



## Industrial/Commercial Mixed-Use Property

12.47 +/- Acres | Haskell County, TX | \$295,539



### ADDRESS

6277 US Highway 277  
Stamford, TX 79553

### LOCATION

From Stamford, take highway 277 north, or highway 6 until it converges with 277 north. Continue on 277 north for approximately 3 miles and the property will be directly off the highway on the right hand side just past United Ag & Turf.

### PROPERTY SUMMARY

This 10-acre commercial/industrial property on Highway 277 offers approximately 900 feet of prime highway frontage, two legal entrances, and a deceleration lane for easy access. Ten acres are covered in a blend of caliche and crushed limestone rock, valued at approximately \$30,000 per acre. Improvements include a 3,000 sq ft building with rock floors and sliding doors, a 2,000 sq ft building with overhead hoists, a 1,400 sq ft building with rock floors, and a 10x14 office building with a sink and toilet (not currently hooked up). The property has water onsite, two electric meters, a small pond, and a mix of terracotta clay soil suitable for brick making. Miscellaneous items such as 8ft and 20ft timbers, metal, totes, and barrels are included, with a preference to keep everything onsite. With no zoning restrictions and no need for permits, this property is ideal for industrial storage, energy companies, gas stations, feed or hardware stores, dealerships, self-storage units, and more.

[nationalland.com/listing/industrialcommercial-mixeduse-property](https://nationalland.com/listing/industrialcommercial-mixeduse-property)



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