

720 2ND ST

CLARENDON, TEXAS 79226

**COMMERCIAL PROPERTY
FOR SALE**

4,288 SF • 1.00 AC

TURNKEY • VACANT • OWNER-USER
/ INVESTMENT

A rare, ready-to-use commercial opportunity on U.S. Highway 287.

Extensively renovated freestanding property with a flexible showroom, modern industrial finishes, covered outdoor areas and a detached garage/storage building.

**ASKING PRICE
CONTACT
BROKER**

Listing ID 40696296

PROPERTY AT A GLANCE

4,288 SF	1.00 AC	1997 / 2025	1 STORY	VACANT
Building Size	Lot Size	Built / Renovated	Building Height	Current Status

WHY THIS PROPERTY

- Direct U.S. Highway 287 exposure and visibility
- Large open showroom with soaring ceilings
- Exposed matte-black steel trusses & galvanized spiral ductwork
- Recessed LED lighting and epoxy-style concrete floors
- Two updated restrooms
- New electrical and updated commercial-grade HVAC
- Two high-clearance standalone carports
- Detached building with two garage bays + indoor storage
- Opportunity Zone location

IDEAL USES

Boutique Auto Dealership

Coffee Shop • Destination Restaurant

Retail Boutique • Event Space • Flex Commercial

A TURNKEY TEXAS PANHANDLE OPPORTUNITY

Extensive aesthetic, electrical, structural and mechanical renovations have already been completed, allowing a new owner to focus on business operations rather than a major build-out. The combination of highway visibility, open showroom space, covered exterior areas and detached garage/storage creates unusual flexibility for an owner-user seeking a prominent Clarendon location.

CONNIE TAYLOR
KW COMMERCIAL
(806) 414-2750

720 2nd St, Clarendon, TX 79226
Listing ID 40696296
Listed May 28, 2026

SCHEDULE A TOUR
CONTACT BROKER

Information believed accurate but subject to verification. Buyer to independently verify measurements, permitted uses, zoning, taxes, Opportunity Zone eligibility, and all property details.