

FOR SALE

# 301 Longbotham Dr.

Groesbeck, TX 76642





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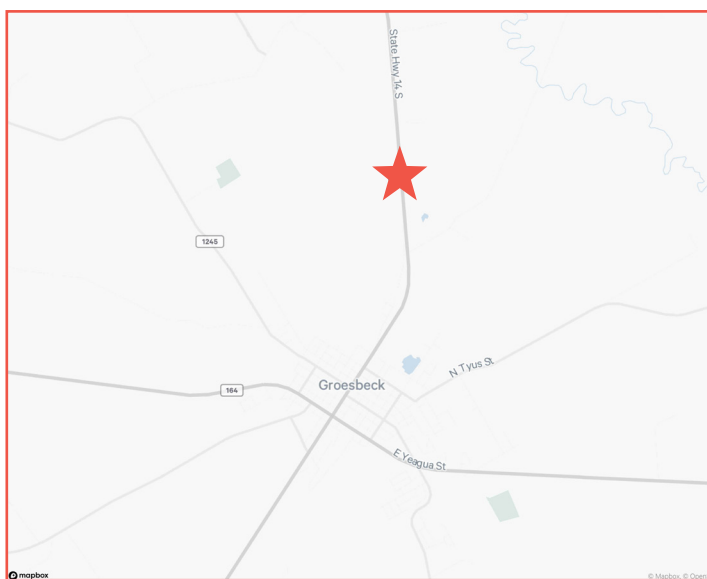


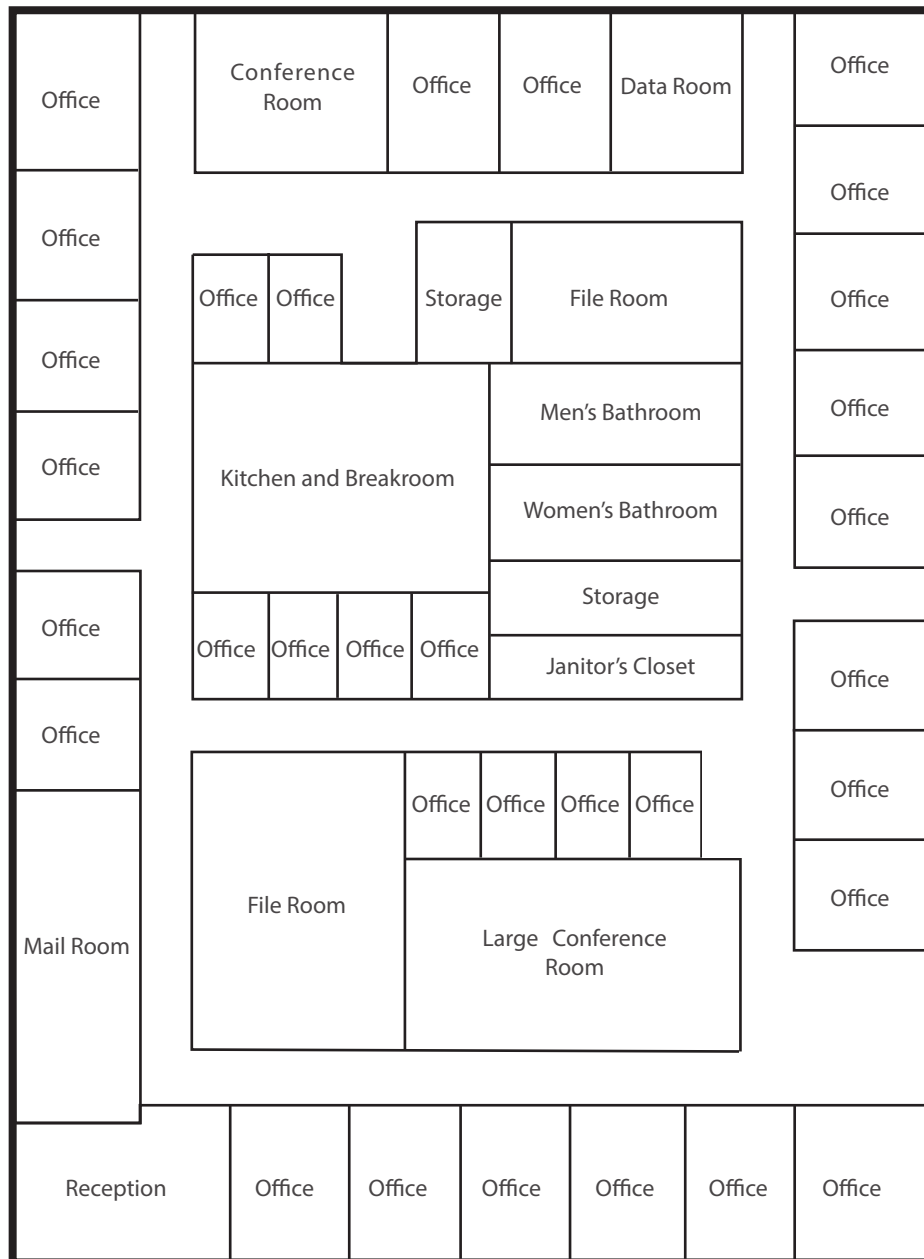
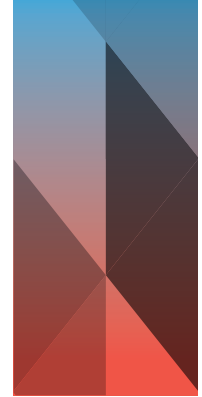
### Building Details

- Building SF: 12,050 SF
- Property Size: 7.06 acres
- Floors: One (1) story
- 600 SF shed
- 58 parking spaces
- Metal roof
- Picnic area with pond on site

### Location Details

- Immediate access to N State Highway 14
- On-site detention
- Outside of all floodplains
- Located within Opportunity Zone
- Located in Groesbeck Industrial Park





### Floor Plan

- Reception area
- 32 private offices
- Two (2) conference rooms
- Mail room
- File room
- Kitchen and breakroom
- Data room
- Men's and women's restrooms
- Ample storage



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