

FOR SALE

# 2336 US HWY 183 N

CUERO, TX 77954



## PROPERTY HIGHLIGHTS

- **BUILT IN 2011**
- **SITE AREA:** 48 acres
- **TOTAL BUILDING AREA:** 98,948 SF
  - Main Office: 33,221 SF
  - Pavilion: 10,875 SF
  - Field Offices, Fitness Center, Storage: 33,462 SF
  - Maintenance Shop: 21,390 SF
    - Clear Height: 30 ft.

## FACILITY INCLUDES

- 10-ton Overhead Crane
- On-Site Water Storage Tanks
- Fitness Center: Equipped with locker room
- Radio Tower
- Ice House Building
- 300 person Meeting Room
- 4 Conference Rooms
- Water & Sewer : Provided by Pecan Valley Water District

## PLEASE CONTACT:

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### Abby Alford

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Front Entrance



Main Building Exterior



Main Building & Pavilion Exterior



Shop Interior



Storage Interior



Site Laydown Area

# SITE AERIAL



US HWY 183

# SITE PLAN

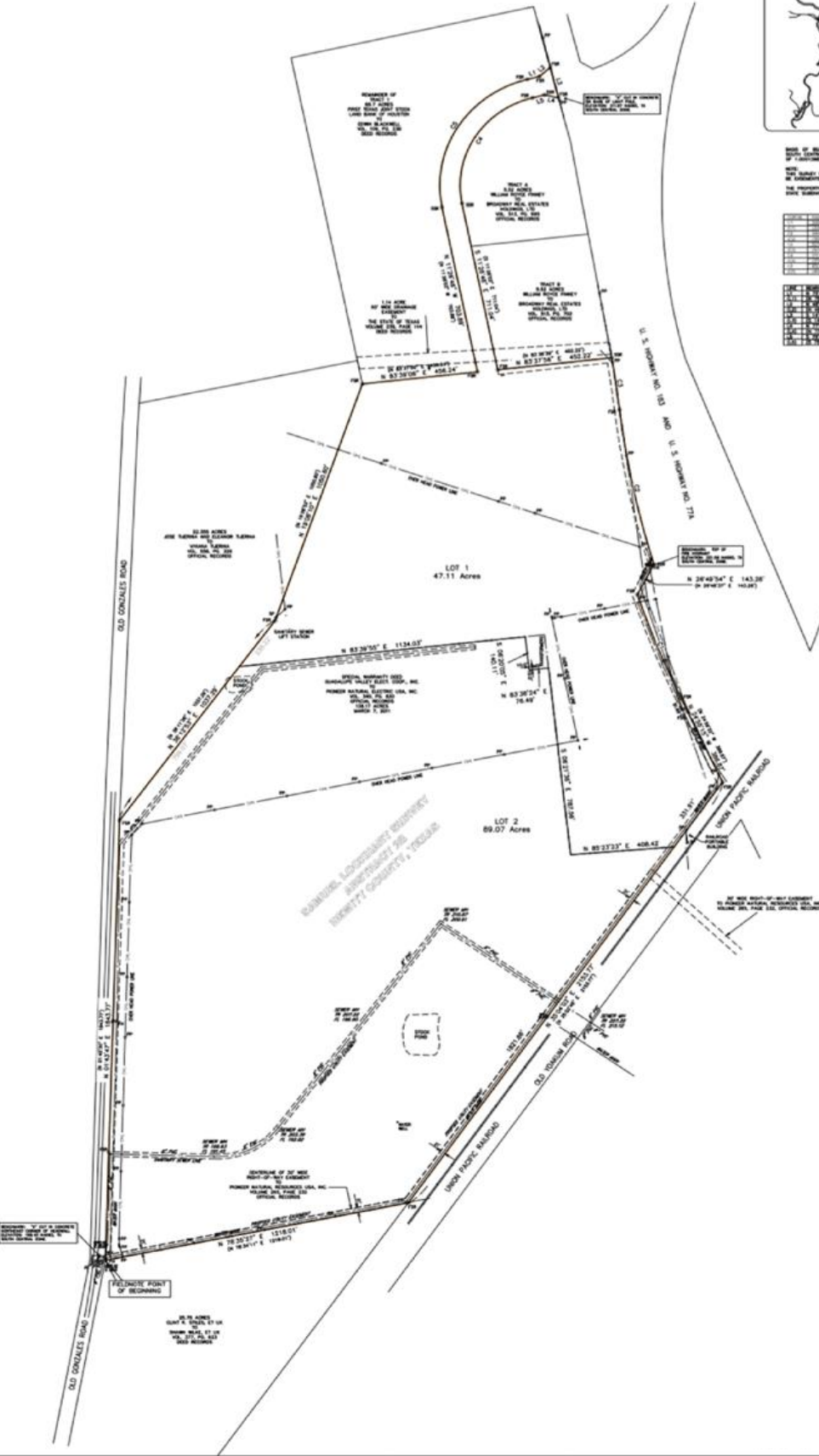
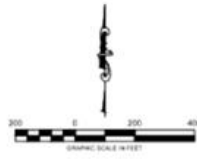


BASE OF MAPS IS BASED ON THE STATE PLAT BOOK CONTAINING THE SURVEY DATA, AND THE STATE PLAT BOOK CONTAINING THE SURVEY DATA OF THE ADJACENT PROPERTY.

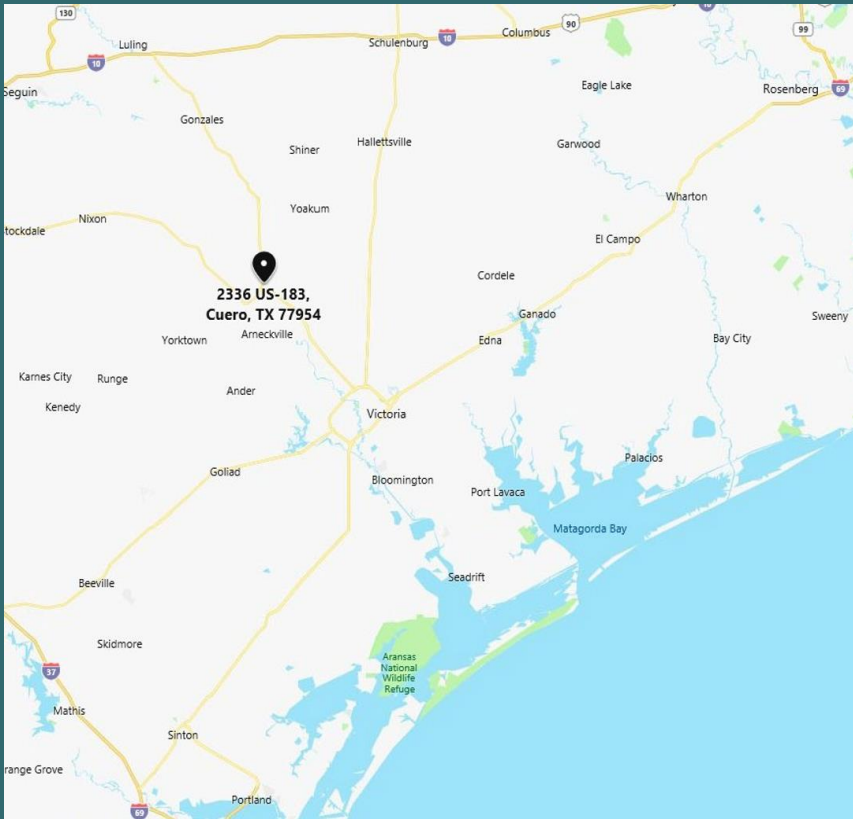
THE SURVEY HAS BEEN MADE BY THE SURVEYOR OF THIS STATE AND THE SURVEYOR'S RECORDS MAY OR MAY NOT BE IN COMPLIANCE WITH CITY, COUNTY OR STATE REQUIREMENTS.

NO.	DESCRIPTION	ACRES
1	LOT 1	47.11
2	LOT 2	89.07

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# LOCATION MAP



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