

Property Highlights

- 8,424 SF on approximately 1.85 acres
- \$625,000
- Located just west of Marshall on General Samuels, near Main Gate of LRAFB
- Full renovation and conversion to office space in 2008
- Excellent Condition, featuring:
 - Large Call Center with Open Workstation Area, Private Offices, Employee Lounge
 - Open Office Area with Large Storage/Supply Room
 - Equipment Storage Bay with Overhead Door
 - Emergency Generator
 - Safe Room / Tornado Shelter
 - Alarm System
 - 2 Sets of Restrooms
 - 41 Parking Spaces
 - Mix of Open Area, Private Offices, Cubicles, Meeting Rooms, Storage



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	3,075	27,596	44,714
Daytime Population	12,576	32,410	44,137
Average HH Income	\$78,861	\$71,911	\$78,038

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