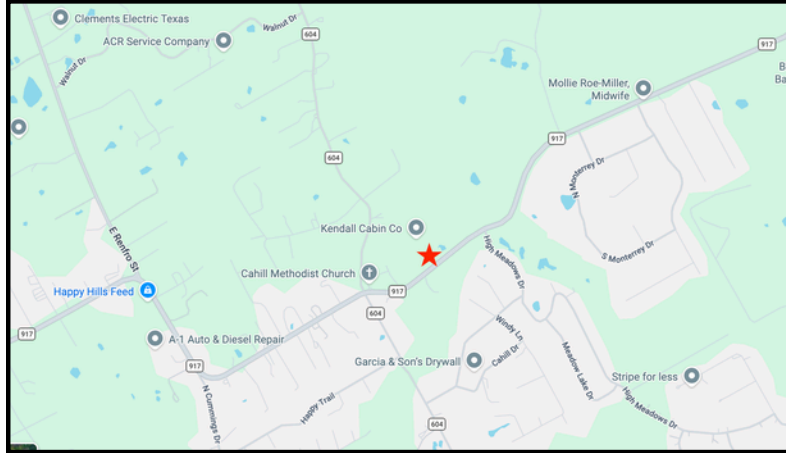



Pre-Leasing Commercial Warehouse Space




8625 E FM 917 ALVARADO, TX 76009




Property features:

 1.5 Acres

 207' Frontage on FM 917

 14,053 AADT

 7,500 Sq Ft

- ☒ 125'x60' Warehouse Space
- ☒ Existing Curb Cut & Concrete Drive
- ☒ 3 Phase Electric Available
- ☒ County Water Available
- ☒ 24' tall ceilings

About:

Build-to-suit opportunity on ± 1.5 acres with 207 feet of frontage along busy **FM 917**. High-end tenants are already in place, and the property is well maintained, making this an ideal site for a wide range of **commercial** uses including light industrial, warehouse, contractor yard, or service-based business. **Only TWO BUILDINGS REMAINING**. Located outside city limits in Johnson County with **limited restrictions**, county water access, 3-phase electric available, and an existing curb cut with concrete drive already in place. Lease rate can vary based on scope and specifications of build. 2 Min to 35W and 10 min to Hwy 287.

Contact details:



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