**The address of the building is:**

**11840 North IH-35**

**Jarrell, Texas 76537**

The building is approximately 3,344 square feet in size, and in almost new, pristine condition.

The building comes with over one and a half acres of property - allowing for tons of parking.  And its IH-35 frontage allows for fantastic visibility - and very quick and easy access off of and on to IH-35.

For pricing information, we ask that interested parties please give me a call, or shoot me a quick email.

Mike Elliott

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