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EUREKA BUSINESS GROUP



FOR SALE:

215 Emberson Chapel Rd, Pilot Point, TX 76258

4,000 Flex Building on 6 Acres

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Property Package

Unique opportunity to own a 4,000SF FLEX building in Pilot Point with about 6AC lot.

Fully air conditioned with 2 sets of bathrooms, a new septic tank and 2 new HVAC systems. Currently built as an events center but can be used for storage, shop, warehouse, etc.

Private location with easy access to Hwy 377 (less than a quarter mile from the road).

Full HVAC coverage, bathrooms, and a receiving area with rollup door makes this a “ready to go” property, perfect for your business!

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Property Profile	
Available SF:	4,000 SF
Type:	Light Industrial/Flex
Secondary Type:	Storage/Shop/Retail
Year Built:	1994
Finish:	Fully Built Out
HVAC:	Full Coverage
Traffic:	12,676 VPD on Hwy 377
Zoning	Outside City Limits

- **Asking Price: \$1,525,000**
- **SF available: 4,000**
- **Lot +/- 6AC (to be platted)**
- **Available: Immediately**

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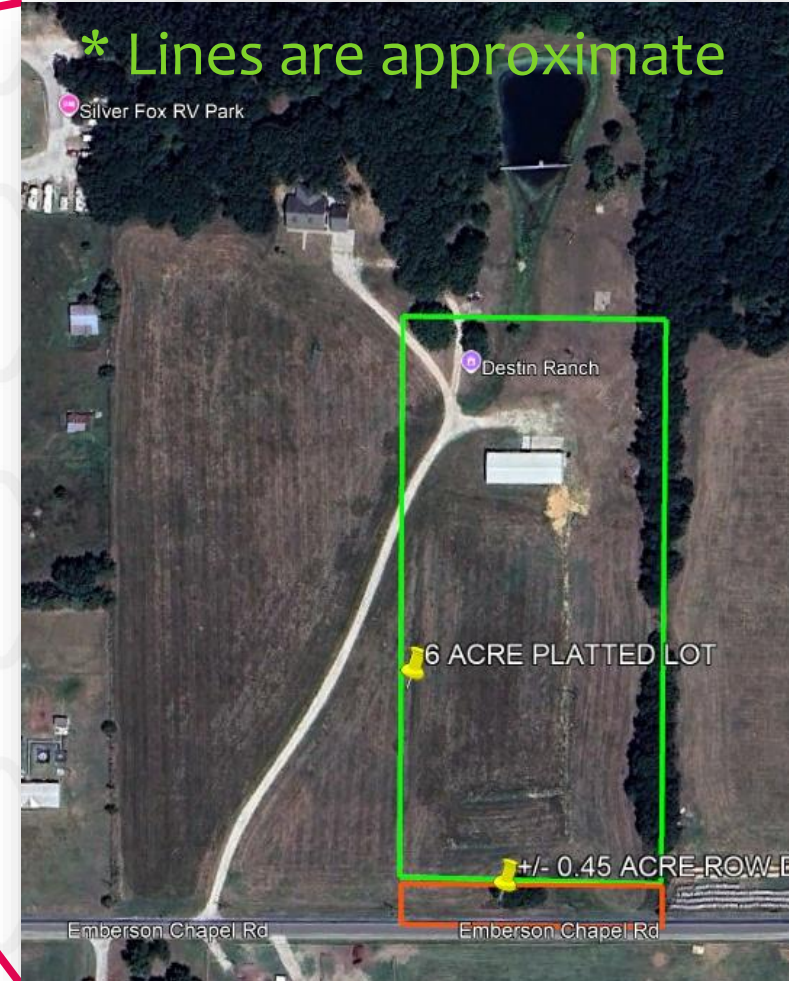
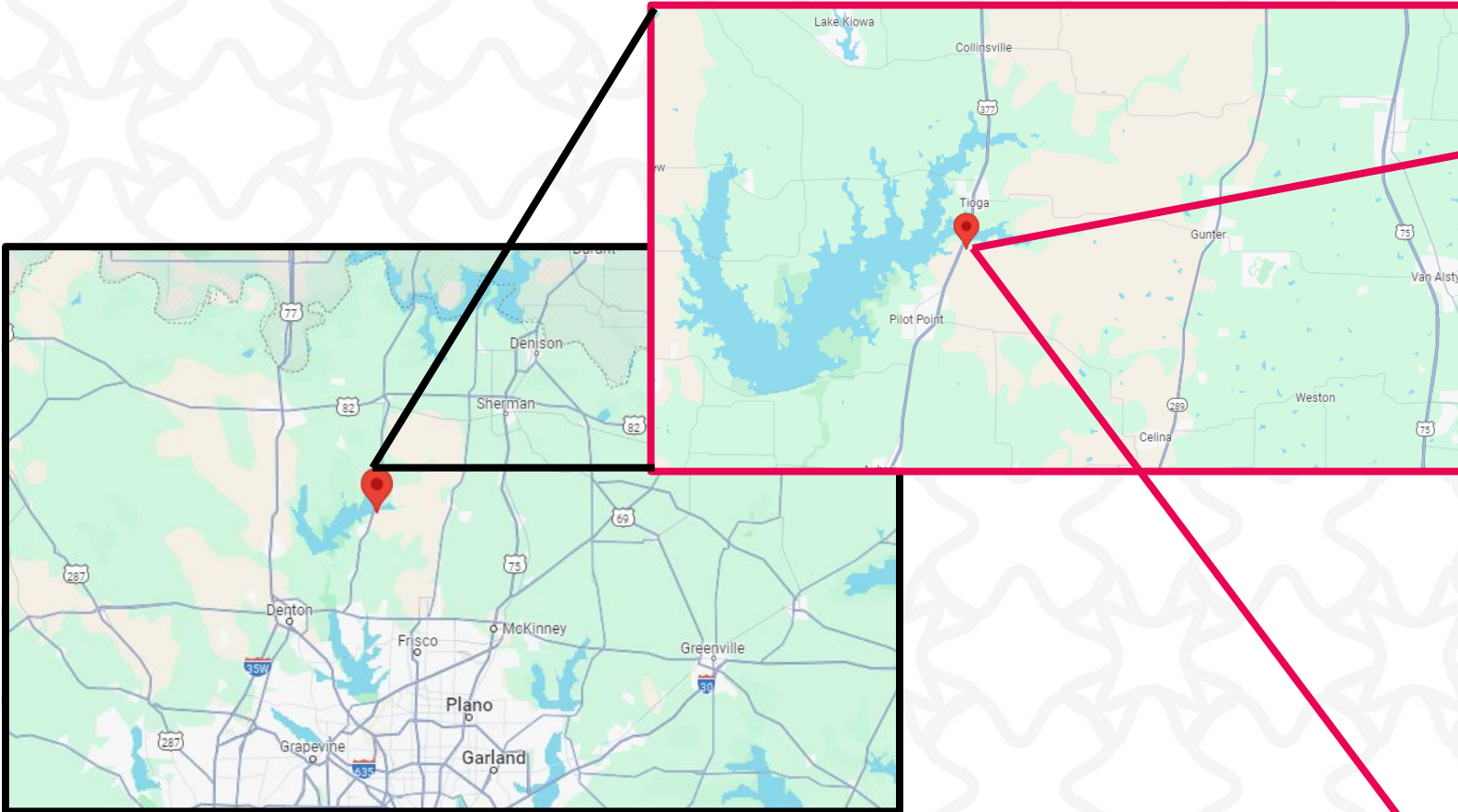






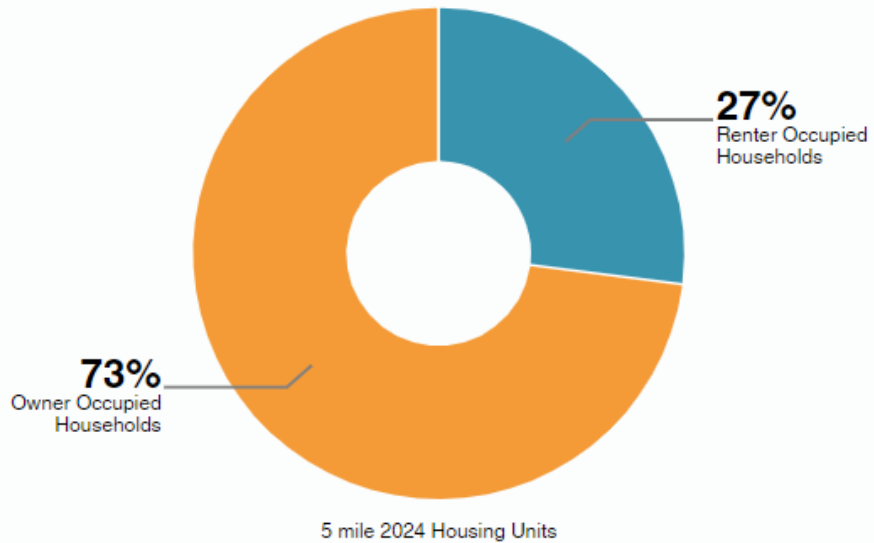
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LOCATION

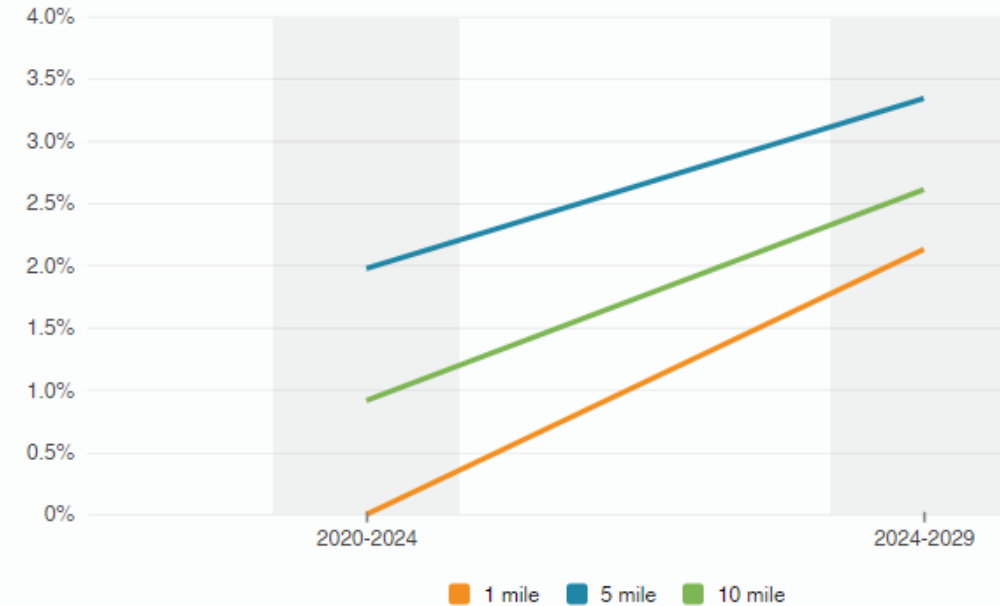


Income			
	1 mile	5 mile	10 mile
Avg Household Income	\$94,367	\$95,802	\$109,620
Median Household Income	\$81,250	\$83,073	\$88,589

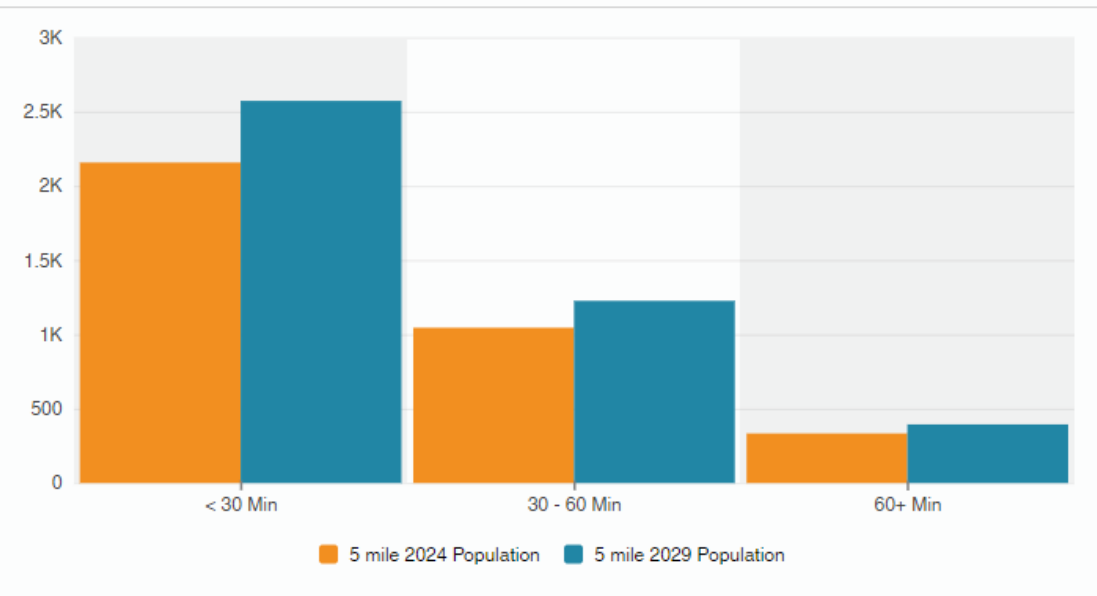
Housing Occupancy



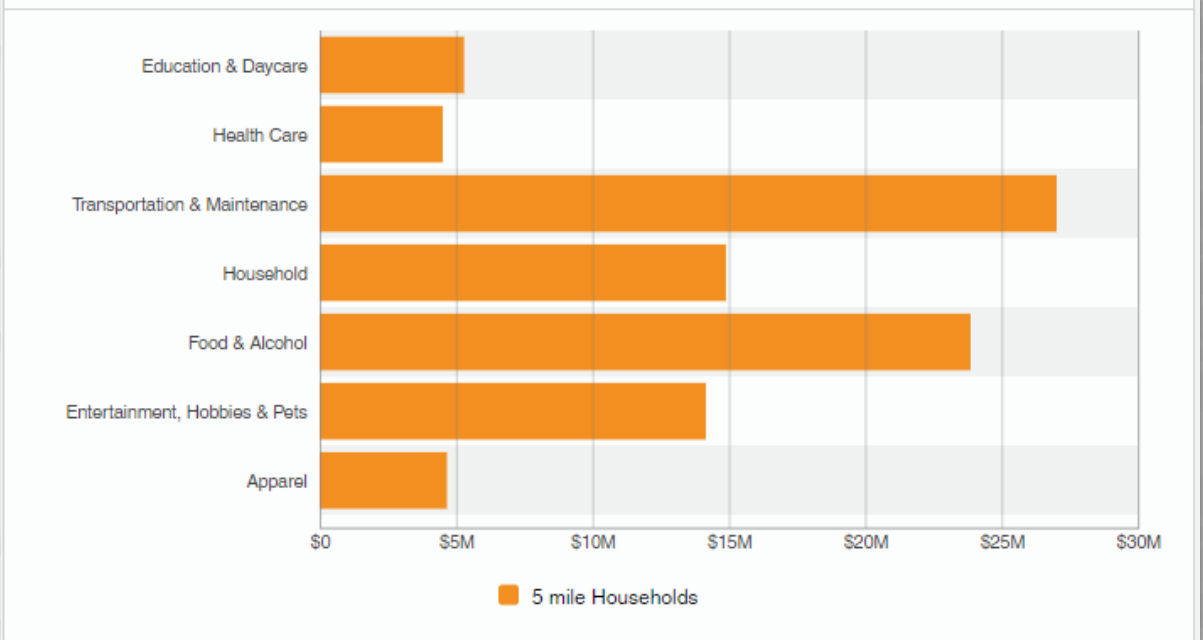
Annual Population Growth



Population Travel To Work



Consumer Spending





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Contact

