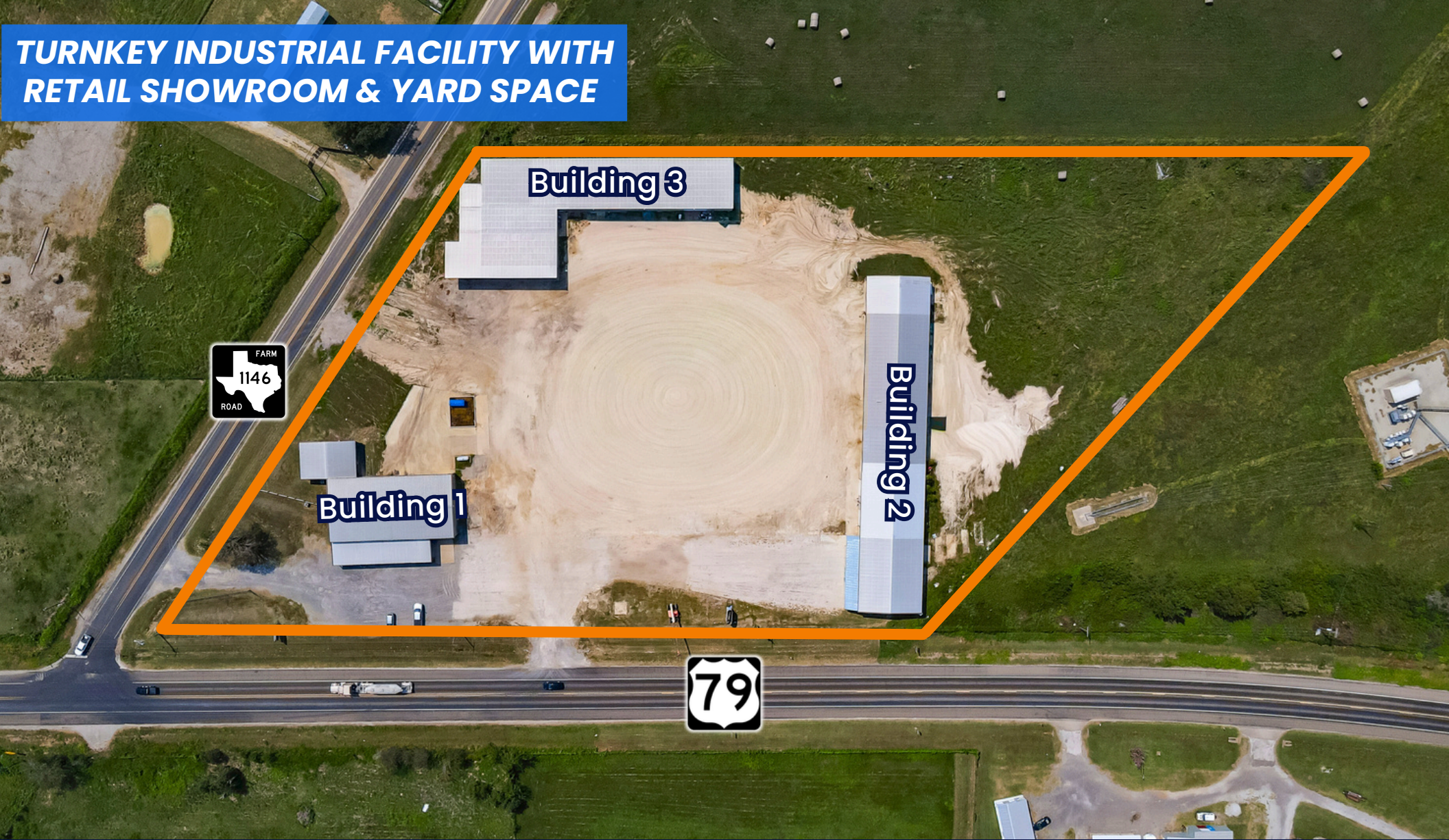


**TURNKEY INDUSTRIAL FACILITY WITH
RETAIL SHOWROOM & YARD SPACE**

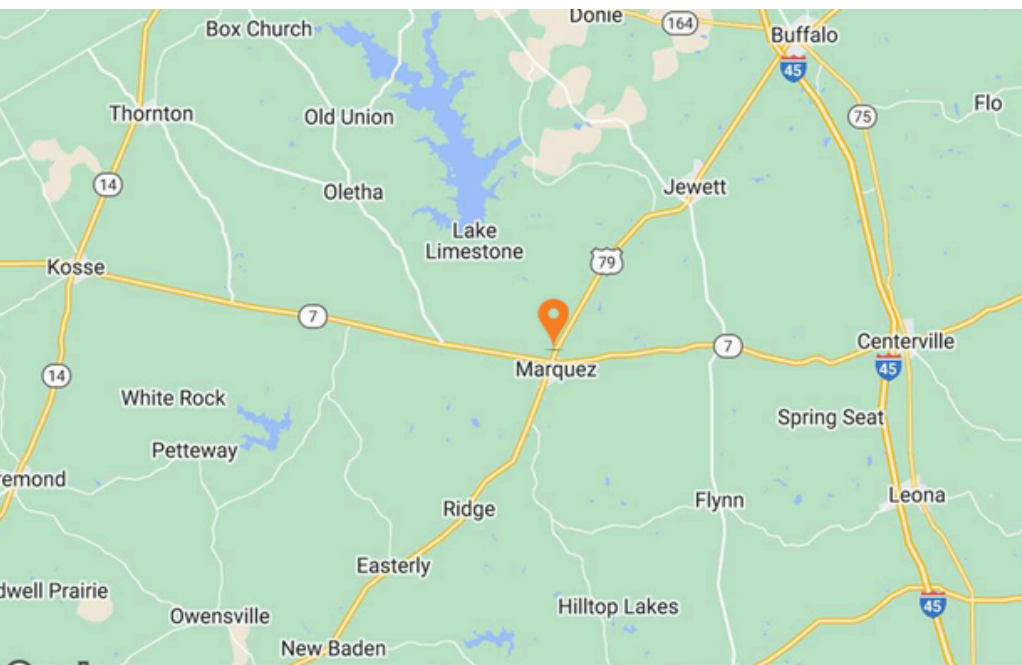


RIVERSTONE
COMMERCIAL REAL ESTATE

TURNKEY INDUSTRIAL FACILITY

17552 U.S. 79

Marquez, TX 77865



Versatile Industrial & Retail Facility on 6 Acres

\$1,500,000

A one-of-a-kind commercial and/or industrial facility in Central Texas with exceptional accessibility and versatility for a wide range of users. The facility spans ±31,000 SF of improvements across 6 acres on a hard-corner site, with dual access points from both Highway 79 and FM 1146.

Ideally configured for manufacturing, fabrication, or equipment sales operations, the property features a combination of retail showroom, shop/warehouse, and open shed structures—providing ample space to build, store, and sell products on-site. Located just outside city limits, the property benefits from fiber optic data and city utilities, offering the advantages of city services without city restrictions.

Building 1 - ±6,500 SF

- Ideal blend of showroom, executive office, and covered outdoor space
- Unlimited showroom possibilities with front and rear overhead doors
- Dual access to both Hwy 79 and FM 1146 with ample hard-surface parking
- 5,000-gallon fuel containment pad on site
- Seller willing to negotiate retail furnishings, shelving, and a VOIP phone system

Building 2 - ±13,500 SF

- 3,000 SF fully finished retail showroom creating a customer ready environment
- 3,000 SF warehouse with dual overhead doors for showroom expansion
- 7,500 SF of open shed row
- Hard-surface parking
- Direct access to Hwy 79 with second curb cut available for future use
- Additional acreage in rear offering potential for future growth

Building 3 - ±11,000 SF Warehouse Facility

- Abundant yard space, hard surface parking, & loading amenities with five overhead doors
- Ideal for heavy equipment, logistics, or industrial operations
- 3,000 SF shop with doors designed to accommodate trucks & large machinery
- 8,000 SF of warehouse space with industrial ventilation fans
- Dock-high loading area equipped with a spring ramp and overhead door
- FM 1146 access with multiple acreage & driveway configurations available



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Building #1



Building #3

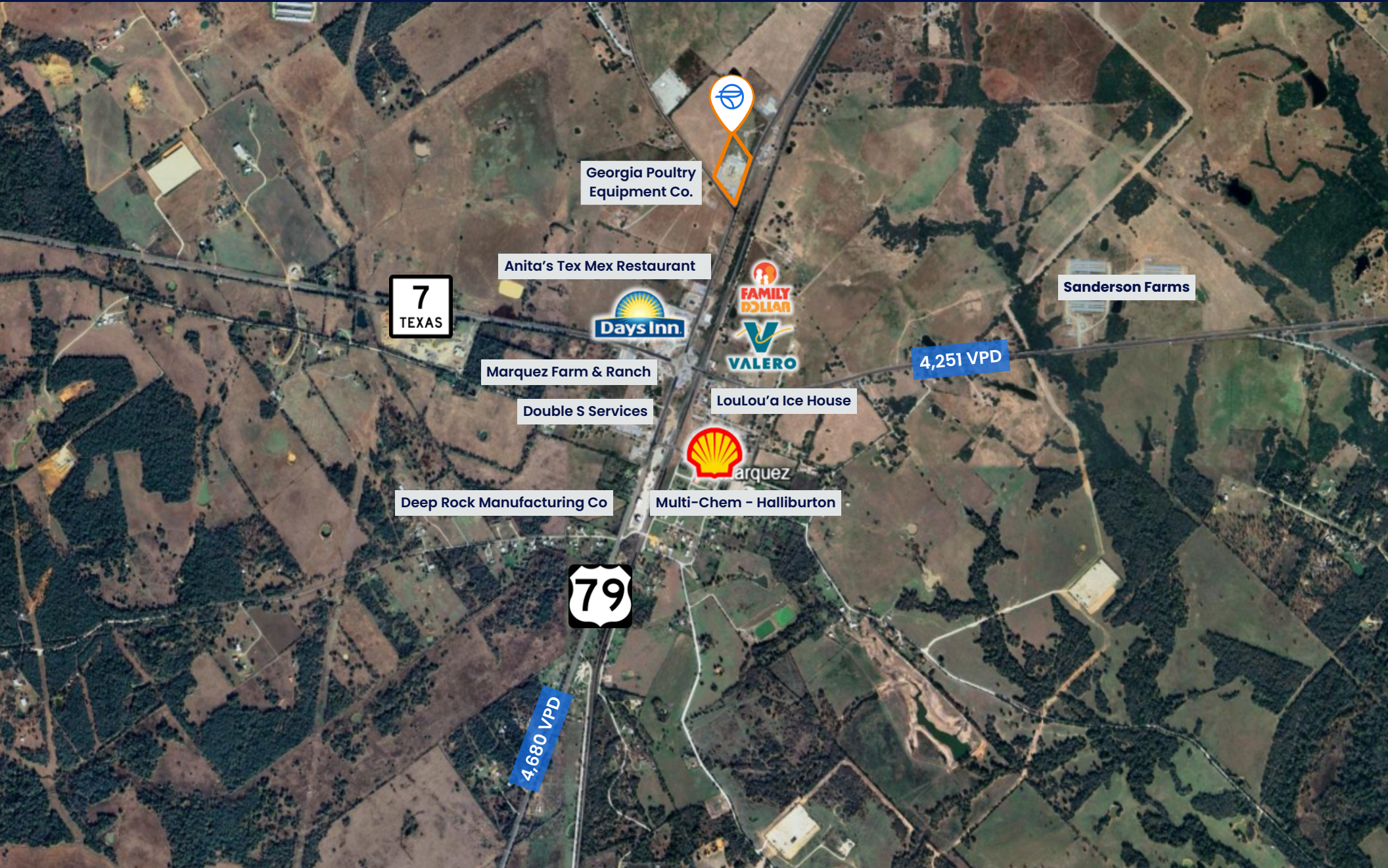


Building #2



Building #2





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Site Demographic Summary



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Ring of 20 miles

KEY FACTS

48.5

Median Age



7,404

Households

\$54,338

Median Disposable Income



17,670

2023 Total Population

EDUCATION

13%

No High School Diploma



39%

High School Graduate



30%

Some College



19%

College Graduate

INCOME



\$94,923

Average Household Income



\$39,561

Per Capita Income



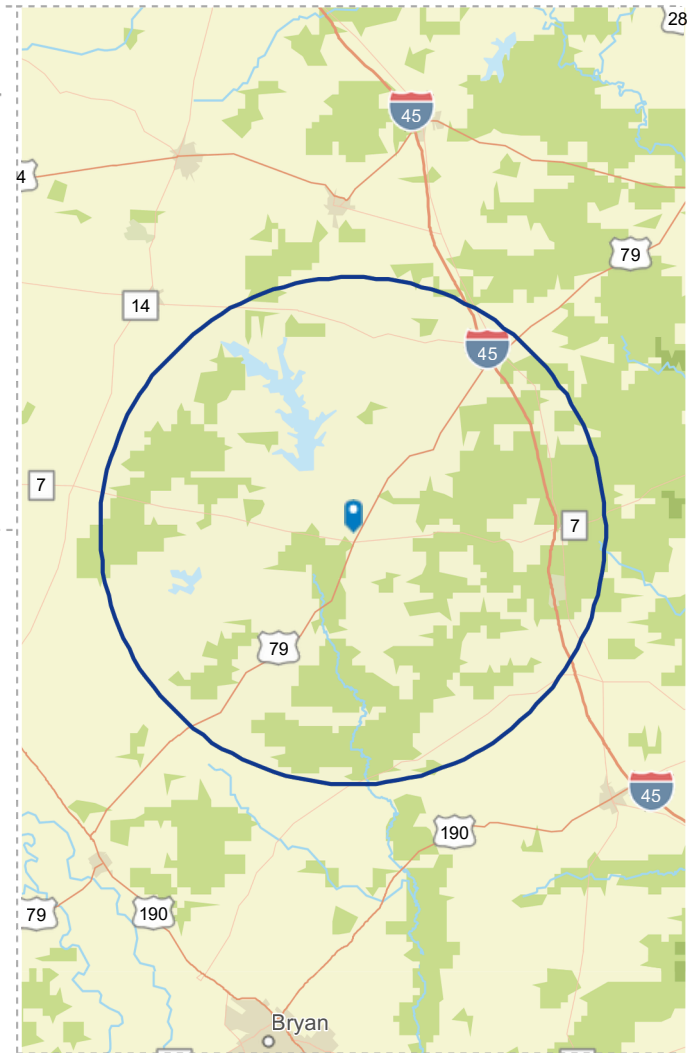
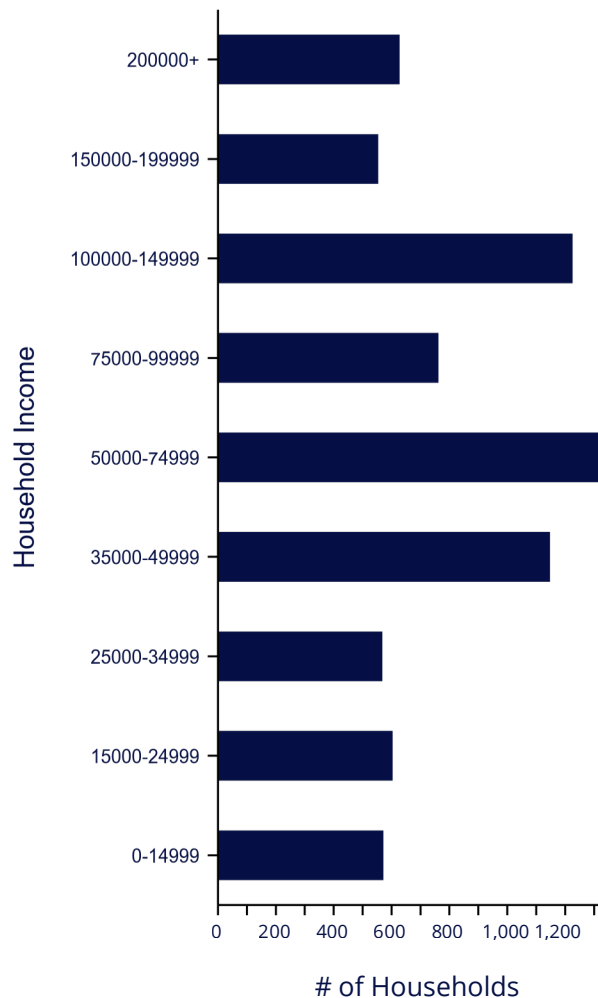
\$1,409,671

Average Net Worth



\$315,530

Average Home Value



EMPLOYMENT



48%

White Collar



34%

Blue Collar



18%

Services

4.2%

Unemployment Rate

