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*Renee*  
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Unlock Investment Potential in Emory, TX

## 4500 FM 515 & 3006 CR 3380 Emory, TX 75440

### FOR SALE

#### Property Features



1.5 AC



1979



2,906 SF + 896 SF

### Property Description

Nestled within the thriving Emory, Texas market, 3006 CR 338 offers a compelling investment prospect on 1.5 commercially zoned acres. This versatile property boasts 15 readily leasable storage units, presenting an immediate opportunity to tap into the growing demand for self-storage solutions. Complementing this is a currently occupied mobile home, generating a consistent monthly income of \$895. Strategically positioned with convenient access to Emory's main roads, the property balances peaceful affordability with proximity to local conveniences and a growing community, making it ideal for both immediate cash flow and future expansion.



DeLario Bolton - Commercial Director



(214) 531-0402



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Each Office Is Independently  
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Emory, TX 75440

## Property Details

<b>Address</b>	4500 FM 515 & 3006 CR 3380, Emory, TX 75440
<b>Building Size (RBA)</b>	2,906 SF (Storage/Retail), 896 SF (Mobile Home)
<b>Lot Size</b>	1.5 Acres
<b>Year Built</b>	1979
<b>Occupancy</b>	1 tenant-occupied MH + 15 vacant storage units
<b>Sale Type</b>	Owner/User



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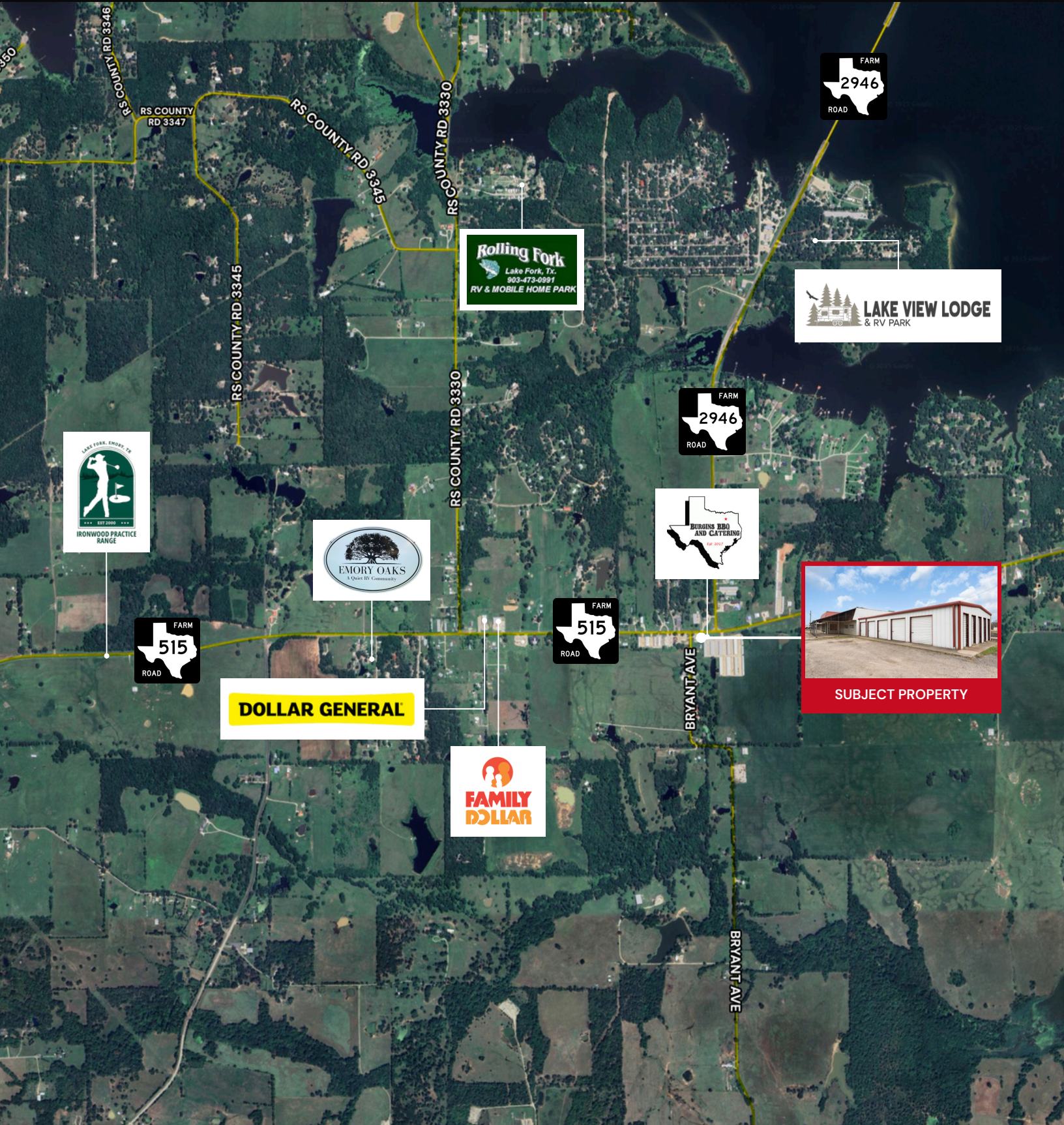




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