

\$1,376,000 - 102 Fm 39 S, Normangee

MLS® #25011182

\$1,376,000

Bedroom, Bathroom,
Commercial Sale

N/A, Normangee, TX

Experience a rare opportunity to acquire an income-producing auto service facility in Normangee, Texas providing a high performing existing business in a prime location with growth potential. Spanning a total of 5,232 square feet, this service station delivers a functional open layout across a large workshop. The building features a lobby/intake area, office, eight shop bays, 2 gas pumps, 1 diesel pump, and cinder block construction. Strategically positioned, the station sits on a 0.3450-acre corner lot facing FM 39 with frontage on Hwy 3 (aka Main St.), and 1st St. The hard-corner location includes direct access points at the most highly visible and most traveled area of Normangee, TX. Per TX Dot 2024 report there were 4060 vehicles/day on FM 39 and 1458 vehicles/day on FM 3. With an acceptable offer the business will convey with an abundance of equipment - list available. Acquire retail space along one of the most established thoroughfares and benefit from this existing business that is rooted with a well-set customer base for a new owner/user or investment opportunity.

Built in 1964

Essential Information

MLS® #	25011182
Price	\$1,376,000



Year Built	1964
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active

Community Information

Address	102 Fm 39 S
Area	Leon
Subdivision	N/A
City	Normangee
County	Leon
State	TX
Zip Code	77871

School Information

District	Normangee
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Additional Information

Days on Market	7
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Listing Details

Listing Agent	Zulma Cuevas
Listing Office	DBL Real Estate

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