



OFFICE/WAREHOUSE FOR LEASE

5504 COUNTY ROAD 2646
ROYSE CITY, TEXAS 75189





WAREHOUSE 2

WAREHOUSE 1

PROPERTY OVERVIEW

Warehouse 1 - Unique property with an 800 sf one-bedroom apartment that could double as an office with a full kitchen attached to 2,700 sf of space perfect for a workshop or warehouse storage with two (2) overhead doors.

Warehouse 2 - 2,800 sf warehouse/workshop with two (2) overhead doors.

Excess land also available for potential outside storage.

Price: Contact Broker for details.



WAREHOUSE 1:
±3,500 SF
WAREHOUSE 2:
±2,800 SF



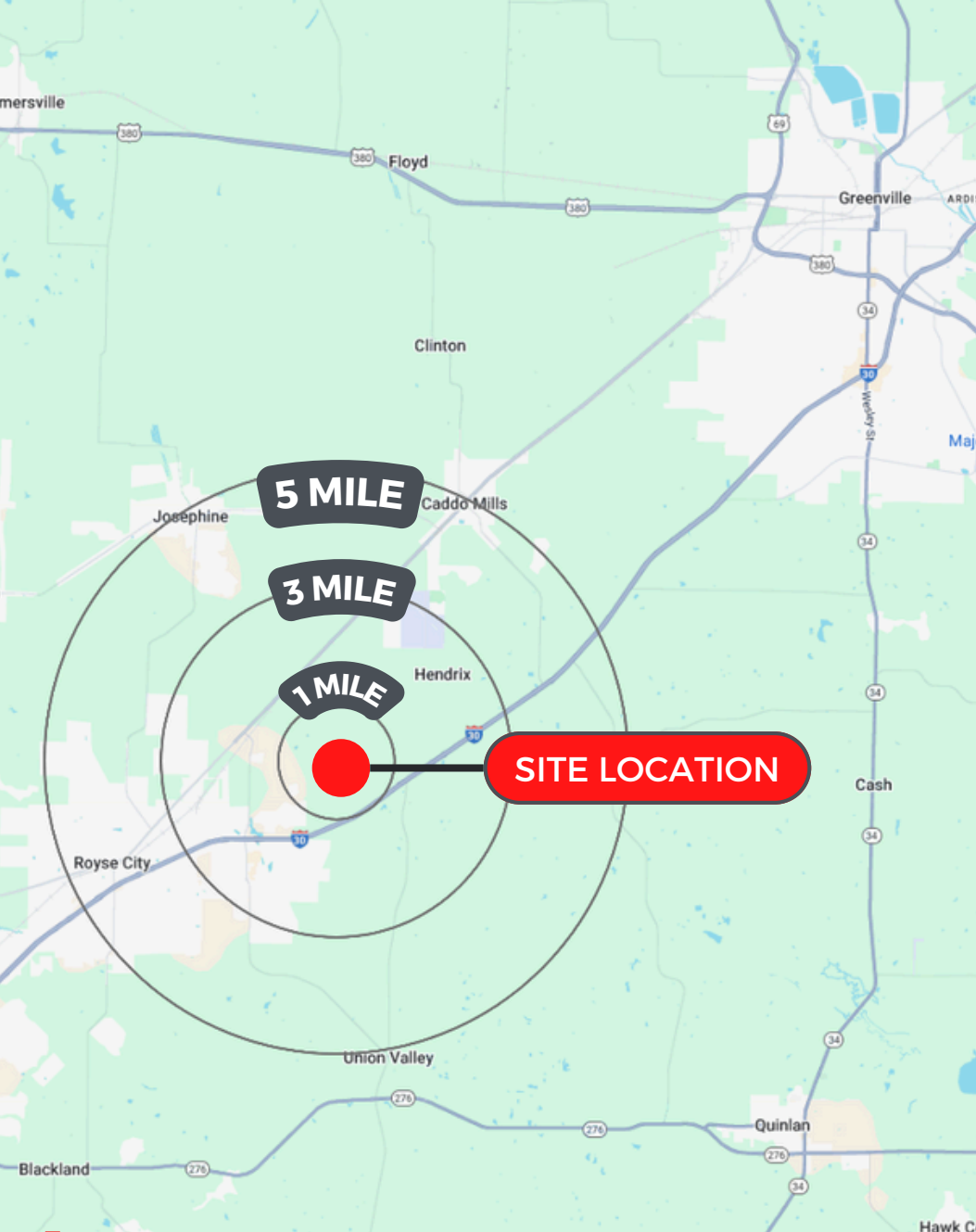
LAND SIZE:
±12.00 ACRES



UTILITIES:
SEWER, WATER



ZONING:
NONE - OUTSIDE CITY LIMITS



AREA DEMOGRAPHICS

5504 COUNTY ROAD 2646

2024 ESTIMATED POPULATION



1 MILE	1,480
3 MILES	11,724
5 MILES	31,417

2024 ESTIMATED HOUSEHOLDS

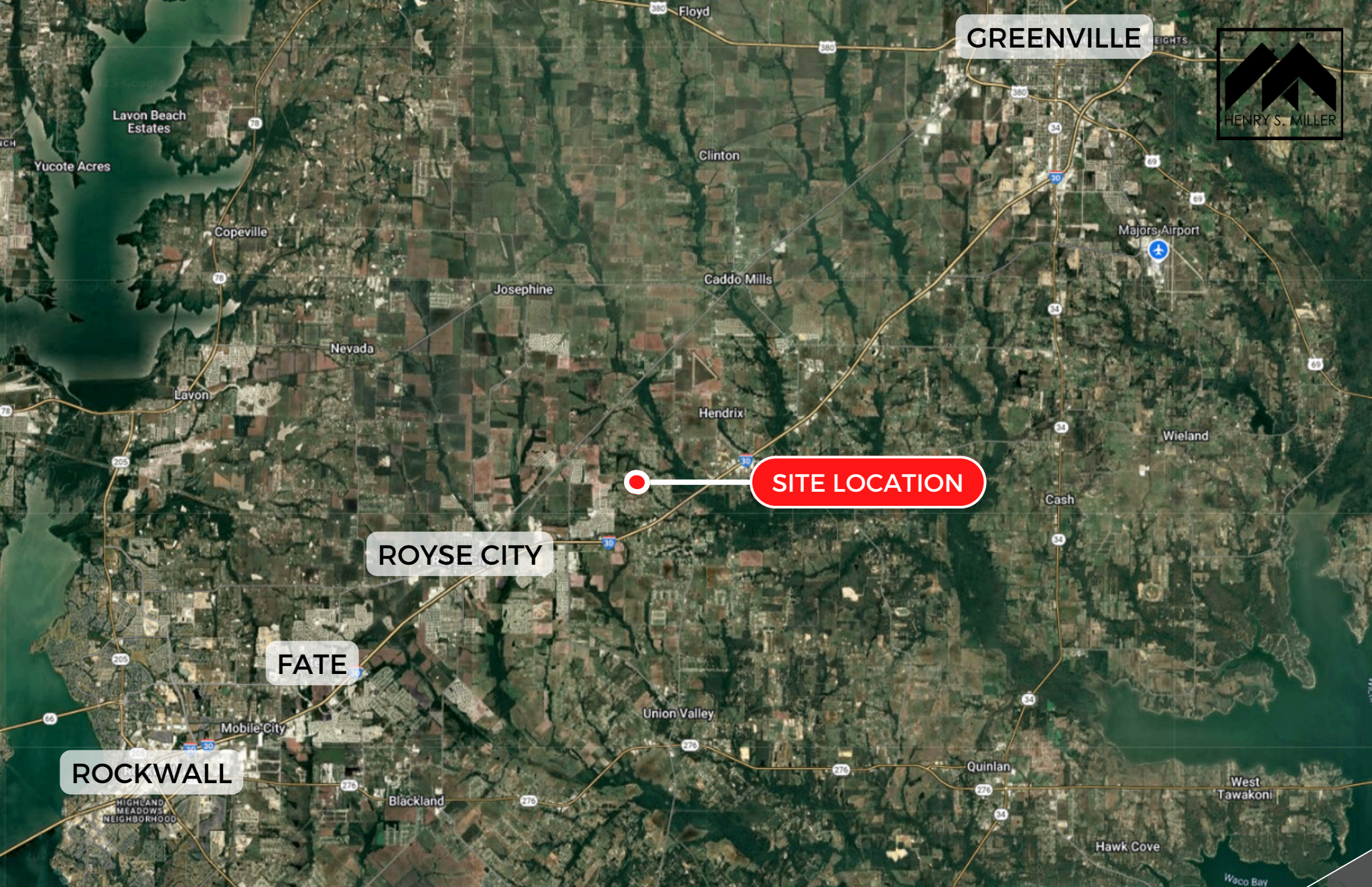


1 MILE	477
3 MILES	3,797
5 MILES	10,179

2024 AVERAGE HOUSEHOLD INCOME



1 MILE	\$82,233
3 MILES	\$94,839
5 MILES	\$105,802



LOCATION PROXIMITY

5504 COUNTY ROAD 2646





**WAREHOUSE 1
LIVING SPACE**





AERIALS
WAREHOUSE 2





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