

409 Hwy 80 Unit#546, Olden, Texas 76466
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Olden, TX 76466

\$419,000
3.850± Acres
Eastland County



409 Hwy 80 Unit#546, Olden, Texas 76466
Olden, TX / Eastland County

SUMMARY

Address

409 Hwy 80 Unit#546,

City, State Zip

Olden, TX 76466

County

Eastland County

Type

Commercial

Latitude / Longitude

32.518916 / -94.854354

Acreage

3.850

Price

\$419,000

Property Website

<https://www.mockranches.com/property/409-hwy-80-unit-546-olden-texas-76466-eastland-texas/92440/>



PROPERTY DESCRIPTION

Versatile 12,000 sq ft (100x120) clear span metal facility on 3.8 acres, just off I-20 outside Eastland city limits. Formerly the AA Event Center, this property offers a flexible layout with 8 offices, 3 bathrooms, 2 meeting rooms, kitchen, waiting area, open common area, storage, and wood-burning stove. Features include loading dock, 2 roll-up doors, 40x25 covered awning, 4 entry points, 6 HVAC units (2 new in 2024), and fenced perimeter with gated entrance. Recent updates include new flooring, paint, windows, security system, sound system, entrance fencing, and resurfaced concrete floors. South side converted for axe throwing; recessed ceiling removed for a clean, open feel. Located in an Opportunity Zone, offering potential tax advantages for investors. Endless possibilities for events, business operations, storage, or light industrial use.

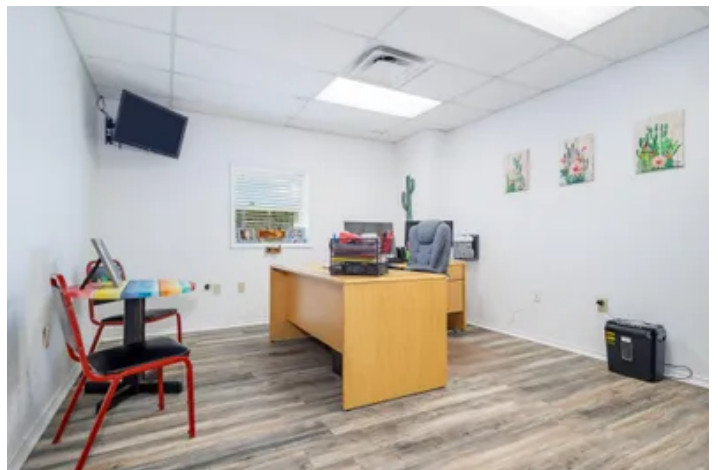
Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

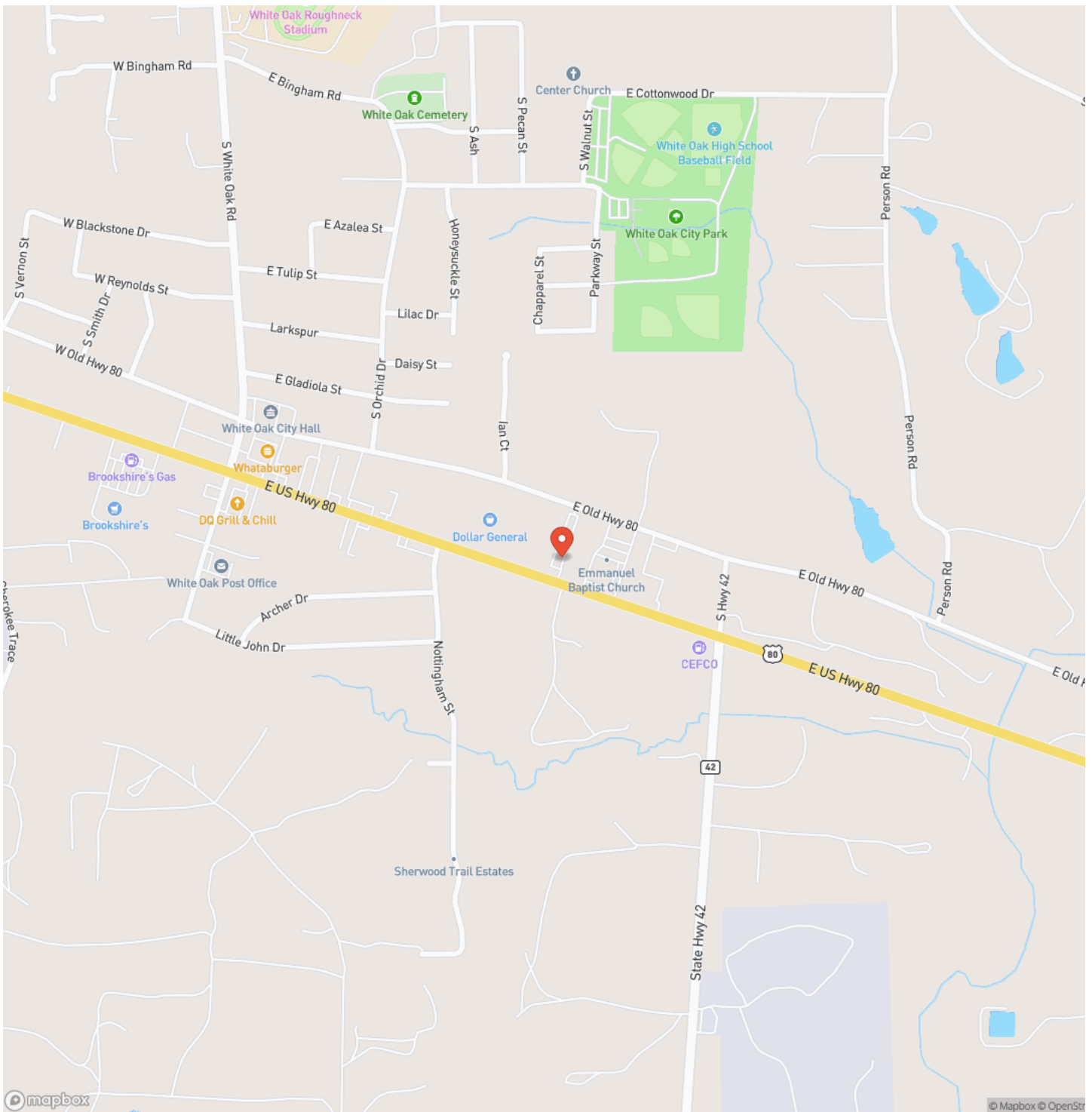
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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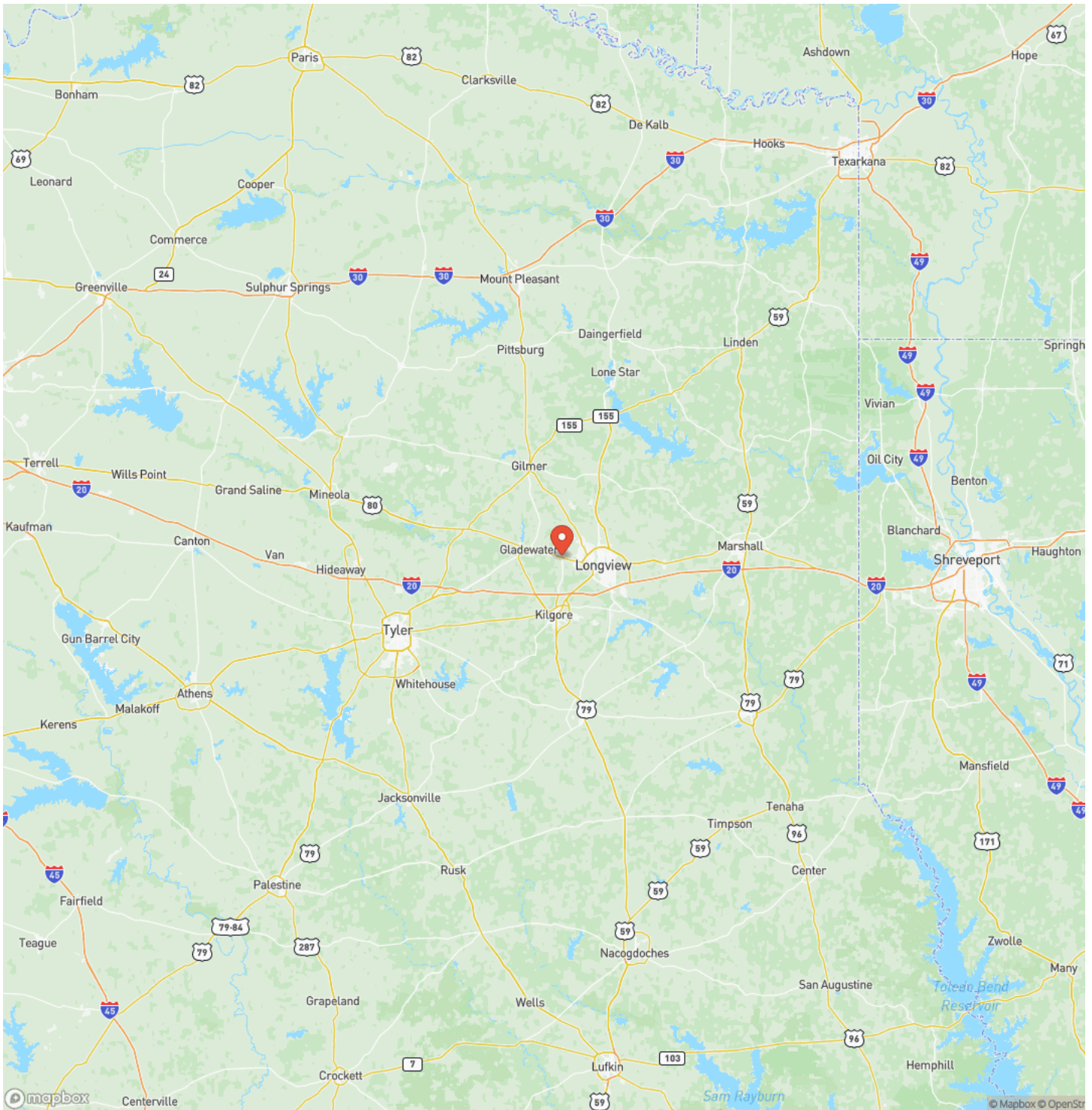
Locator Map



MORE INFO ONLINE:

Mockranches.com

Locator Map

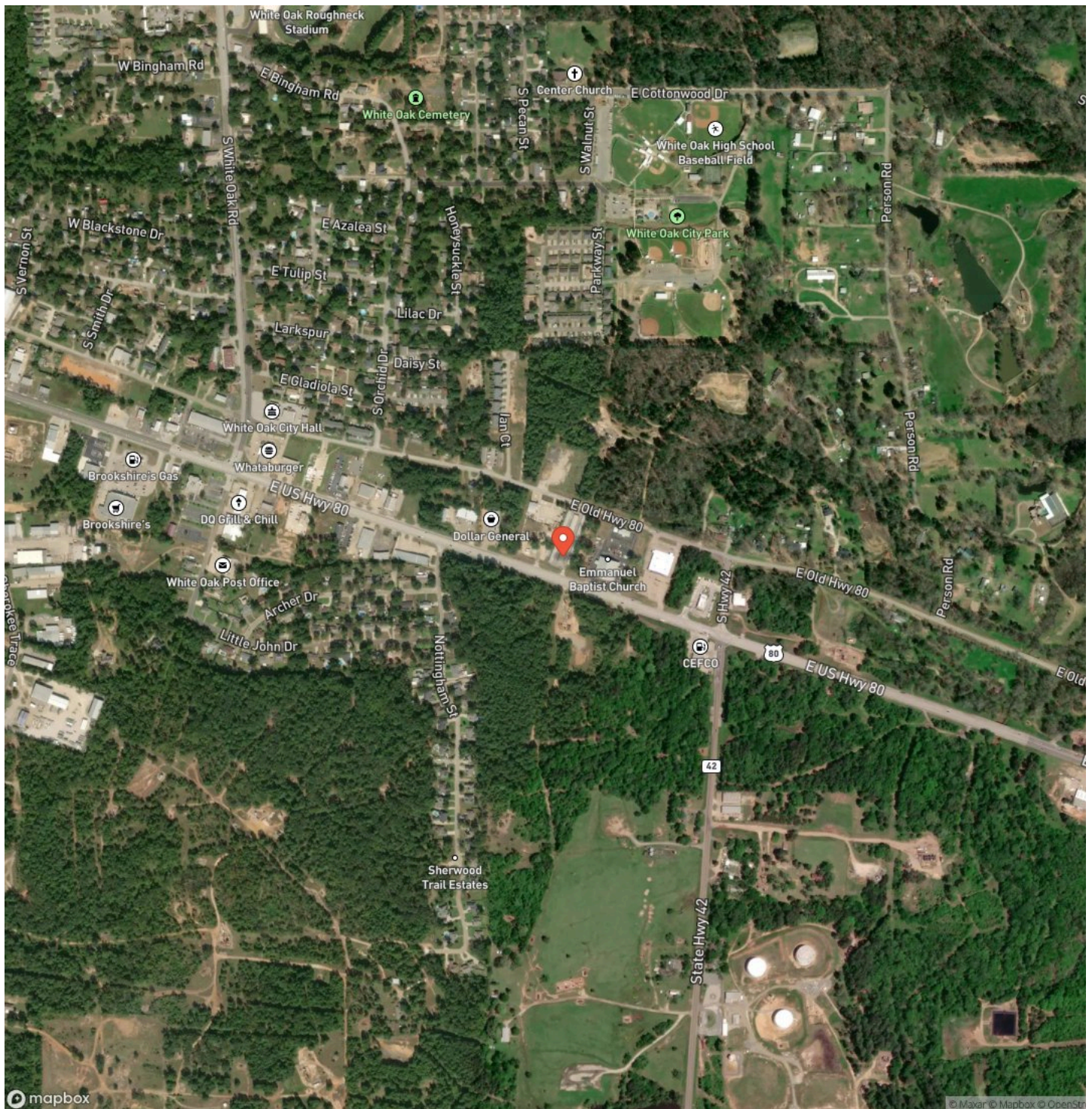


MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Lani Rust

Mobile

(817) 454-6676

Email

lanirust@mockranches.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

[illegible]

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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