

# 908 WEST BROADWAY

## WINNSBORO, TEXAS



**Jackie Carlson**  
REALTOR®  
**214.213.7070**



## **\$249,000** | Prime Commercial Property

Exciting Business Opportunity in Beautiful Upper East Side of Texas! A fantastic business opportunity awaits in the charming community of Winnsboro, located between Dallas and Texarkana, just south of I-30. This historic town offers numerous advantages for businesses both in and around the city. The building is only minutes away from the heart of Winnsboro, where an average of 8,976 vehicles (TxDOT) pass by daily, making it an ideal location for businesses aiming to attract foot traffic and capture the attention of potential customers or clients. Previously operated as a restaurant, this space is also well-suited for retail, service-oriented businesses, or even as a food truck hub. The property features a 2400 sq ft partially covered metal building, a 562 sq ft heated and cooled kitchen prep area, office space, and a public restroom. It sits on 1.168 acres of land, providing ample parking and room for expansion. This property offers a unique chance to establish or grow your business in a thriving area! Call today to schedule your tour.



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