

82 N Kessler Ave, Schulenburg - Highway 77 Retail Site
82 N Kessler Ave
Schulenburg, TX 78956

\$1,100,000
1.060± Acres
Fayette County



82 N Kessler Ave, Schulenburg - Highway 77 Retail Site
Schulenburg, TX / Fayette County

SUMMARY

Address

82 N Kessler Ave

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Commercial

Latitude / Longitude

29.688186 / -96.90209

Taxes (Annually)

9050

Dwelling Square Feet

8320

Bedrooms / Bathrooms

-- / 2

Acreage

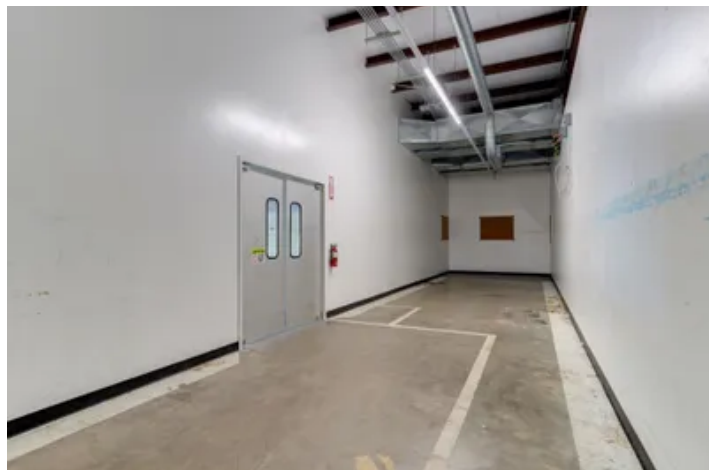
1.060

Price

\$1,100,000

Property Website

<https://bubelarealestate.com/property/82-n-kessler-ave-schulenburg-highway-77-retail-site-fayette-texas/69452/>



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PROPERTY DESCRIPTION

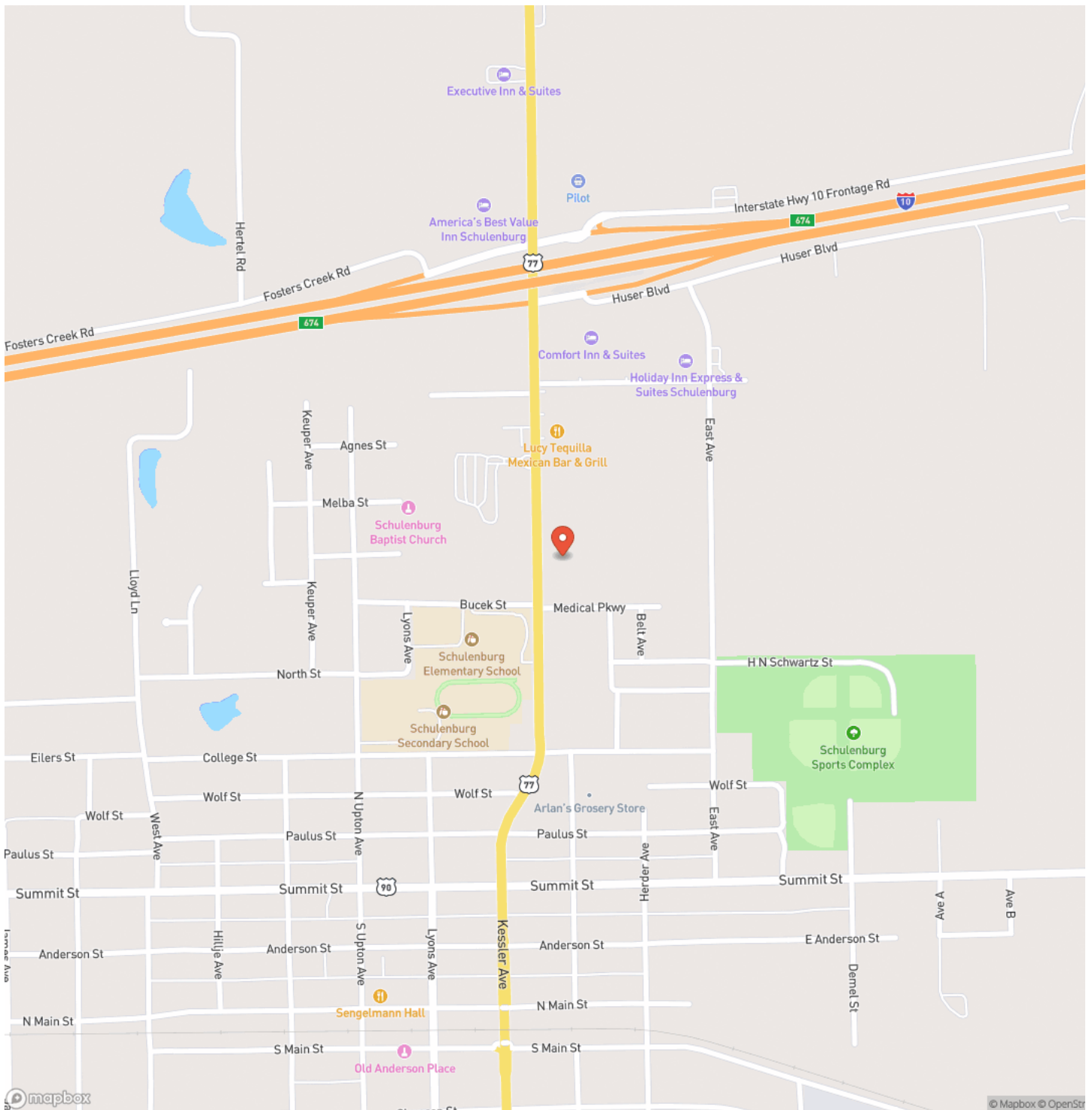
1.065-acre lot with 8,320 sq ft total Retail/Warehouse space. This is the current location for Seven Day Deals, and formerly Family Dollar Store. Located .3 mi from I-10 on highly visible Hwy 77 with 213 feet of road frontage. 11,046 vehicles per day on Hwy 77. The building is clean, wide open inside, has ample parking, and accessibility with pylon signage.

The 8,320 sq ft warehouse space is completely air-conditioned and offers more than the eye can see. Approximately 889 sq ft consists of a private office, designated electrical area, wired for security, 2 restrooms and expansive space for product storage, company meetings, etc.

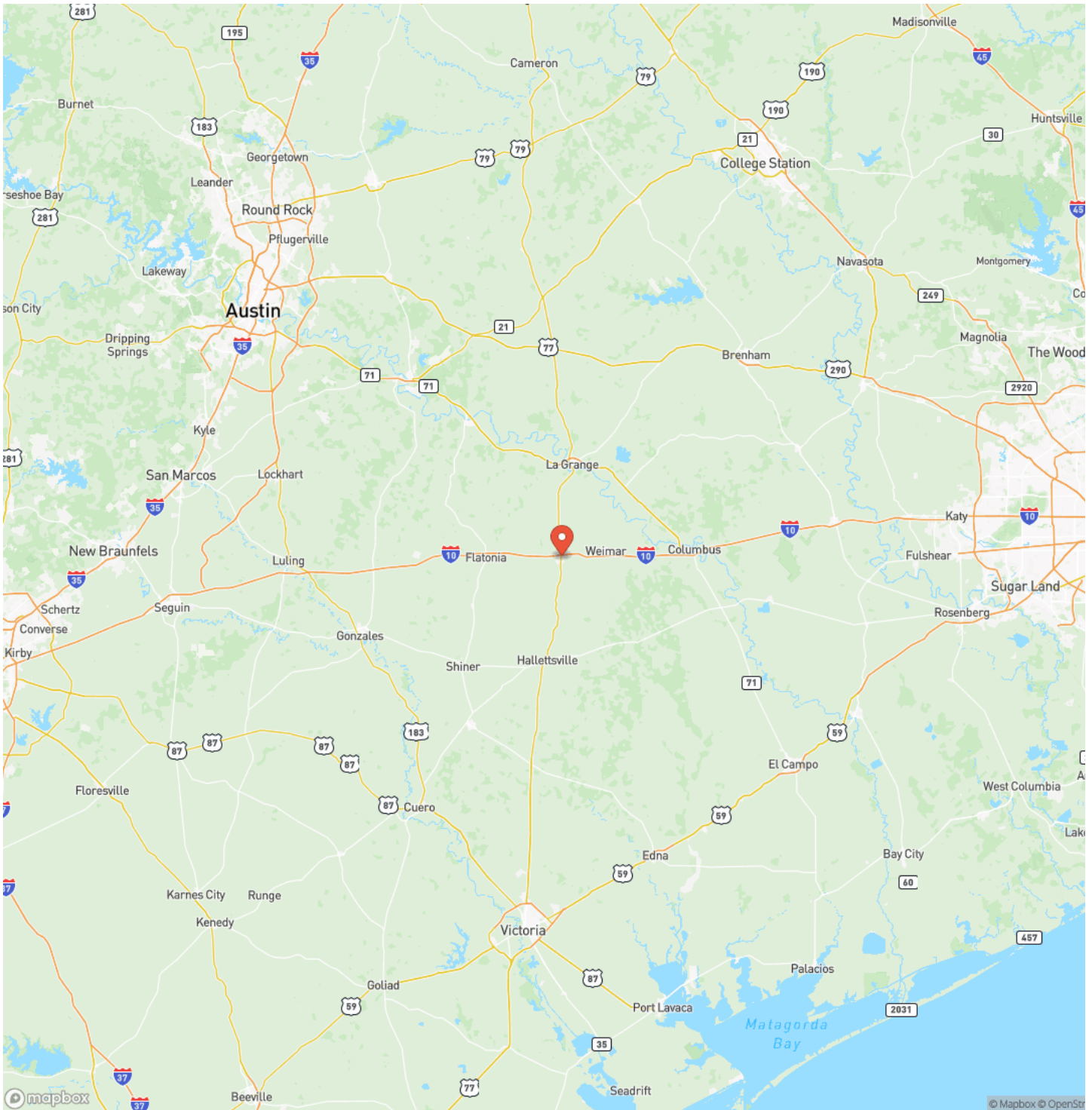
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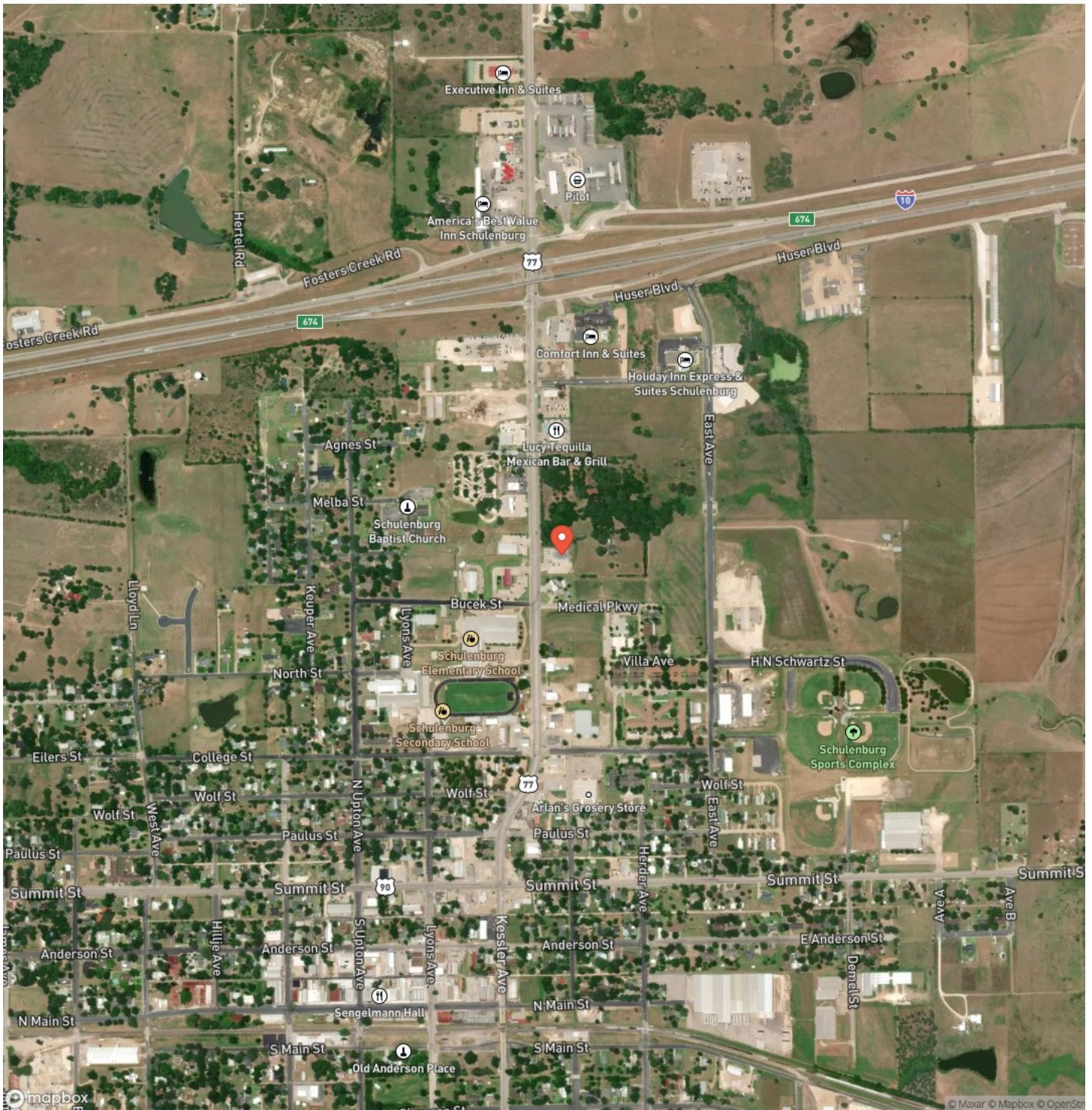
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chip Bubela

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Address

603 N. Main St,

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Bubela Real Estate
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bubelarealestate.com
