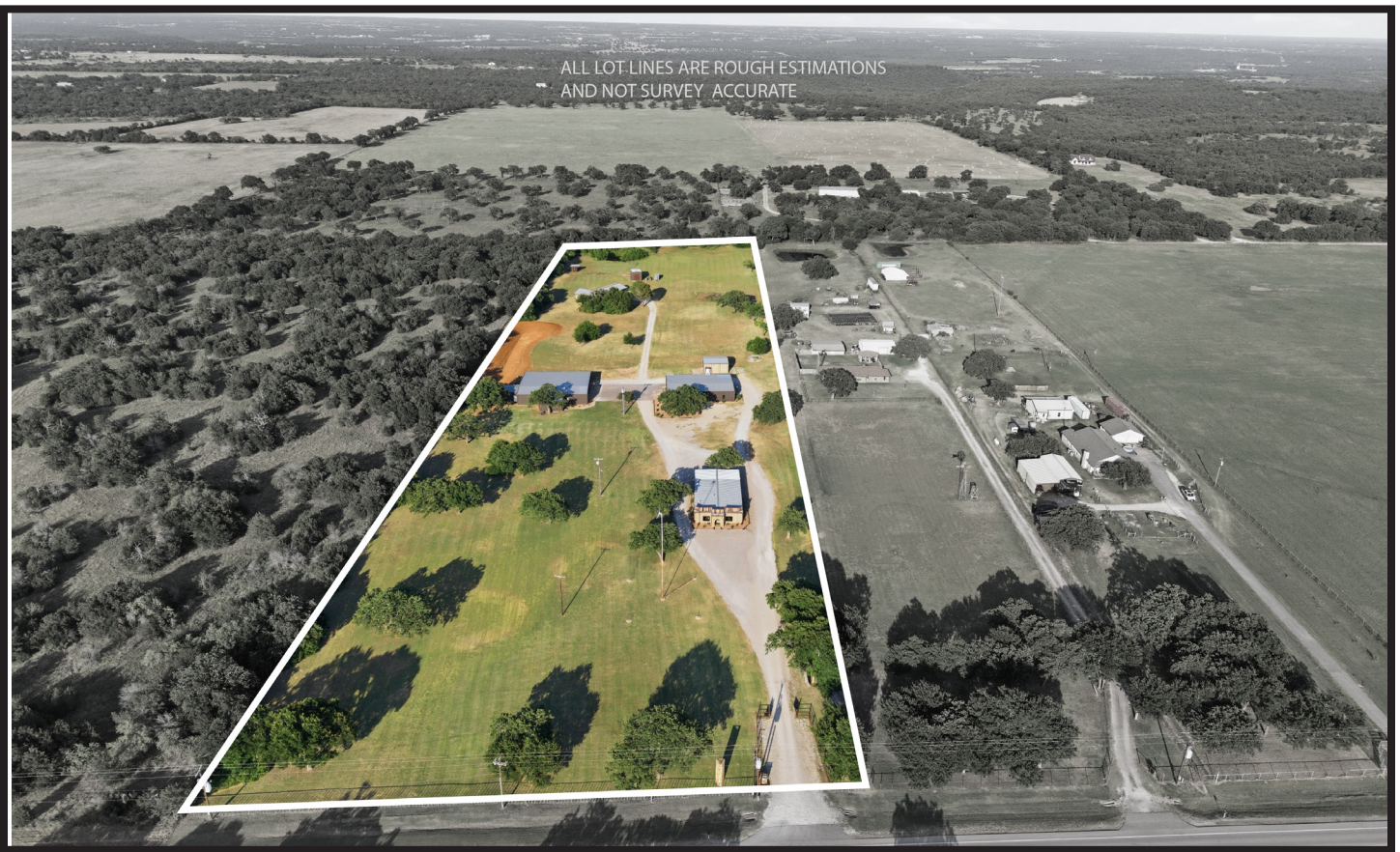


TRINITY COUNTRY REAL ESTATE

*11.33 +/- acres- 4711 S Highway 281.
Mineral Wells, Texas \$1,937,000*



Matt Milligan

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Property Overview:

This versatile commercial property features four industrial/warehouse buildings plus a residential house, offering flexible space for manufacturing, storage, office, and living accommodations. Key amenities include full HVAC in most structures, multiple roll-up and garage doors, parking areas, a picnic area, a newly built pond, and a water storage shed.

Building 1 – Office Building (Up Front)

Fully climate-controlled office suite with multiple private offices, conference/meeting space, and support areas. All HVAC.

- Office – 14' x 14'
- Office – 15' x 10'
- Half Bath – 9' x 5'
- Meeting Area / Lunch Room – 11' x 12' (with sink)
- Office – 9' x 11'
- Office – 8' x 11'
- Office – 10' x 12'
- Office – 8' x 8'
- Conference Room / Break Room – 17' x 17'
- Storage – 8' x 16'
- Office – 9' x 14'
- Office – 10' x 15'

Building 2 – Storage / Warehouse

Large climate-controlled warehouse with dedicated parking areas and outdoor amenities.

- Main Storage / Warehouse – 75' x 55' (All HVAC)
- Half Bath – 6' x 6'
- Two (2) 24' x 20' Parking Areas with HVAC
- 10' x 10' Overhead Door
- 7' x 11' Overhead Door
- Picnic Area in Front

Building 3 – Largest Building (Manufacturing / Warehouse)

Primary manufacturing and warehouse facility – the largest structure on the property.

Fully climate-controlled.

- Main Warehouse / Manufacturing Area – 75' x 75' (All HVAC)
- Additional Warehouse – 30' x 20'
- Break Room – 18' x 25'
- Half Bath – 6' x 6'
- 20' x 10' Door

Building 4

Compact climate-controlled building with convenient access.

- Building – 23' x 28' (All HVAC)
- Two (2) 14' x 10' Roll-Up Doors
- One (1) Side Entry Door

Additional Site Features

- Newly built pond
- 16' x 20' Water Storage Shed

Residence (House)

Comfortable on-site residence ideal for owner-operator, caretaker, or additional office use. Currently being used as office space

Living Areas

- Living Room – 15' x 13'
- Kitchen – 10' x 24'
- Tile floors
- Quartz counters
- Farm sink
- Gas stove

Bedrooms & Baths

- Bedroom – 15' x 16'
- Master Bath – 8' x 13'
- Quartz counters
- Full bath
- Tub/shower combo
- Bedroom – 14' x 14'
- Full Bath – 10' x 6'

Additional House Features

- Utility Room – 8' x 8'
- Garage – 31' x 25'



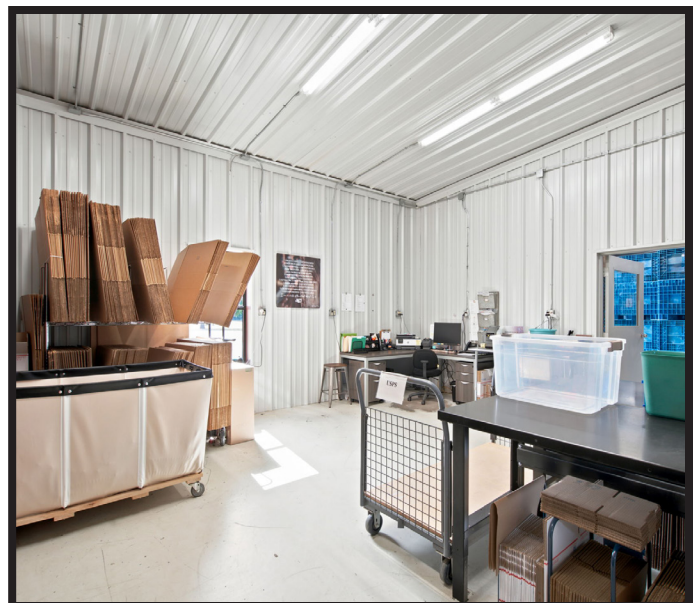
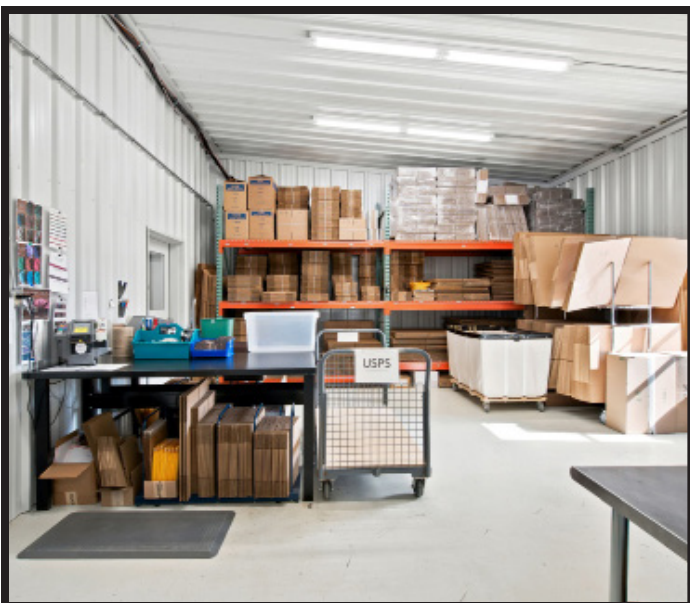
Building #1







Building #2





Building #3





Building #4



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House





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