



## ADDRESS

1229 STATE HIGHWAY 36 N | CALDWELL, TX

## PRICE

**\$1,575,000**



## FEATURES

- 6,000 SqFt
- +/- 2 Acres
- 435 ft of Highway 36 Frontage
- Located just 1 Mile from the Intersection of HWY 21/HWY 36 with High Traffic Visibility
- Flexible Use for Commercial, Industrial, Office, or Retail
- 3 Roll-Up Doors (12' & 14') with Drive Through Clearance
- Open Interior Space with 2 Bathrooms & Kitchenette
- Concrete Parking Lot with Pipe Fencing & Gated Entrance
- City Utilities
- Exterior Lighting & Awning



## CONTACT

PAM PAYONK, REALTOR® | 979.450.1310

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Boundary lines are approximate and for illustrative purposes only



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