



**9868 I-10 West
Orange, TX**

DESCRIPTION:	Commercial property consisting of an office/ showroom and two shop/warehouses currently used as a granite floor/counter manufacturing and sales. Excellent condition
CONSTRUCTION:	Office is modular building on piers; two shops are metal construction on slab
SIZES:	Office = 2400 sf; Bld 2 = 2270 sf; Bld 3 = 3200 sf
SHOP DOORS:	Two 12'w x 14'h, Three 14'w x 14'h
OFFICE:	Three offices, showrooms, two restrooms, kitchenette
LAND AREA:	1.671 acres, per survey
ZONING:	None
PROPERTY TAXES:	\$5867
AGE:	Building 3 (rear) built 2018, others unknown
UTILITIES:	Water well, aerobic system sewer
PRICE:	\$449,000
COMMENTS:	<i>High visibility, easy accessibility corner property. The rear of the property adjoins a 2.3-acre parcel occupying the corner of Jackson and I-10, which is also for sale. A purchase of both would allow drive through access to both Jackson and Peru. The office and shops are in excellent condition, with much of the land used as partial laydown storage For a tour, or further information, call Michael McFarland, cell 409-790-3606</i>