

## Property Highlights

- 8,424 SF on approximately 1.85 acres
- \$735,000
- Located just west of Marshall on General Samuels, near Main Gate of LRAFB
- Full renovation and conversion to office space in 2008
- Excellent Condition, featuring:
  - Large Call Center with Open Workstation Area, Private Offices, Employee Lounge
  - Open Office Area with Large Storage/Supply Room
  - Equipment Storage Bay with Overhead Door
  - Emergency Generator
  - Safe Room / Tornado Shelter
  - Alarm System
  - 2 Sets of Restrooms
  - 41 Parking Spaces
  - Mix of Open Area, Private Offices, Cubicles, Meeting Rooms, Storage



## Demographics

	1 Mile	3 Mile	5 Mile
2020 Population	3,072	26,980	42,288
Daytime Population	3,744	25,193	35,802
Average HH Income	\$81,884	\$59,446	\$63,874

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