

HEARNE, TEXAS 77859

For more information, please contact: Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- Rare office warehouse facility for sale or lease with Hwy 6 Frontage
- 3,540 SF Office/Warehouse and 1,100 SF house on 1.2 Acres
- Property is completely security fenced with rock base yard
- Located on SH-6 15 miles north of Bryan approximately 4 miles south of Hearne
- Excellent visibility with over 240 feet of frontage on SH-6
- Access to property along Prairie Hill Drive
- Existing pole sign

BUILDING FOR SALE/LEASE



Offered for Sale: \$278,900

Offered for Lease: \$2,750/mo Industrial Gross

Clark Isenhour Real Estate Services, LLC | 3828 S College Ave | Bryan, Texas 77801 | www.clarkisenhour.com

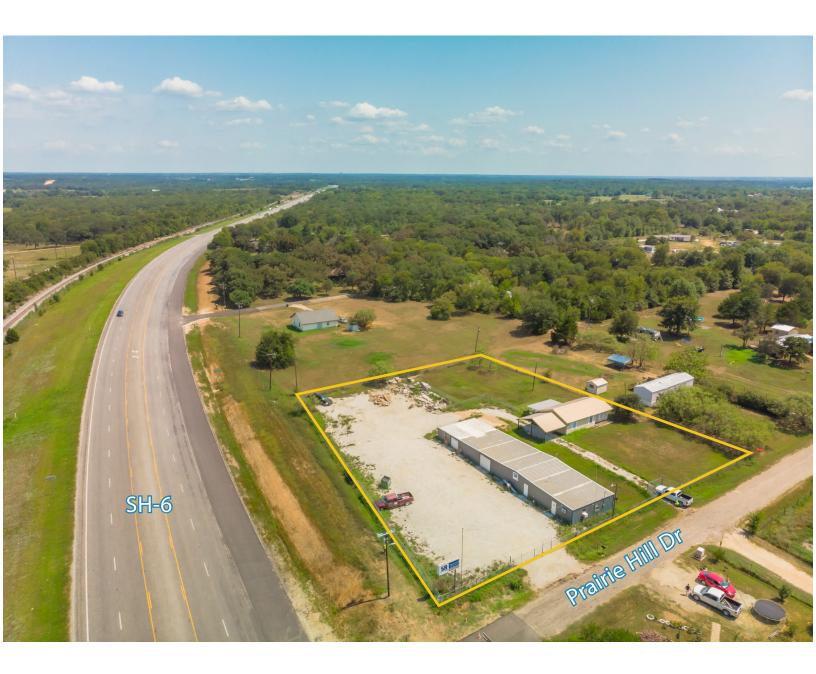




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AERIAL



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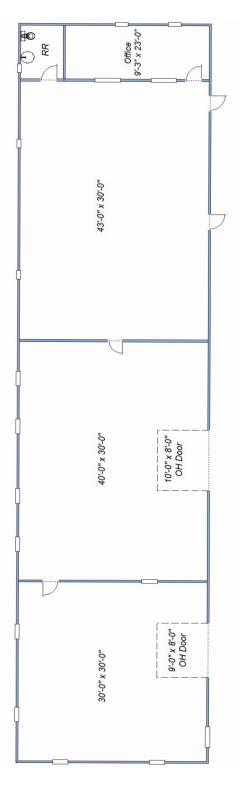


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FLOOR PLAN



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				11/2/20
	Informa	tion About I	Brokerage Services	
EQUAL HOUSING OPPORTUNITY	Texas law requires all re	eal estate licensee	s to give the following information abo vers, tenants, sellers and landlords.	out
A BROKER is response			performed by sales agents sponsored by the ents on behalf of the broker.	e broker.
 Put the interests of t Inform the client of a Answer the client's c 	he client above all others, i	ncluding the broker's o out the property or tran offer to or counter-offe	nsaction received by the broker;	s):
A LICENSE HOLDER CA	AN REPRESENT A PARTY	Y IN A REAL ESTATE	TRANSACTION:	
usually in a written list above and must inform	ing to sell or property m	nanagement agreeme aterial information ab	is the property owner's agent through an a ont. An owner's agent must perform the bout the property or transaction known ent.	broker's minimum dut
written representation ag	greement. A buyer's agen	it must perform the l	nant's agent by agreeing to represent the broker's minimum duties above and must agent, including information disclosed to t	t inform the buyer of a
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