



Alvarado – 22.99 ac

LOTS FOR SALE OR BTS

8749 E US-67, Alvarado, TX 76009

NATIONAL
IOS

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For Lease | Lot Sale | BTS

National IOS is planning development of flex industrial warehouses with outside storage yards.

- BTS for tenants with specific needs
- Existing lot may be divided to accommodate smaller tenants.
- Each building can be built between 10k-20k sf with approximate office build-out of 1,500 sf.
- Fenced outside storage in rear of buildings from 3-6 acres.

Property Overview

Alvarado – 22.99 ac is conveniently located just outside of Alvarado, Texas, fronting State Highway 67, 3.0 miles east of IH-35W. The 22.99 acre property features 630' of highway frontage and can be kept whole or divided into multiple lots if necessary.

The property has access to Johnson County utilities while still being located in the Alvarado ETJ, providing maximum use flexibility. Outdoor storage is a key feature of the property, which is available for build-to-suit of various types of industrial warehouse or manufacturing tenants. The property is also being planned for speculative development of flex industrial buildings with generous outside storage area.

10k-20k SF
Building Size

± 2
Total Lots

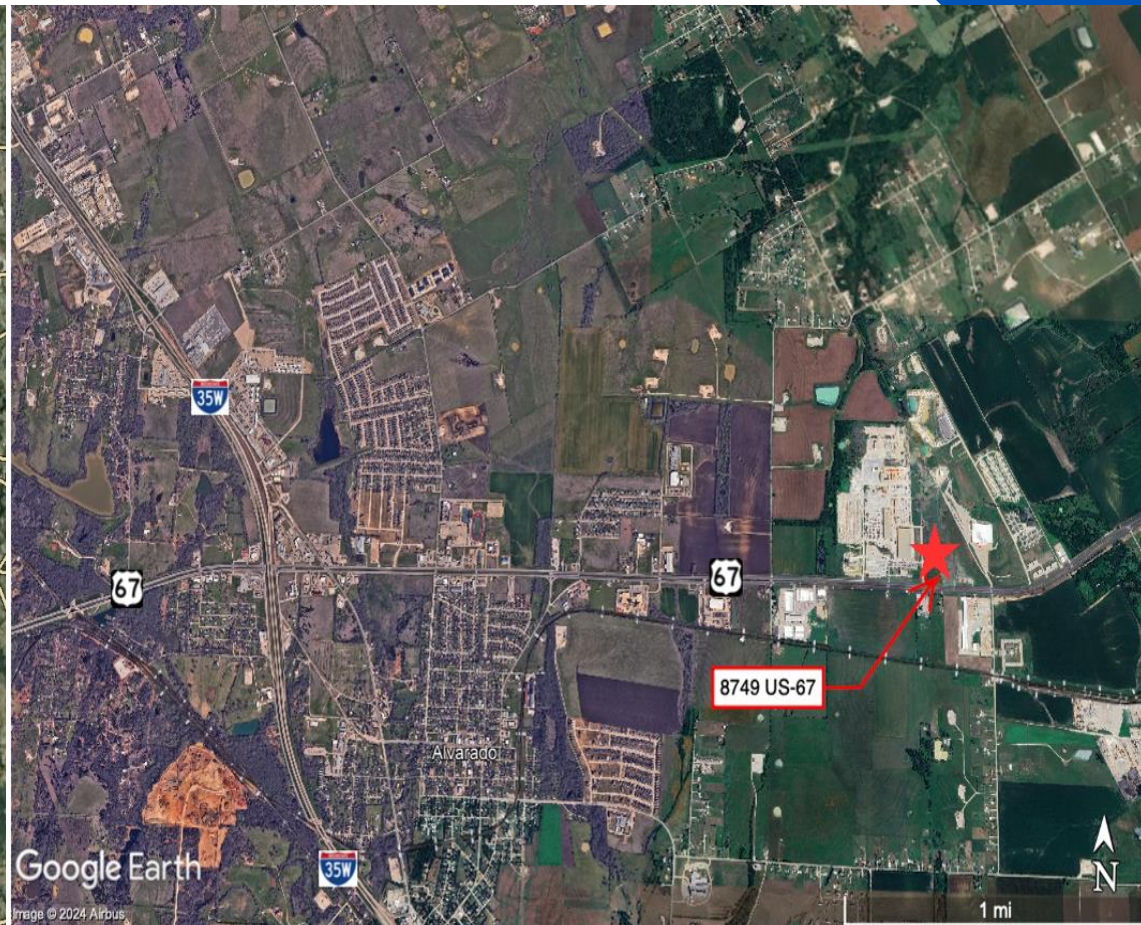
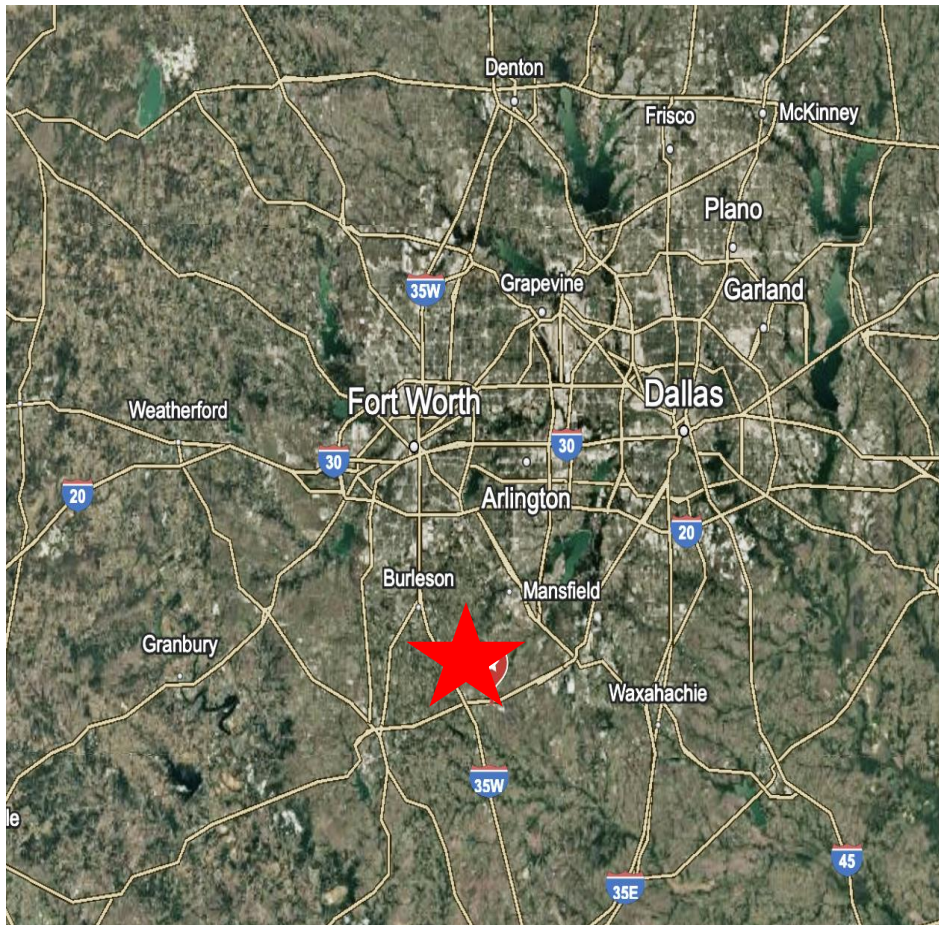
22.99
Acres

Outside
Storage

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Traffic Count

SH 67: ±25,512/daily

Water/Septic

Water to Site (12")

3.0 Miles

East of IH 35W

Alvarado

Extra-Territorial Jurisdiction

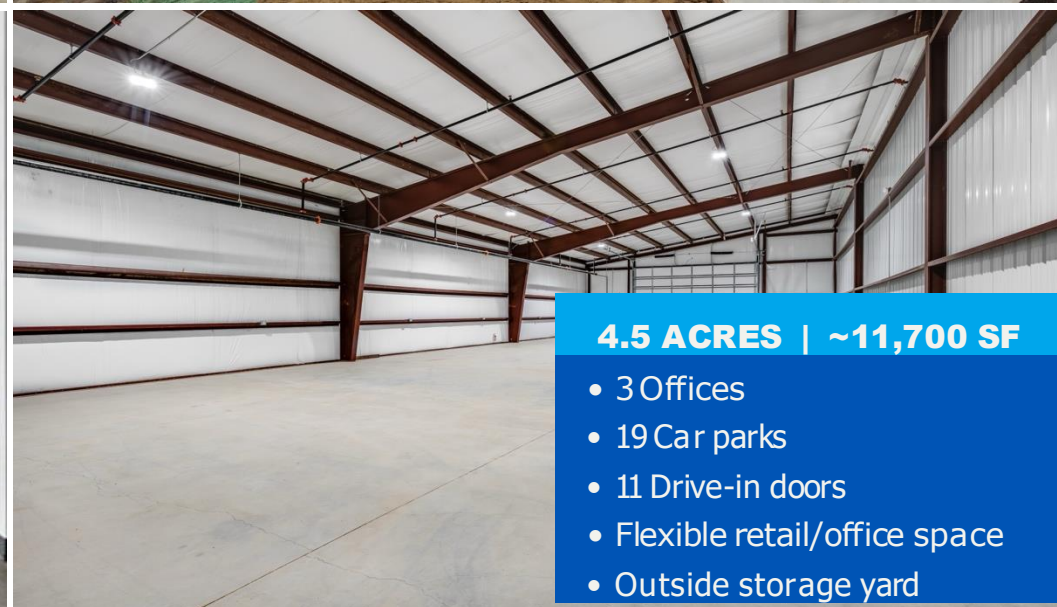
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Example Development



4.5 ACRES | ~11,700 SF

- 3 Offices
- 19 Car parks
- 11 Drive-in doors
- Flexible retail/office space
- Outside storage yard

Property Contact

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The information presented was obtained from sources deemed reliable;
however, National IOS does not guarantee its completeness or accuracy.

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