

FOR SALE

AGRICULTURE & COLD STORAGE FACILITY

1109 NE MCKINNEY ST.
RICE, TX

CBRE

CEMETERY RD

SW MCKINNEY ST

N FWY SERVICE RD

45

±11.84 ACRES



PROPERTY OVERVIEW

±11.84
ACRES

N FWY SERVICE RD

CEMETERY RD



SITE AERIAL



±11.84
ACRES

CEMETERY RD

N FWY SERVICE RD



PROPERTY SUMMARY



LOT AREA

±11.84 Acres



BUILDING DETAILS

- First Floor: 9,877 SF
- Second Floor: 1,358 SF
- Cold Storage Area: 2,490 SF
- (4) 48" Dock High Doors
- Power: 600-Amp
120/240 Volt
3 Phase Service



JURISDICTION

City of Rice



FLOOD/WETLANDS

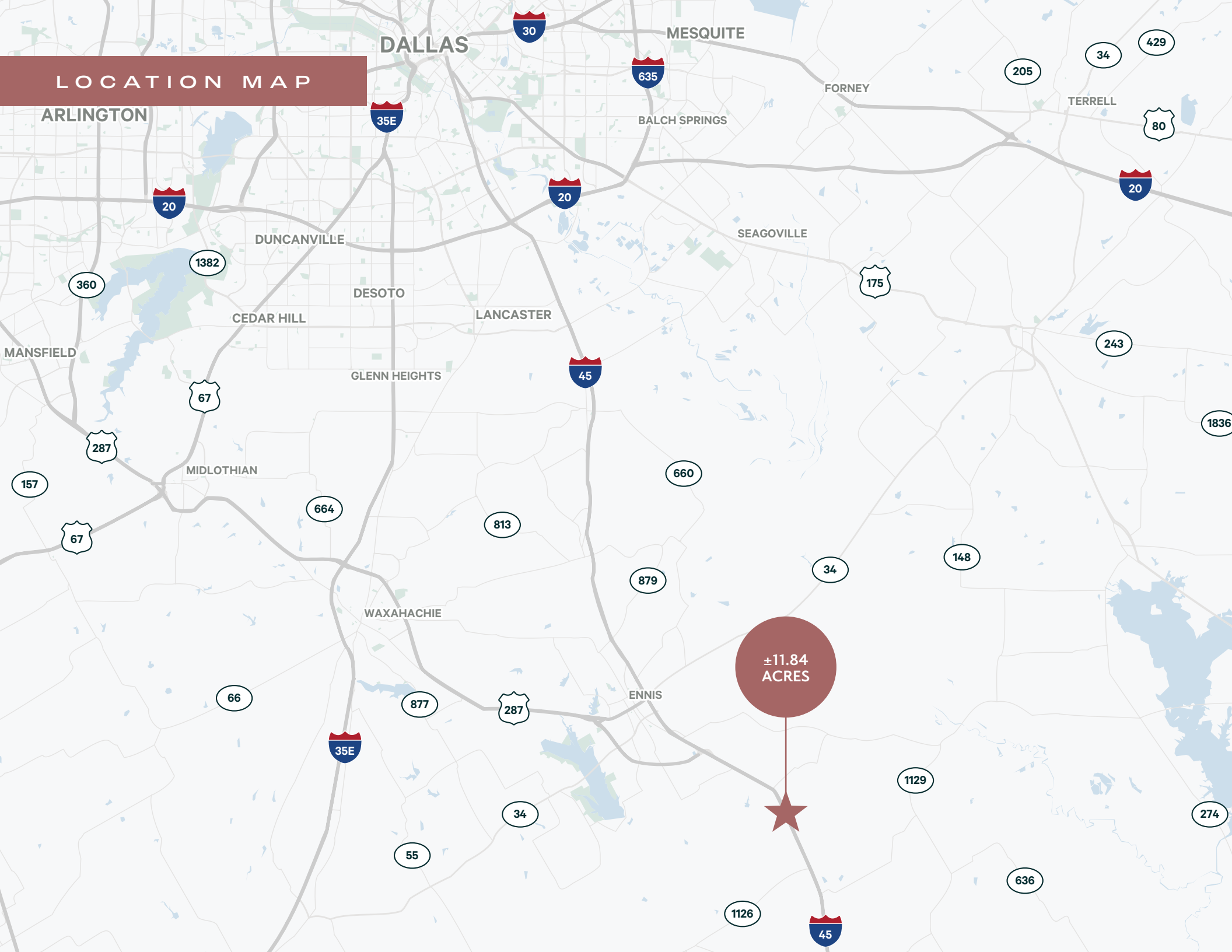
None Indicated



UTILITIES

- Water: Municipal Service
- Sewer: On-Site Septic

LOCATION MAP



TRADE AREA



FAMILY DOLLAR

DOLLAR GENERAL

U-HAUL

ANYTIME FITNESS

W

Kwik Kar

PNC

SHERWIN WILLIAMS

H-E-B

CVS pharmacy

PROSPERITY BANK

planet fitness

Quality INN & SUITES

CATO

penny's

GameStop

DOLLAR TREE

ACE

O'Reilly AUTO PARTS

SPEC'S

U-HAUL

Ford

Days Inn

LAQUINTA

TRACTOR SUPPLY CO

Freddy's

RAM

CHRYSLER

AutoZone

Valvoline

DOLLAR GENERAL

FAMILY DOLLAR

Holiday Inn Express

OTTON PATCH TEXAS

U-HAUL

Comfort

HIBBETT SPORTS

Starbucks

IHop

Godfather's Pizza

Loves

County Line RV Park

Turbo Express

DOLLAR GENERAL

FAMILY DOLLAR

Rice City Hall

U-HAUL

Godfather's Pizza

Loves

County Line RV Park

Turbo Express

DOLLAR GENERAL

FAMILY DOLLAR

Rice City Hall

U-HAUL

U-HAUL

U-HAUL

U-HAUL

U-HAUL

±11.84 ACRES

Emhouse City Office

INTERSECTION AERIAL



Alma Smokehouse
BBQ Alma
City of Alma
Alma Fire House

ELLIS
NAVARRO

±11.84
ACRES

DOLLAR GENERAL



FAMILY DOLLAR

Rice City Hall

Rice Vol. Fire
Dept. Station

SITE AERIAL



NW County Rd 1030

Lincoln St

Cemetery Rd

NE County Rd 1070

N Dredden St

±11.84
ACRES

BUILDING PHOTOS



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RICE, TX



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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CBRE

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