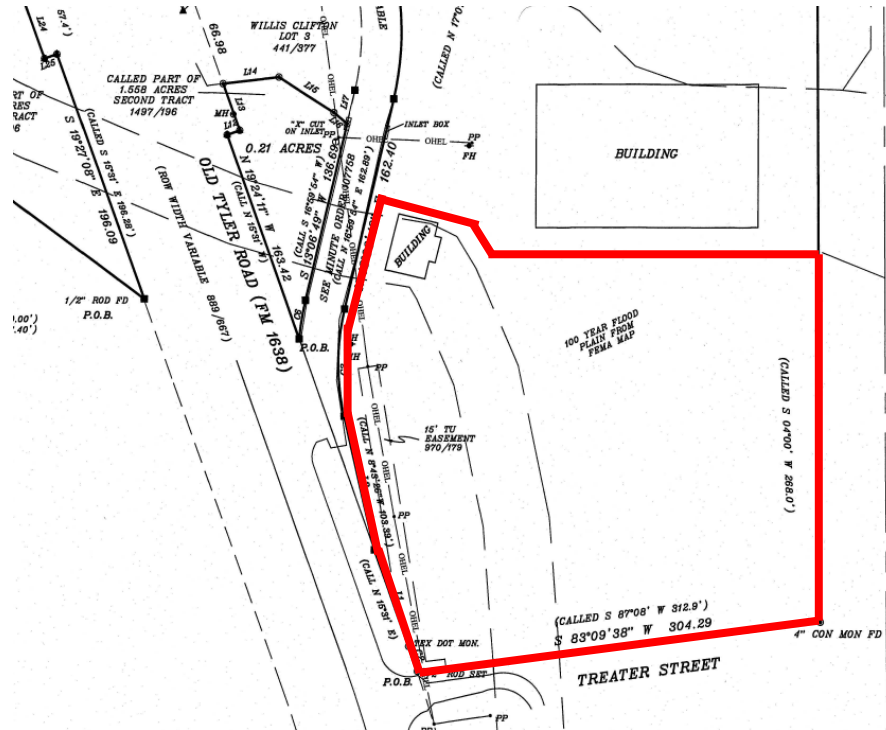


**SPACE FEATURES:**

- Industrial Yard Space with Office Zoned Heavy Industrial
- Close Proximity to I-69 Expansion via Old Tyler Rd Connection
- Frontage to Old Tyler Rd State Highway and Fitts Rd City Street for access/signage



**FOR MORE INFORMATION PLEASE CONTACT:**

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**CPRE Commercial**  
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 (936)564-2622

[www.commercial.cpre.com/properties-sale.php](http://www.commercial.cpre.com/properties-sale.php)

**LAND:**  
 Approximately 2.00 AC

**RENT:**  
 Negotiable

**PROPERTY HIGHLIGHTS**

- + Unimproved Level Yard Zoned I-2 Heavy Industrial
- + Office Available

**BUILDING:**  
 Office: 1,900 SF

**RENT:**  
 Office: Negotiable