



147 N. Ohio St.  
Celina, TX 75009  
972.382.2270

201 N. Main St.  
Collinsville, TX 76233  
903.870.6956

1. Location- 23350 Hwy 377 North
  - a. Bordered by large ranch to the South.  
county road to the North
2. Parking Lot- heavy gravel for truck traffic
3. South building 5000sf 50'x100'
  - a. Small office 8'x12'
  - b. 1bath- small septic system
  - c. Shop set up for fabrication business.
  - d. Doors/ West end 12hx18w rollup/ North 2 each 12'x12' sliders/ East (1 slider 10'x12') (1 10'x10' rollup)
  - e. Single slope building 12' lowest 14' tallest.
4. North building 3000sf 3 bays 40'x25'w
  - a. Central/heat/ac, office size 36'x16', 575 sf
  - b. 2 baths, 1 at reception area, 1 for office
  - c. Office roof decked for storage or expansion.
  - d. Sewer- served by aerobic system, may require updates.
  - e. 2 service bays-uninsulated- 1(14'hx18'w roll up door) 1(12'hx18'w door)
  - f. Bay 3 (East) portioned for separate rental.
5. Internet- served by Rise Broadband
6. Electrical- Serviced by GCEC
  - a. South building 220v 3phase
  - b. 480volt to service pole in front. Renter owns and pays for drop in front
  - c. North building 220v single phase, separate meter, paid by current renter.
7. Water- Served by Two Way Community Water
  - a. Both buildings are served by one meter and paid by owner
  - b. Large-deep water well on property depth 1400 with perforation at 650 (upper trinity) (not currently in use)
  - c. Value of well \$150,000