

# 21449 US Hwy 80

Wills Point, TX 75169

# FOR SALE

**\$425,000**

## 12,000 SF COMMERCIAL BUILDING ON HWY 80

### DIRECTIONS

From Dallas, US Hwy 80 East 41 mi to Wills Point, continue 3 mi past Wills Point to property on Right, no sign - operating veterinarian clinic



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)  
[www.frankroberts.remaxtexas.com](http://www.frankroberts.remaxtexas.com)



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

REALTOR, Owner

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Information herein deemed reliable but not guaranteed.

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## FRONTAGE

- US Hwy 80

## FEATURES

- Fire Alarm
- Inside Storage
- Open Span
- Security System
- Single User

## CONSTRUCTION

- Metal

## ROOF

- Metal

## FOUNDATION

- Slab

## FLOORING

- Ceramic Tile

## FREIGHT DOORS

- Grade Level

## CEILING HEIGHT

- 15-20 Feet

## UTILITIES

- Central Heat & Air

## UTILITIES

- Aerobic Septic
- Co-op Water

## LOT DESCRIPTION:

Sitting on almost 4 acres directly off Highway 80, this well-positioned 12,000 SF commercial building currently operates as a vet clinic but could easily be sight manufacturing, distribution, automotive, or warehousing. 4000 SF of office plus 8000 SF of un-airconditioned warehouse. Excludes any small animal vet clinic business operation. Buyer to verify all information prior to closing.





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Front View of Building



Reception Area



Reception Area



Office Space



Office Space



Hallway



Warehouse/Storage Area



Warehouse/Storage Area



Warehouse/Storage Area



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## Frank Roberts LAND TEAM

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