



PRICE: \$749,900

**1307 U.S. 84**

Coleman, TX 76834

**Jack Oduro**

Agent  
512.977.8596  
jack@moriahgroup.net



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# ALLEN'S AUTO SHOP

Coleman, TX 76834



## Property Description

Versatile Industrial Property for Sale in Coleman! This well-equipped 6,500 SF industrial building sits on 3.0 AC and is designed to support a wide range of operational needs. The building features (4) offices, (4) bathrooms, (3) spacious bays—including (2) full drive-thru bays—plus a dedicated wash rack and an additional drive-thru area. A 2,500 SF showroom and front office provide excellent space for customer-facing operations, while an on-site air compressor system adds to the property's functionality. Strategically located, this site offers a prime opportunity for industrial investment or business expansion in the growing Coleman area.

## Property Highlights

- 3 Minute Drive to Downtown Cole
- Freeway Visibility | Frontage: 100' on Hwy 84
- On-Site Air Compressor System | Drive-Thru Bays | Wash Rack



## Location Description

Strategically located along the south side of U.S. Highway 84—one of the main thoroughfares running directly through Coleman, TX—this property offers outstanding visibility and access. Just a 3-minute drive from downtown Coleman, it combines convenience with proximity to local amenities, making it an ideal location for industrial or commercial use.

## Offering Summary

Sale Price:	\$749,900
Lot Size:	3 Acres
Building Size:	6,500 SF

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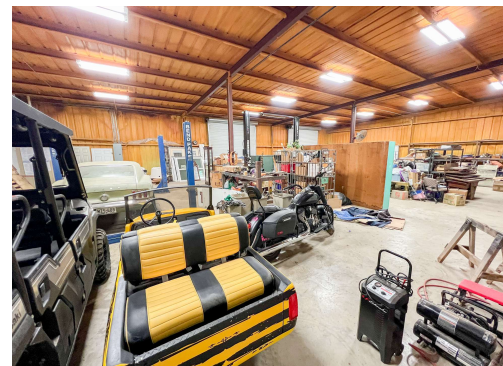
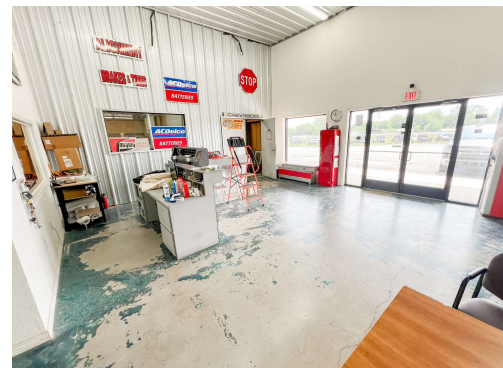
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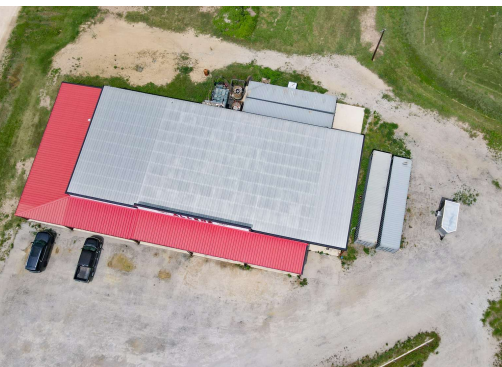
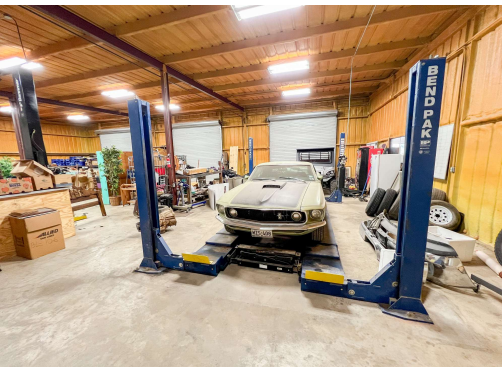
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