



Client Full Report

MLS # **260872**
 Asking Price **\$399,000**
 Class **COMMERCIAL/INDUSTRIAL**
 Type **Office**
 Area **Groves 5**
 Address **5301 39th**
 City **Groves**
 State **TX**
 Zip **77619**
 Status **Active**

Offices **13**
 Distance to Beaumont **11 - 20 Miles**

Additional Photos



Virtual Tour



General Information

Legal	LT 1 TRS 4 & 5 BLK 7 RG F PALCO	Title Company
Addition	PALCO	Assumable
Number of Acres	0.36	Accelerate
Lot Size	120 x 130	Qualify
Maintenance Fee \$	0	Equity Amount
Price per SQFT	\$108.84	Present Rate
Building Rent per SQFT		Total Payment
Price per Frontage Ft.		1st Lender
Approx. SQFT	3,666	Annual Tax
SQFT Source	Other	2nd Lien
SQFT Unit #1		Lease (Y/N)
SQFT Unit #2		Lease Term
SQFT Unit #3		Net/Gross

Tax Account Number

Public Remarks

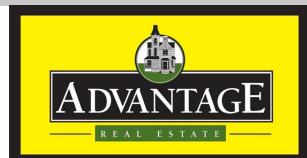
This versatile commercial office space is located in Groves, TX, near major thoroughfares, offering excellent visibility and accessibility. The property is ideal for a doctor's office, medical practice, or other professional services. Situated between major roads and highways, including Texas State Highway 73 and Texas State Highway 347 (Twin City Hwy), providing convenient access for clients, patients or customers from surrounding areas. The building offers multiple office suites with ample square footage that can be customized to suit various business needs, including waiting areas, examination rooms, conference rooms, or private offices.

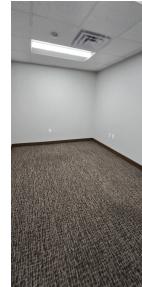
Features

LAND STATUS	Included in Sale	RESTROOMS	Three
AGE	31 Years and Older	UTILITIES AVAILABLE	City Sewer, City Water
LOCATION	Freestanding	PARKING FACILITIES	21 - 30 Cars
PRIMARY BUSINESS USE	Beauty/Barber, Medical, Office, Retail Store	ROAD FRONTAGE	City
STORIES	One	ROAD SURFACE	Concrete
FOUNDATION	Slab		
FLOORS	Carpeting, Tile		
CEILING HEIGHTS	8 Ft.		

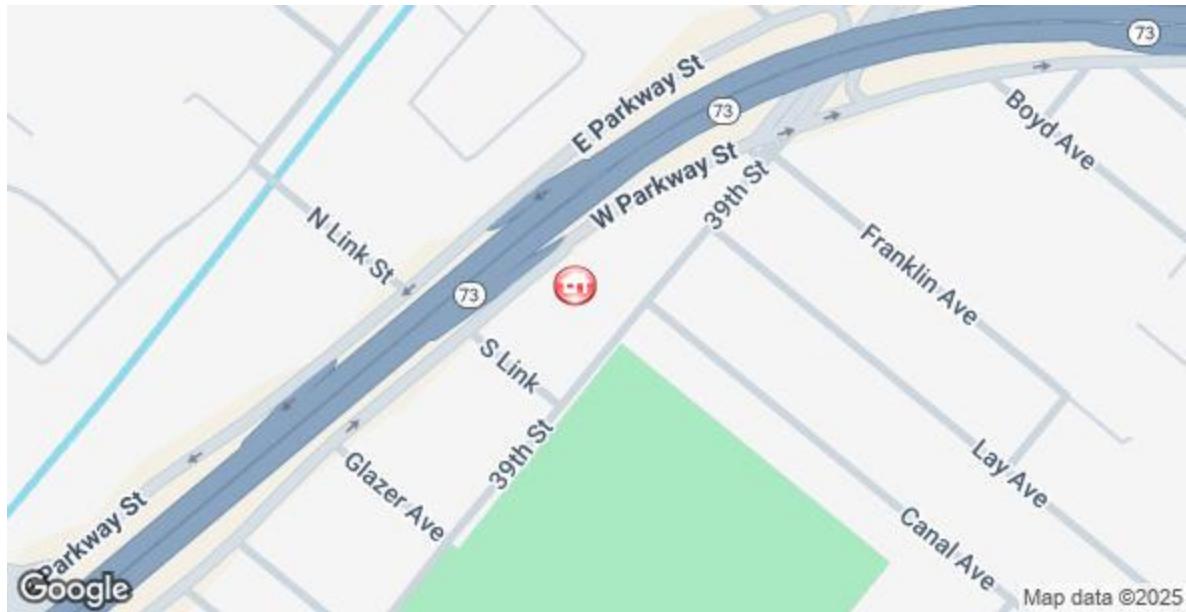


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the Agent can enter additional comments to this area of the report before sending to the client by clicking the customize key



Directions

Hwy 73 to 39th St