



**3016 TWIN CITY HWY.  
NEDERLAND, TX**

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| DESCRIPTION:     | Industrial property, formerly utilized as a roll off trailer facility                                                                                                                                                                                                                                                                                                                                                     |
| IMPROVEMENTS:    | 10,488 sf metal building, totally open inside, except for small living quarters NW corner of the building                                                                                                                                                                                                                                                                                                                 |
| BUILDING ACCESS: | Three – 14' x 14' electric roll up doors                                                                                                                                                                                                                                                                                                                                                                                  |
| EAVE HEIGHT:     | Approximately 16'                                                                                                                                                                                                                                                                                                                                                                                                         |
| YEAR BUILT:      | 2010                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LAND AREA:       | Four acres, partially fenced, about 25% concrete stabilized; remainder is greenfield                                                                                                                                                                                                                                                                                                                                      |
| ZONING:          | N/A, out of city limits                                                                                                                                                                                                                                                                                                                                                                                                   |
| WATER:           | Private water well serves the property                                                                                                                                                                                                                                                                                                                                                                                    |
| SEWER:           | Commercial aerobic system                                                                                                                                                                                                                                                                                                                                                                                                 |
| PRICE:           | <b>\$1,100,000</b>                                                                                                                                                                                                                                                                                                                                                                                                        |
| COMMENTS:        | Spacious property with easy quick access to Twin City Hwy. (Hwy. 347) and local industries. No zoning allows for a myriad of uses, both commercial and industrial. Small unfinished living quarters easily completed, should an owner or employee wish to remain on the property. Acreage allows plenty of room for expansion. For a tour, or further information, call <b>Michael McFarland, cell phone 409-790-3606</b> |