



## 9.35 ac on Hwy 82 - 800' frontage

16369 US Highway 82, Petty, TX 75470



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## 9.35 ac on Hwy 82 - 800' frontage

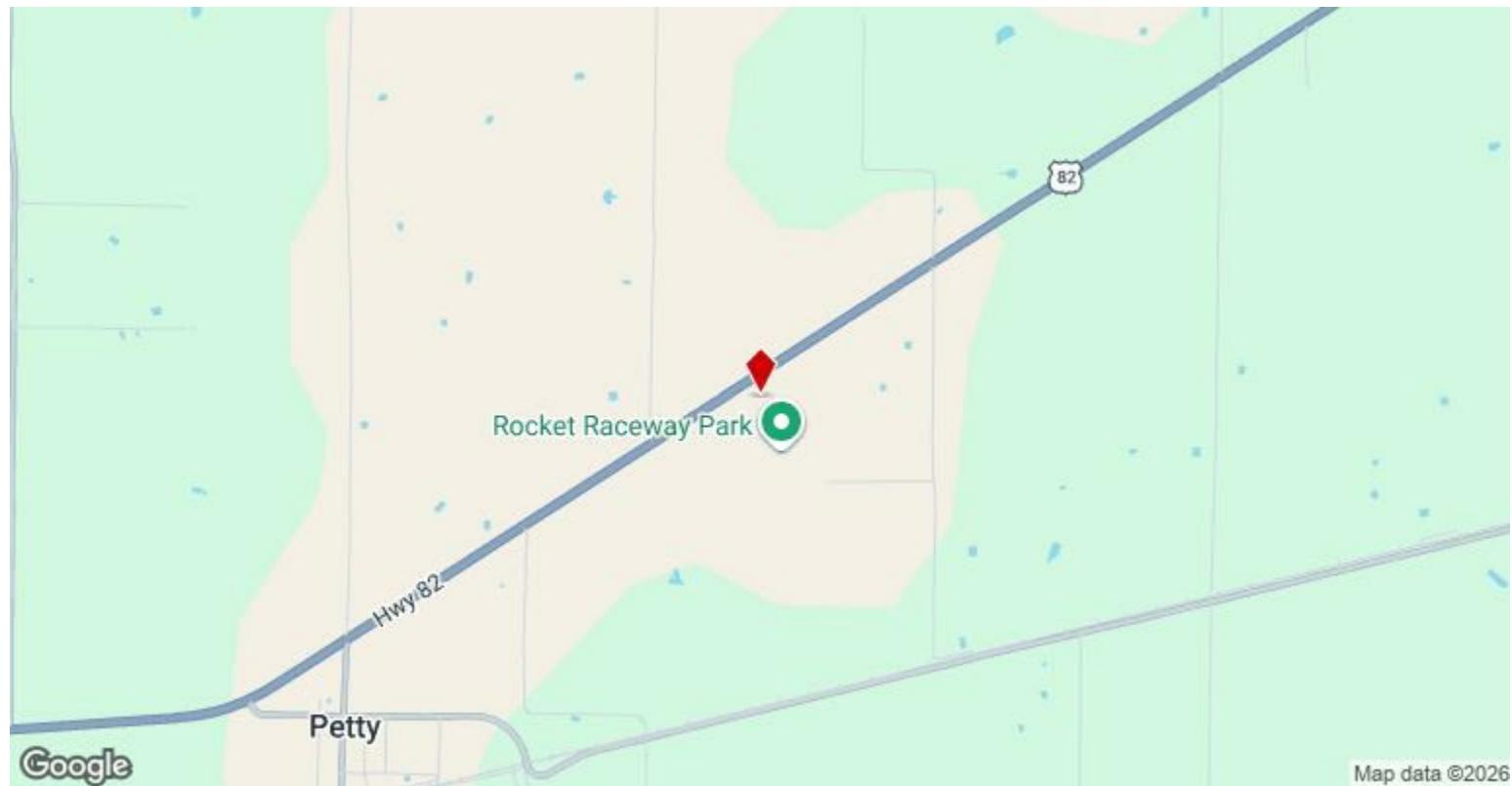
\$895,000

Tract B - 24,000 sf warehouse on approx. 9.35 acres with approx. 800' of frontage US Highway 82 - Warehouse has 20' clear height, Two 16'x18' roll up doors in front, Two sliding doors in back; 300 amp, 120-240v service - 18,000 sf enclosed; 6,000 sf covered in back. Plenty of room for parking, storage of equipment, inventory, trucks, etc. Hwy 82 is a major transportation artery north of DFW - connecting Texarkana - Sherman - Wichita Falls and beyond. Excellent property to use entirely or subdivide into multiple two or three acre tracts. Close proximity to the...

- 24,000 SF Warehouse - 20' clear ht - 18,000 sf enclosed; 6,000 sf covered
- Four grade doors - 16'x18' - two in front & two in back
- Approx. 800' of US Hwy 82 frontage
- Use all 9+ ac or subdivide to smaller tracts
- Lamar County - Not in city limits
- Close proximity to Bois d'Arc Lake & Lake Ralph Hall



Price:	\$895,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	9.35 AC
Gross Building Area:	24,000 SF
Rentable Building Area:	24,000 SF
No. Stories:	1
Year Built:	2016
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	4
Zoning Description:	County



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## Property Photos



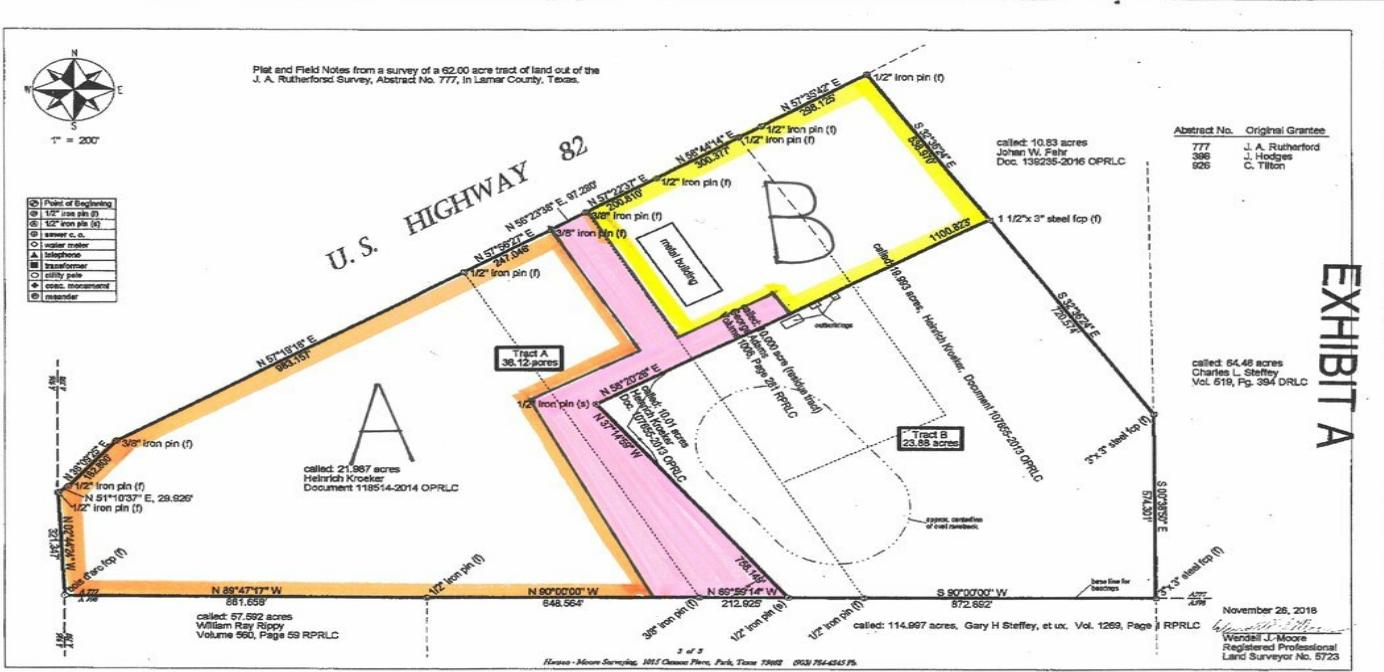
Back of Building



approx. 24,000 sf warehouse with two  
16;' doors on front and back

Building Photo

## Property Photos



**For Illustration Only - Measurements are approximate**

**All information to be confirmed**