



PROPERTY FEATURES

- Best retail opportunity to capture new and accelerated growth in Snook, TX
- Only 10 Miles from Texas A&M University
- 4,900 SF retail/event venue on 1.81 acres
- Property also includes two outbuildings, one of which currently generates lease income.
- Plenty of open yard space
- City water and sewer, BTU electric
- Owner willing to divide property

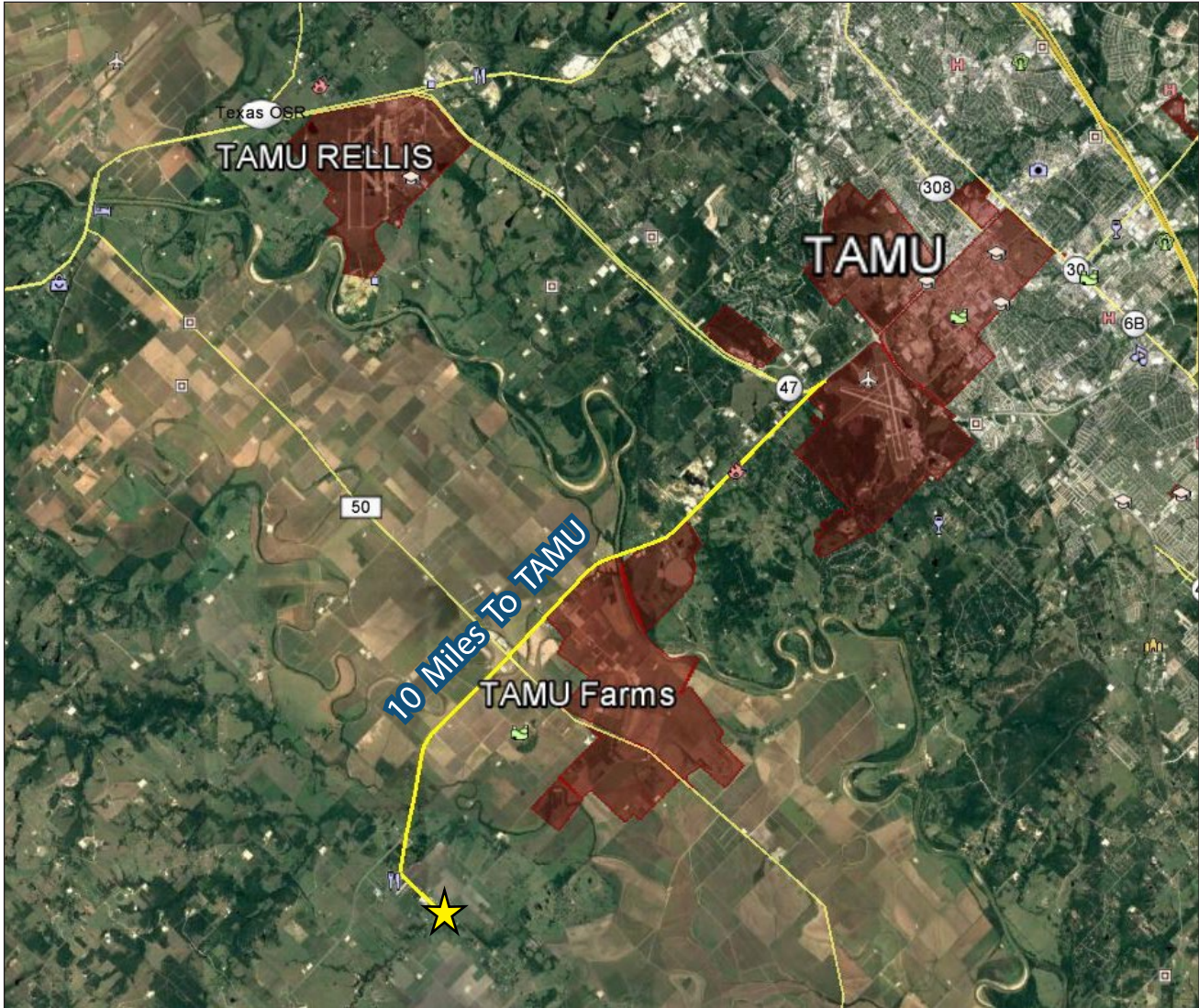
EXPLOSIVE GROWTH IN SNOOK

New Grand Lake of Snook Residential Subdivision

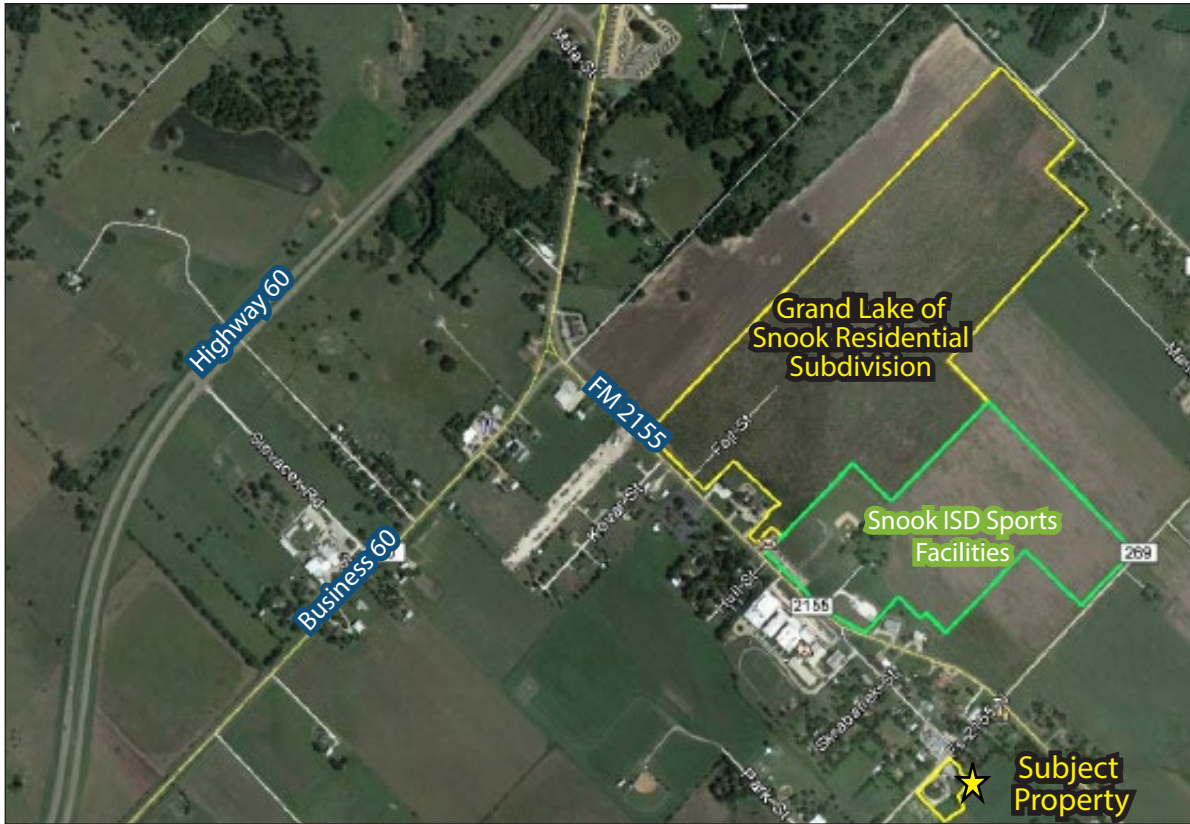
- 300 lots
- 95 Acres
- Homes in the \$200,000's and up
- **New Snook ISD Sports Facilities**
- Brand new Football/Track stadium and concessions
- Baseball field renovation and improvements
- Weight room and cafeteria renovations

Property offered for sale:
\$325,000

AERIAL



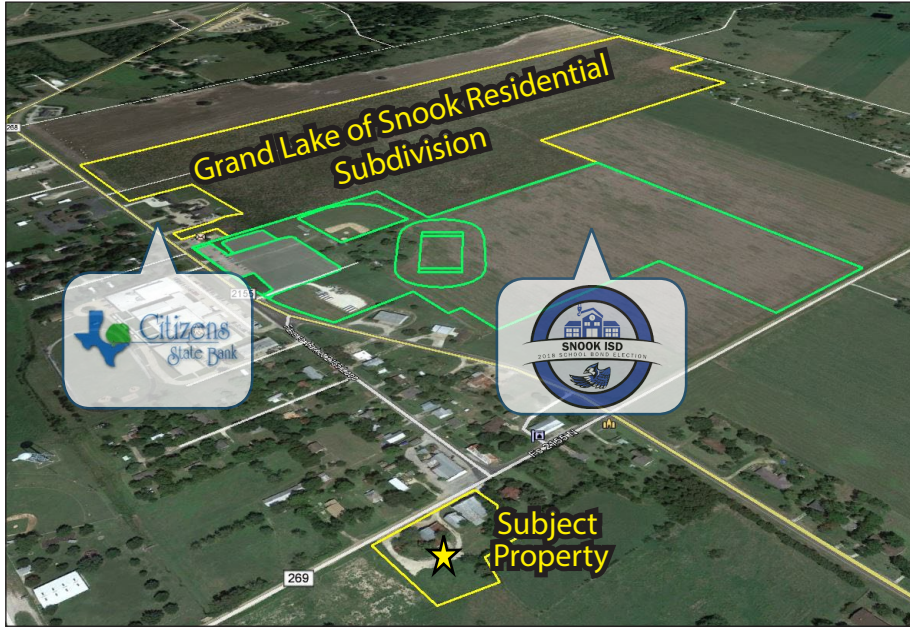
AERIAL MAPS



- New Football and Track Stadium
- Baseball Field Improvements and Renovation

- Weight room Renovation
- New Cafeteria, Fine Arts, and CTE Classrooms

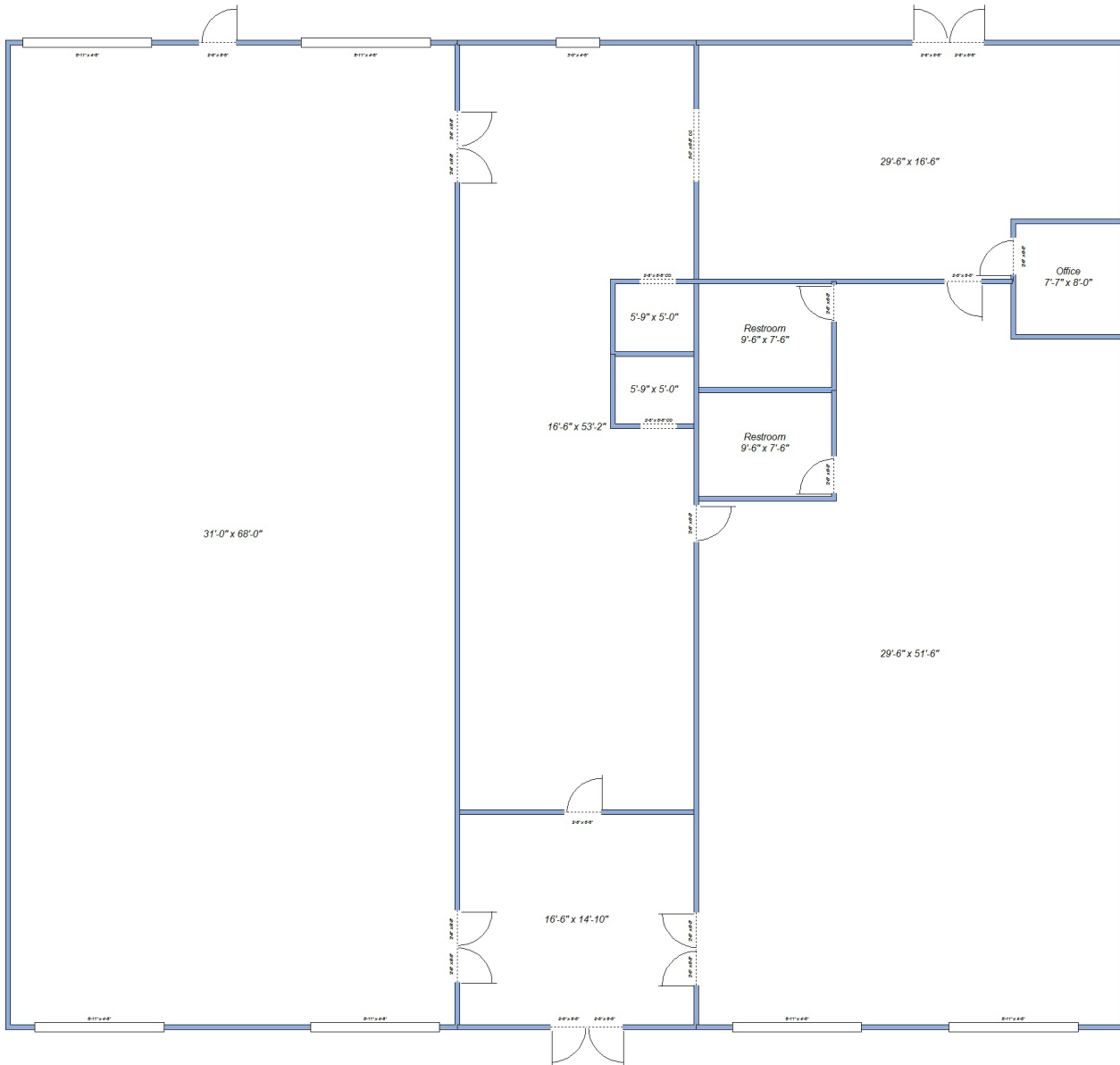
AERIAL MAPS



PROPERTY PHOTOS



FLOOR PLAN



All measurements are approximate

