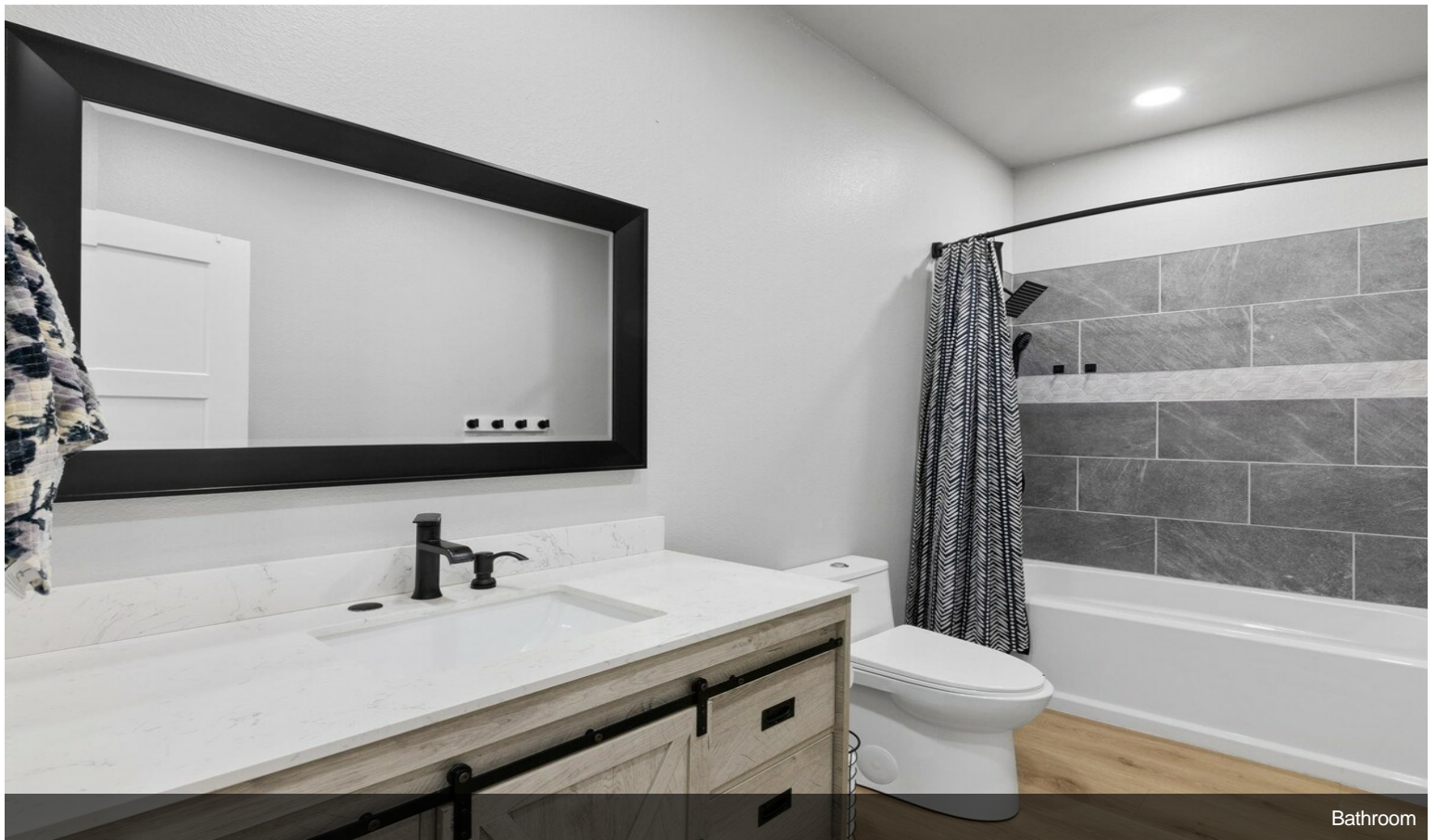


Bedroom 3

Property Photos

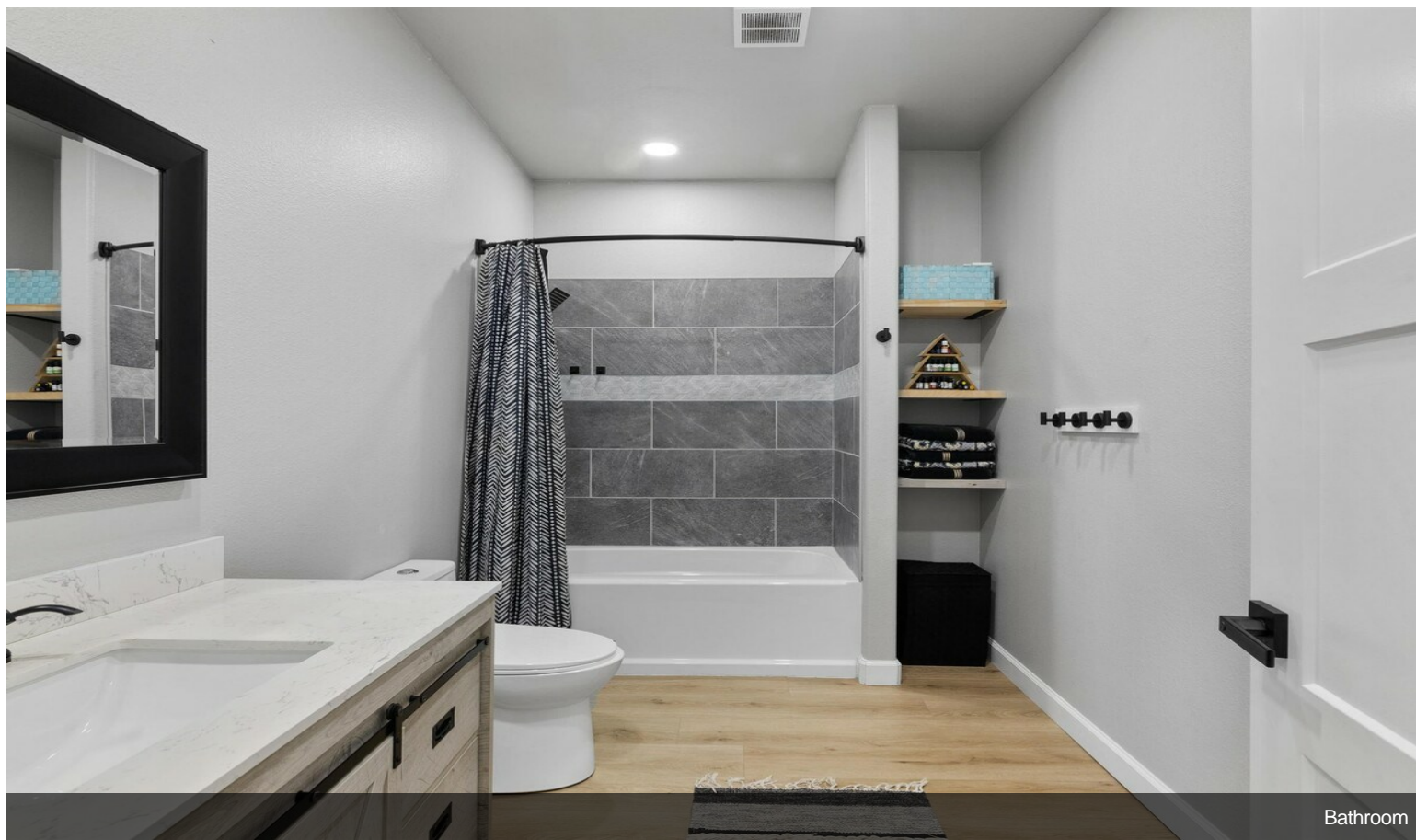


Bedroom 2 of Office



Bathroom

Property Photos

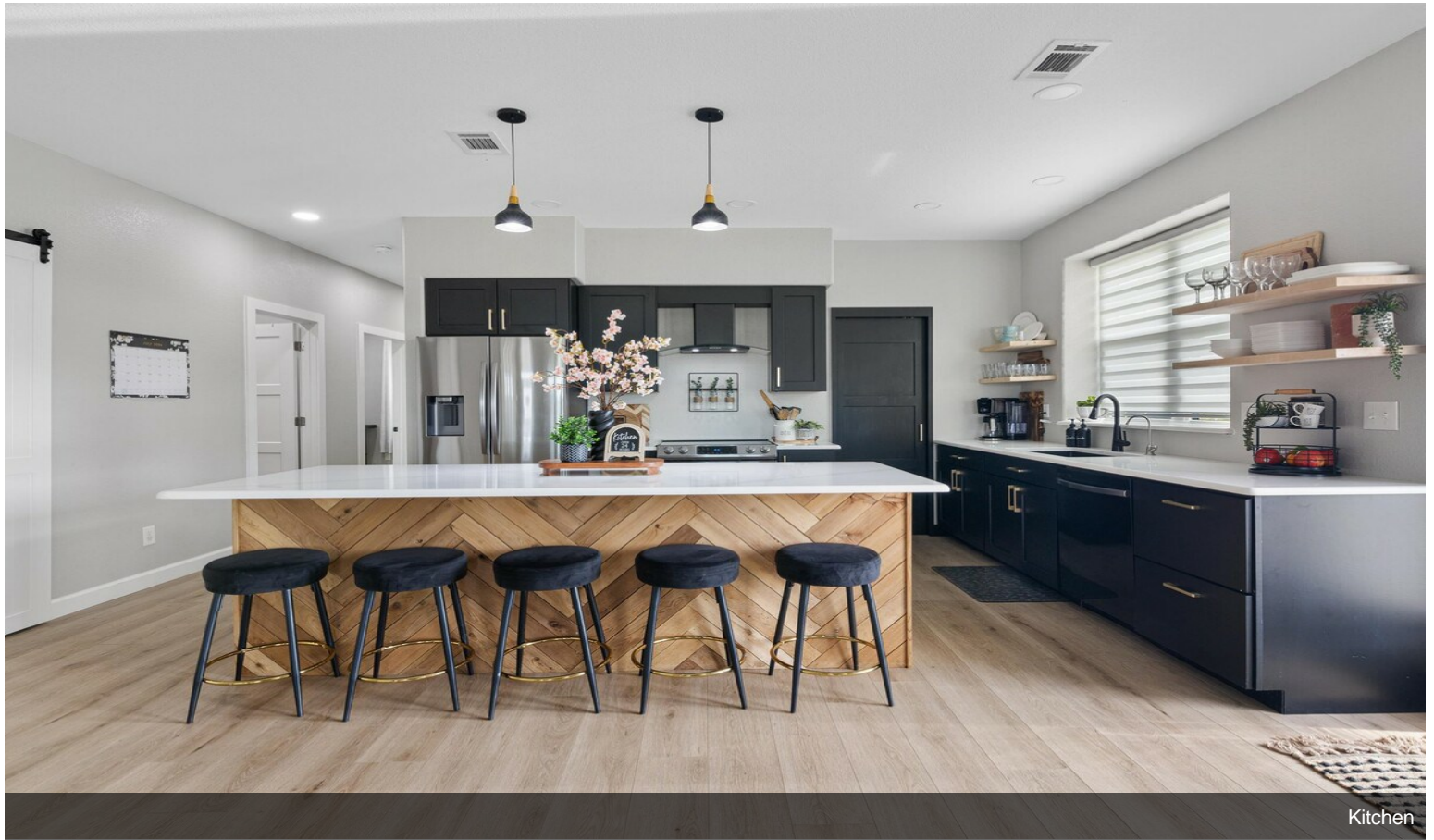


Bathroom



Kitchen

Property Photos

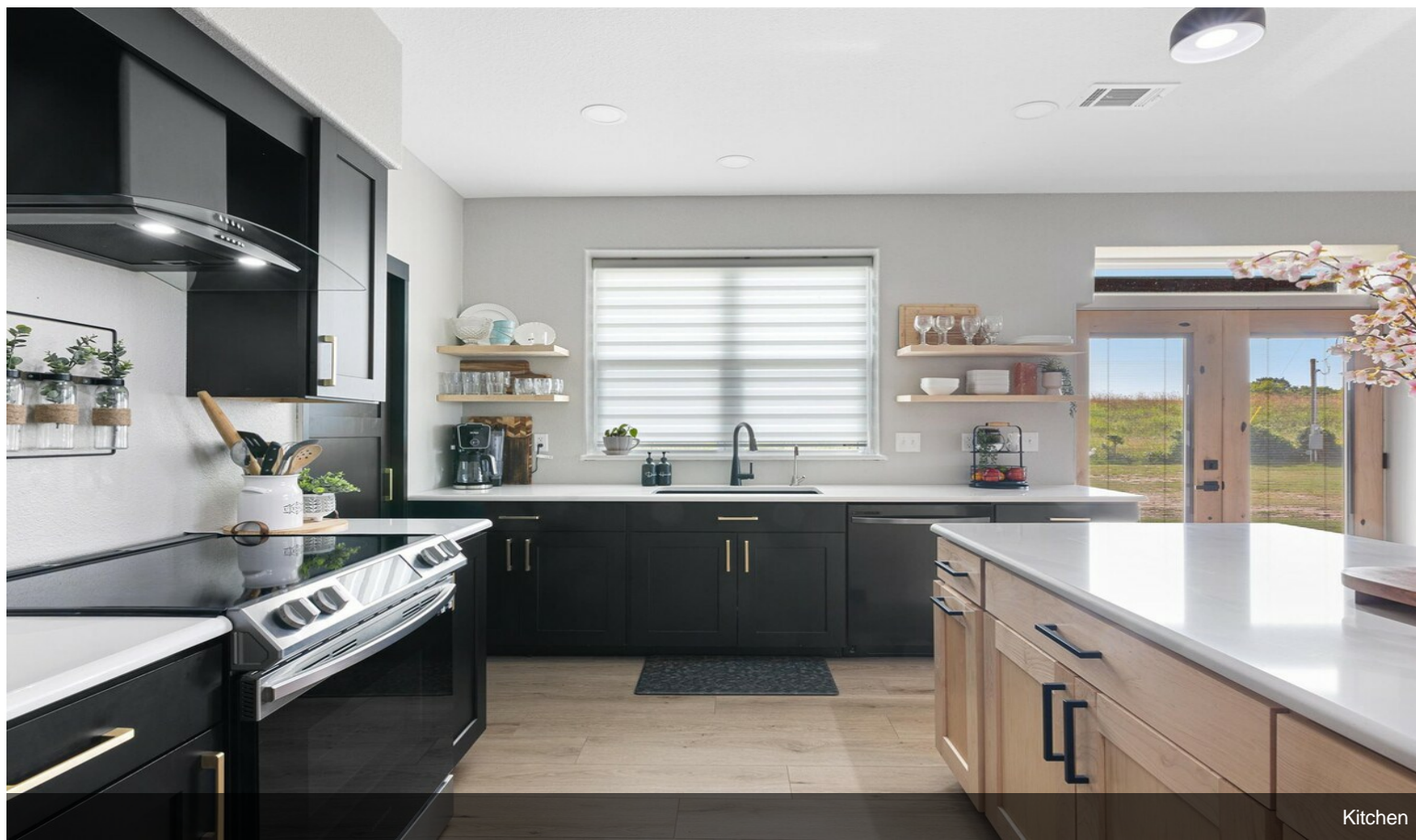


Kitchen



Kitchen

Property Photos



Kitchen

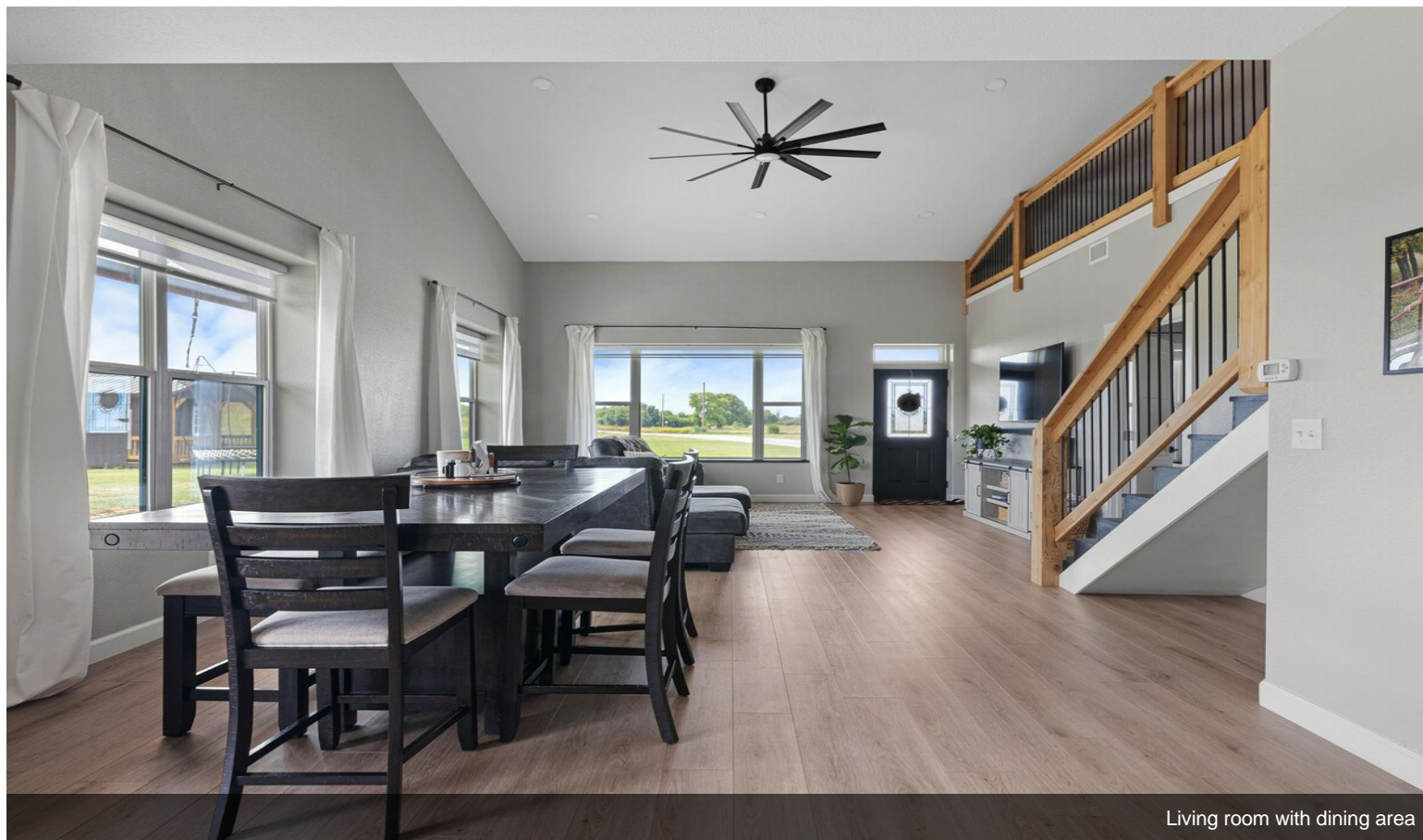


Kitchen

Property Photos



Kitchen



Living room with dining area

Property Photos



Living room with dining area

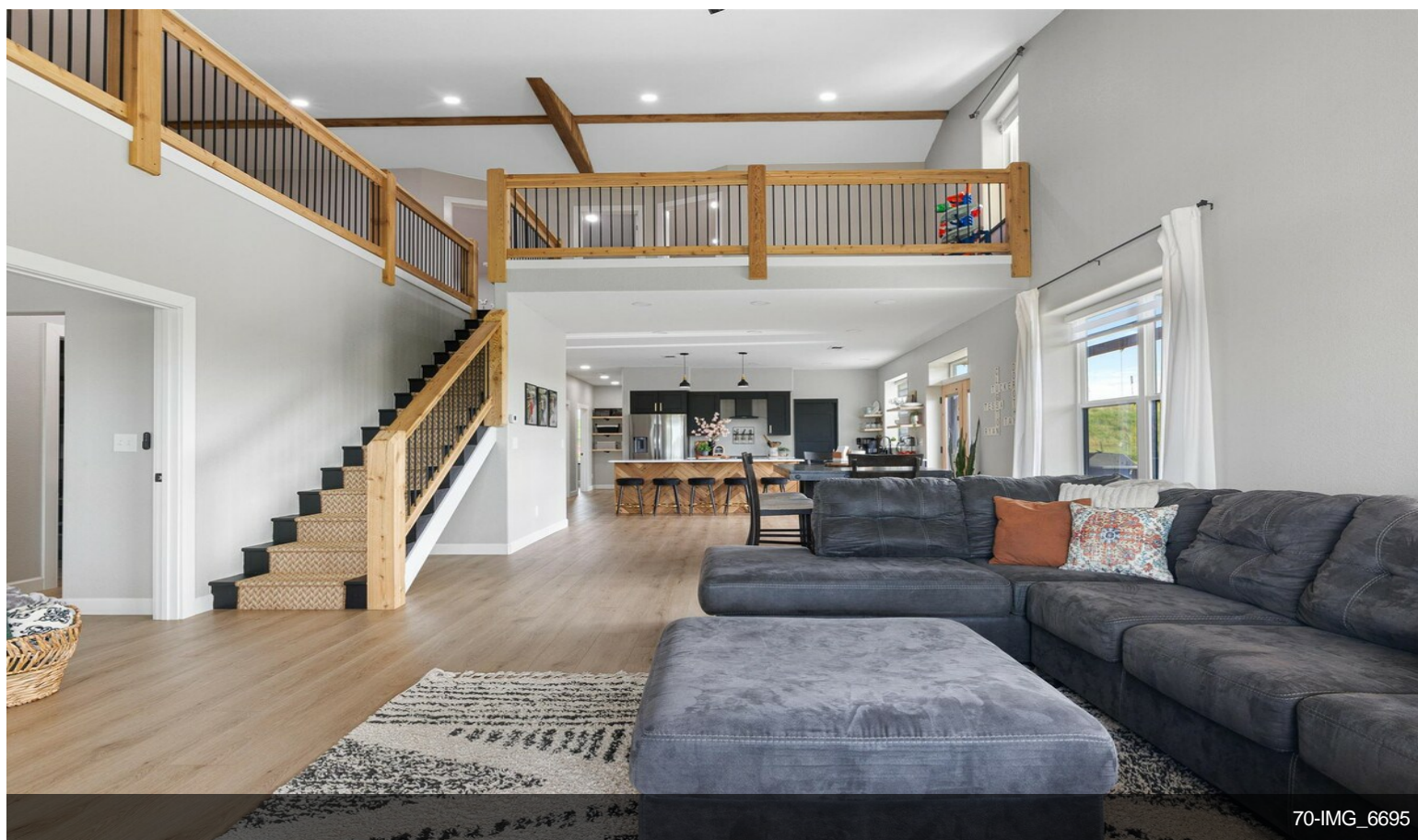


Living room

Property Photos



69-IMG_6680



70-IMG_6695