

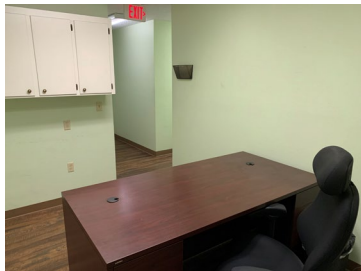
FOR SALE

727/731 SE Stallings Dr - Nacogdoches, TX

**CPRE**  
COMMERCIAL

**SPACE FEATURES:**

- 2-Building Complex on High Traffic Loop 224: 727 - Office in front / Warehouse in rear; 731 - Warehouse
- Lean 2 Dry Storage in Rear
- Dock High Loading
- Gated Entry with Perimeter Fencing
- 18'-0" Clear Height in Warehouse
- Ample Space for 53' Trailer Turning Radius



**FOR MORE INFORMATION PLEASE CONTACT:**

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LoopNet [Link](#)

**BUILDING AREA:**  
727 SE Stallings Dr: 8,250 SF  
731 SE Stallings Dr: 7,200 SF

**TOTALS: 15,450 SF**

**LAND:**  
2.96 AC

**ANNUAL GROSS RENT:**  
\$50,700.00/YR (Stallion Metal Steel Buildings, LXD 10/31/27)

**LIST PRICE: \$725,000.00**

**PROPERTY HIGHLIGHTS**

- + 2.96 AC with Fenced Storage
- + 18'-0" Clear Height in Warehouse
- + Loading: Multiple Surface Bays, (2) 10' x 12' Dock High Bay (27"), (1) Loading Dock (48") with 12' x 15' Bay
- + ~190 Feet of Loop 224 Frontage
- + Traffic Counts of ~17,000 VPD

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