

\$800,000 - 415 State Highway 36 S, Caldwell

MLS® #25010468

\$800,000

Bedroom, Bathroom,
Commercial Sale

N/A, Caldwell, TX

Hard Corner Property with Direct Frontage on State Highway 36 in Caldwell, TX. 3 well-maintained metal shops on-site, suitable for service bays, vehicle storage, or income producing opportunity. The layout supports easy ingress/egress, with designated parking and maneuvering room for vehicles on a +/- 0.58 acre lot with paved parking lot. Building 1: 40'™x80'™, restroom, flexible use for overflow or expansion (wired for 50 amp, 30amp welders). Building 2: 52'™x30.5'™, includes office/reception space (550 sqft), bays (930 sqft), canopy (1100 sqft), 1 restroom. Building 3: 18'™x21'™, (2) 8x10 roll up doors, walk through door. Zoned for Commercial Use. Prime location at the corner of HWY 36 and Buck Street - the main thorough fare leading into Downtown Caldwell. Strong daily traffic counts, including a recorded 33,566 annual average daily traffic counts at the HWY 21 / HWY 36 intersection. Utilities provided by the City of Caldwell - water, sewer, single-phase electricity. Caldwell, the county seat of Burleson County, and surrounding areas maintain a fast-growing population with a strong commercial demand.

Built in 1974

Essential Information

MLS® # 25010468

Price \$800,000



Year Built	1974
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	415 State Highway 36 S
Area	Burleson
Subdivision	N/A
City	Caldwell
County	Burleson
State	TX
Zip Code	77836

Amenities

Utilities	Separate Meters
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Interior

Interior	Concrete
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Exterior

Roof	Metal
Construction	Metal Siding

School Information

District	Caldwell
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Additional Information

Days on Market	25
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Listing Details

Listing Agent	Jessica Armstrong
Listing Office	Armstrong Properties

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