

## 501 Peyton, Baird, Texas 79504

**MLS#:** 21087103 **N** Active  
**Property Type:** Commercial Sale

**501 Peyton Baird, TX 79504**  
**SubType:** Business

**LP:** \$175,000  
**OLP:** \$175,000

**Recent:** 10/15/2025 : NEW



**Low LP:** \$/Gr SqFt: \$91.15  
**Subdivision:** Newlon  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [P000004238](#)  
**Lot:** 3,1/2 **Block:** 5  
**Spcl Tax Auth:**  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Bldg SF:** 1,920/Assessor  
**Yr Built:** 2007/Assessor/Preowned  
**Gross SqFt:** 1,920  
**Zoning:** Commercial but can be changed to residential  
**Apprsr:**  
**Lot SqFt:** 25,265/Owner  
**Lot Dim:**  
**Adult Community:** **Will Subdiv:**  
**Mult Zone:** No  
**# Units:** 1  
**Acres:** 0.580  
**#Stories:** 1

## General Information

**Gross Income:** \$0  
**Net Income:** \$0  
**Annual Expenses:** \$0  
**Leasable SqFt:** 1,920  
**Leasable Space:**  
**Lease Expire Date:**  
**Avg Monthly Lease:**  
**Spaces Leased:**  
**Occupancy Rate:**

## Features

**Building Use:** Medical, Office  
**Inclusions:** Building Only, Furniture, Land & Improvements, Land Only  
**Lot Size/Acre:** .5 to < 1 Acre  
**Topography:**  
**Soil:**  
**Rd Front Desc:**  
**Tenant Pays:** None  
**Foundation:** Pillar/Post/Pier  
**Construction:** Frame, Siding  
**Roof:** Composition  
**Freight Doors:**  
**Street/Utilities:** Asphalt, City Sewer, City Water, Electricity Connected  
**Showing:** Appointment Only, Security System, No Lock Box  
**Parking/Garage:** Additional Parking, Asphalt  
**Ceiling Height:** 11 to 14 Feet  
**Flooring:** Ceramic Tile, Combination, Vinyl  
**Heating:** Central, Electric  
**Cooling:** Central Air, Electric  
**Owner Pays:** All Utilities  
**Tot Ann Exp Inc:**  
**Lease Desc:**  
**Possession:** Closing/Funding

## Remarks

**Property Description:** Discover the perfect professional setting for your business with this well-maintained commercial space, featuring five private offices, a welcoming reception area, and a conveniently located bathroom. Ideal for a variety of uses including medical, legal, consulting, or administrative services, this layout offers flexibility and functionality in a highly accessible location. Great lobby area with plenty of space for seating patients, clients or even a conference table. Whether you're starting a new venture or relocating an established business, this space offers everything you need to operate efficiently in a professional environment.  
**Public Driving Directions:** From I-20 East of Abilene take Fourth St Approximately one mile until you reach Peyton street. Turn left and property is on the corner of fifth st and peyton.

## Financial Information

**Loan Type:** Treat As Clear  
**Pmt Type:**  
**Seller Concessions:**  
**Bal:**  
**Lender:**  
**Payment:**  
**Orig Date:**  
**2nd Mortg:** No

## Agent/Office Information

**CDOM:** 0 **DOM:** 0 **LD:** 10/15/2025 **XD:** 05/31/2026  
**List Type:** Exclusive Right To Sell  
**List Off:** [Trinity Ranch Land Cross Plains](#) (TRLCP1) 254-725-4181 **LO Fax:** 855-398-4520 **Brk Lic:** 0432195  
**LO Addr:** 225 SW 5th Cross Plains, Texas 76443 **LO Email:**  
**List Agt:** [Karen Lenz](#) (0432195) 325-668-3604 **LA Cell:** 325-668-3604 **LA Fax:** 254-725-4184  
**LA Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com) **LA Othr:** **LA/LA2 Texting:** Yes/Yes  
**LA Website:** **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

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**Showing Information**

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<b>Call:</b>	Agent	<b>Appt:</b>	325-668-3604	<b>Owner Name:</b>	Shackelford Co Community Resource Center
<b>Keybox #:</b>		<b>Keybox Type:</b>	None	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>	Call or text Karen or Austin. Must make contact with owner to disarm security system remotely.				
<b>Show Allowed:</b>	Yes				
<b>Show Srvc:</b>	None				
<b>Showing:</b>	Appointment Only, Security System, No Lock Box				
<b>Surveillance Devices Present:</b>	Video				
<b>Consent for Visitors to Record:</b>	Audio, Video				

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Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 10/15/2025 14:21

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