



For Sale on Market

**\$160,000**

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## 702 UPTON AVE, SCHULENBURG, TX 78956

Opportunity in heart of downtown Schulenburg, corner lot across from local police dept. Property boasts expansive 2,600 SF bldg, designed to accommodate variety of businesses. Main section offers flexible space ideal for retail/office use. Former electrical contractor's site & previously Sears store, high visibility location w/foot traffic, ready to attract customers & clients. Back warehouse w/mezzanine for add'l storage. Ideal for contractors or distribution businesses. Side door for easy loading/access. Downtown area that continues to grow with new businesses & restaurants, this property represents an opportunity for both new & established business owners. Potential uses for this versatile space. E-commerce Retailers, Contractors & Trade, Manufacturers, Distribution Companies, Service Providers, Start-ups, Catering Operations, Creative Enterprises, Health & Wellness Providers, Logistics and Freight Companies

### GENERAL DESCRIPTION

**Subdivision:** City Of Schulenburg 497  
**Property Type:** Single-Family  
**Stories:** 2  
**Style:** Other Style  
**Year Built:** 1980  
**Building Sqft:** 2,600 / Appraisal District  
**Lotsize:** 3,100 / Appraisal District  
**Key Map:** 1  
**MLS# / Area:** 12707219 / 69



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Bubela Real Estate

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Visit <https://www.har.com/12707219> for more information