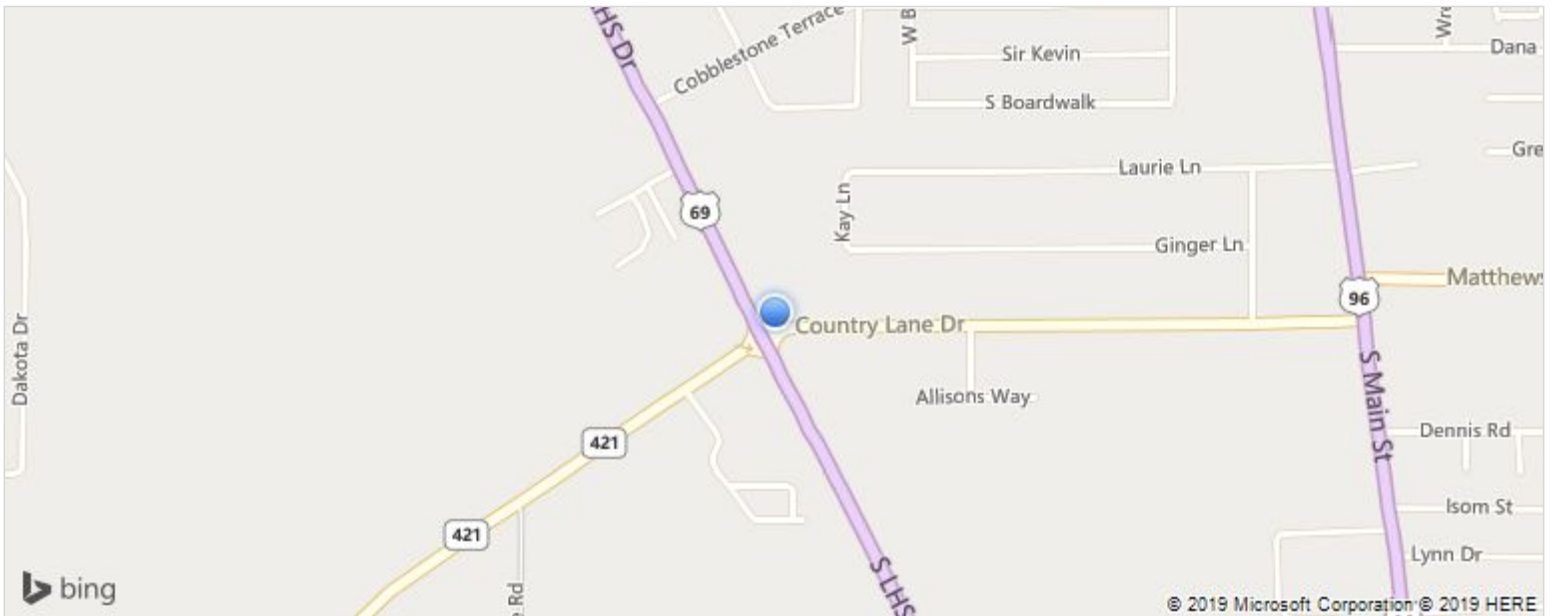


SALE

\$959,191
Land -Retail

Hwy 69@FM 421
Lumberton, TX 77657

Property Type:	Land -Retail
Listing ID:	X5Q5XW
Style:	Not Applicable



Hwy 69@FM 421 Lumberton TX, 77657 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/X5Q5XW-Lumberton-TX>

Property Description

Wraps the hard corner where Neches Credit Union and Schlotzsky's reside - cross access with entire complex

Property Highlights

- Property Overview § Very desirable "going home traffic" § Wraps the hard corner where Neches Credit Union and Schlotzky's reside § Cross access with entire complex § Lighted traffic signal § First major intersection as you enter Lumberton § Hwy 69 (4) lane with continuous turn lane § FM 421 (2) lane with continuous turn lane § Zoned C2 -- highly desirable less restrictive commercial zoning LOT SIZES : § Lot 4 - Hwy 69 1.32 acres 57,499 sf \$7.00 psf or \$402,493 § Lot 3 - FM 421 1.26 acres 54,885 sf \$6.50 psf or \$356,752 § Lot 5 - interior 1.09 acres 47,480 sf \$5.25 psf or \$249,270 § All tracts sold as one 3.67 acres 159,865 sf \$6.00 psf or \$959,191

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