



INDUSTRIAL MECHANIC SHOP WITH RESIDENCE



For Sale

\$1,425,000

11468 Black Jack Rd, Cumby, TX 75433

SALES TEAM

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PROPERTY OVERVIEW:

DESCRIPTION:

Positioned just minutes from I-30, this plug-and-play, 2nd generation mechanic shop offers excellent highway frontage and high visibility, making it an ideal opportunity for automotive, motorcycle, or specialty repair services. Situated on 1.31 acres in Cumby, TX, the property features a 2,809 SF single-family residence with on-site living potential, a 4,900 SF garage, multiple buildings, and ample lot space for equipment, parking, or future expansion. Built in 1973, the property boasts solid construction and a functional layout that provides immediate utility. Its expansive frontage ensures visibility and accessibility to over 100,000 vehicles per day. With no city zoning restrictions and growing demand for service-based businesses in the area, this property offers unmatched versatility and value-add potential.

HIGHLIGHTS:

- **Property Type:** Industrial/Commercial Mechanic Shop + Single-Family Residence
- **Size:** ± 7,709 SF total – includes:
 - Mechanic Shop:** 4,900 SF with 7 overhead doors (1 at 14x10, 3 at 12x10, 3 at 10x10)
 - Single-Family Residence:** 2,809 SF
- **Growing East Texas Market:** Cumby’s location near Sulphur Springs makes it ideal for business expansion.
- **Includes:** Many essential **furniture, fixtures, and equipment (FFE)** needed to operate a mechanic business (detailed list available upon request).



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DEMOGRAPHICS (3 MILE RADIUS)



Average Household Income:
\$75,052



Projected Annual Growth
2024 - 2029: 7.2%



Median Age: 44



Buying Power \$77.8M in total
spending within 10 minutes, with
8.2% projected growth over the
next 5 years

ABOUT THE AREA:

Cumby, TX, is a growing community strategically located near I-30 in East Texas. The area benefits from:

- **Small-Town Charm:** A close-knit population of approximately 800 residents in a business-friendly environment.
- **Strategic Location:** Proximity to major highways provides convenient access to larger regional markets.
- **Flexible Zoning:** No city zoning restrictions make Cumby an attractive location for business ventures.

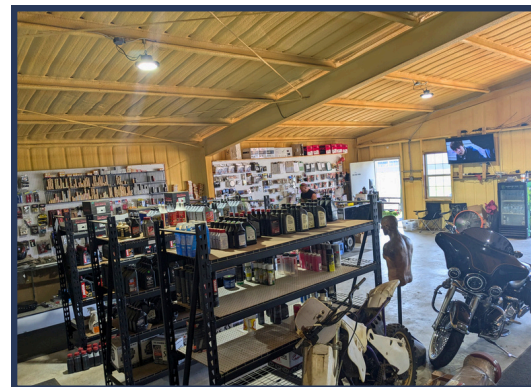
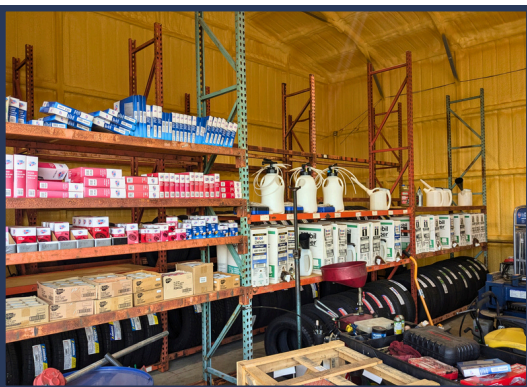


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PHOTOS

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