

FOR SALE | LEASED RETAIL INVESTMENT

Family Dollar Retail Building

17973 TX-154 | Harleton, Texas 75651

\$800,000
ASKING PRICE



BUILDING

9,000 SF

+ 200 SF canopy

SITE

1.092 Acres

State Hwy 154 frontage

TENANT

Family Dollar

Established national tenant

LEASE TERM

Through 12/31/27

Income-producing asset

BUILT

2007

Open retail layout

MLS

#20262311

Active commercial listing

Opportunity Summary

Clean, well-positioned East Texas retail building with highway frontage, paved parking, an established tenant in place, and long-term commercial flexibility.

INCOME IN PLACE

Family Dollar tenant with lease through 12/31/2027.

RECENT UPDATES

2025 metal roof seal coat plus recent parking lot work.

FUTURE FLEXIBILITY

Open retail layout with multiple future commercial use paths.

Austin Moore & Company Real Estate

Austin Moore, Owner/Broker | 903-746-7588

Scan for listing
MLS #20262311



Property Overview & Photo Gallery

17973 TX-154 | Harleton, TX 75651



Investment Overview

This 9,000 SF retail building with an additional 200 SF canopy is positioned along State Highway 154 and currently leased to Family Dollar through 12/31/2027. The property offers a combination of current income, highway visibility, paved parking, and future flexibility for a wide range of commercial uses.

LEASE NOTE

Family Dollar through 12/31/2027

Lease details available upon request.

PROPERTY TYPE

Commercial / Retail

BUILDING SIZE

9,000 SF + 200 SF canopy

LAND SIZE

1.092 acres

CURRENT TENANT

Family Dollar

LEASE TERM

Through Dec. 31, 2027

FRONTAGE

State Highway 154

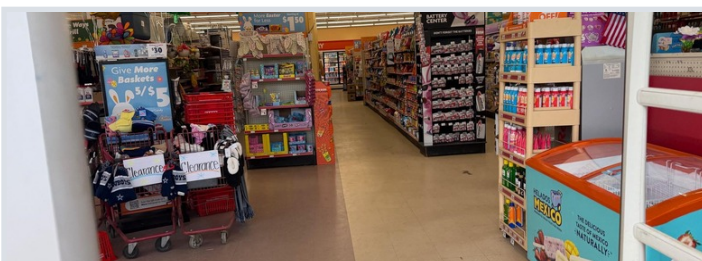
Photo Gallery



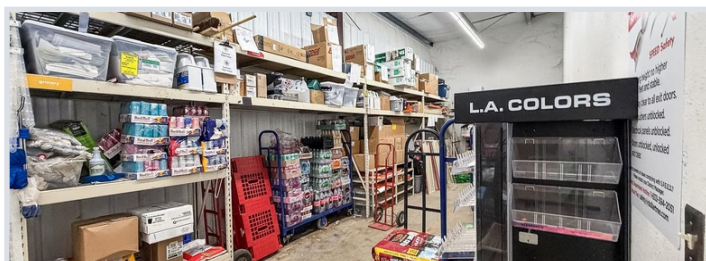
Exterior / Highway Frontage



Open Retail Sales Floor



Front Entry / Retail Layout



Back-of-House / Storage Area

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Information deemed reliable but not guaranteed. Buyer to verify all property, lease, tenant, zoning, and utility information.

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