



8351 FM 3506, Frankston

Excellent commercial opportunity near the corner of HWY 155 and FM 3506



PROPERTY INFORMATION BROCHURE ON: 8351 FM 3506, Frankston, TX 75763

Location: Portion of TR 25 in AB 1 in the J M Acosta Survey known 8351 FM 3506, Frankston, TX.

A. Directions: From Frankston take HWY 155 north, left on FM 3506, property on the right.

II. **See website for pricing**

III. Financing Information:

A. Existing—Treat as clear

B. Terms—

1. Cash

2. Conventional

IV. Property Description:

A. Improvements —

1. Excellent commercial opportunity near the corner of HWY 155 and FM 3506. This approximate 2.79 acre unrestricted property features a 2160 square foot building with two separate front entrances, on site parking, 5 offices, large breakroom kitchen and more. The property currently uses single phase power, but three phase power is available. With a reported 15,049 traffic count at the corner of FM 3506 and HWY 155 per day per TxDOT, this property can be a professional use building, income producing lease space, or you can build an additional business on the remaining acreage as well. Bring your vision and see what opportunities this property has to offer. Additional acre with frontage on HWY 155 available with income producing tenant. See broker for details.

B. Terrain-

1. Soil—Sandy loam

C. Water Source

1. Private well

D. Other Information –

1. Electric — ONCOR

2. Sewer— Septic system

3. Internet — Brightspeed

****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies**

4. Easements—Subject to all visible and apparent easements and any easements of record.

5. Restrictions—Subject to any restrictions of record

V. Taxing Authority and Taxes:

A. Henderson County

B. Brownsboro Independent School District

C. Total Estimated Taxes – Approximately \$5,502 per the Henderson County Appraisal District (without exemptions in place at this time).

VI. Minerals:

A. Oil, Gas, and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.

B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.

****NOTE: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.SteveGrant.com.**







PROPERTY FEATURES INCLUDE:

Approximately 2,160 square feet per HCAD

Brownsboro School District

Two private bathrooms

Built in 2000

5 offices

15,049 traffic count at the corner of FM 3506 and HWY 155 per TXDoT

Two separate entrances

Room to add on or build additional business

Full kitchen breakroom

Slab foundation

Outside parking available

Central electric air and heat

Approx. 2.79 acres

Electric water heater

