



BROWNWOOD, TEXAS OFFICE WAREHOUSE

TWO BUILDINGS ON 2.37 ACRES
55,573 TOTAL SQ. FT. • HWY. 377 FRONTAGE

Located next to Howard Payne University and highly visible from US Hwy 377, this property offers numerous development opportunities including retail, office-warehouse, multi-family, and commercial.

The property includes two buildings. The main building has approximately 18,868 sq. ft. on the main floor with 6,690 sq. ft. of office space. There is plenty of room to expand the office area on the main floor. The basement includes an additional 18,868 sq. ft. The secondary building consists of 17,837 sq. ft. of warehouse space that could also be converted to office, retail or multi-family use.

The buildings were constructed in the 1920's or 1930's and offer exposed brick walls, wood floors and great natural ambience.

Address: 1411 Center Ave., Brownwood, TX 76801

Price: \$1.285 Million



