

FOR LEASE AND/OR FOR SALE

2460 FM 740, HEATH, TX 75032

OPERATING BUSINESS – DO NOT DISTURB



SIZE: 3,742 SF - BUILDING
17,424 SF - LAND

LEASE PRICE: \$15.00 PSF + NNN – AVAILABLE W/30 DAY NOTICE

SALE PRICE: CONTACT BROKER

OTHER: PERMISSIBLE FOR OFFICE USE

HIGHLIGHTS: FINISHED OFFICE SPACE W/FULL KITCHEN & BREAK AREA

DEMOGRAPHICS

Variable	1 mile	3 mile	5 mile
2019 POPULATION	1,491	26,706	48,941
5 YEAR PROJECTED GROWTH	15.09%	14.01%	15.09%
AVG. HH INCOME	\$148,147	\$110,445	\$91,741

for more information, please contact David English

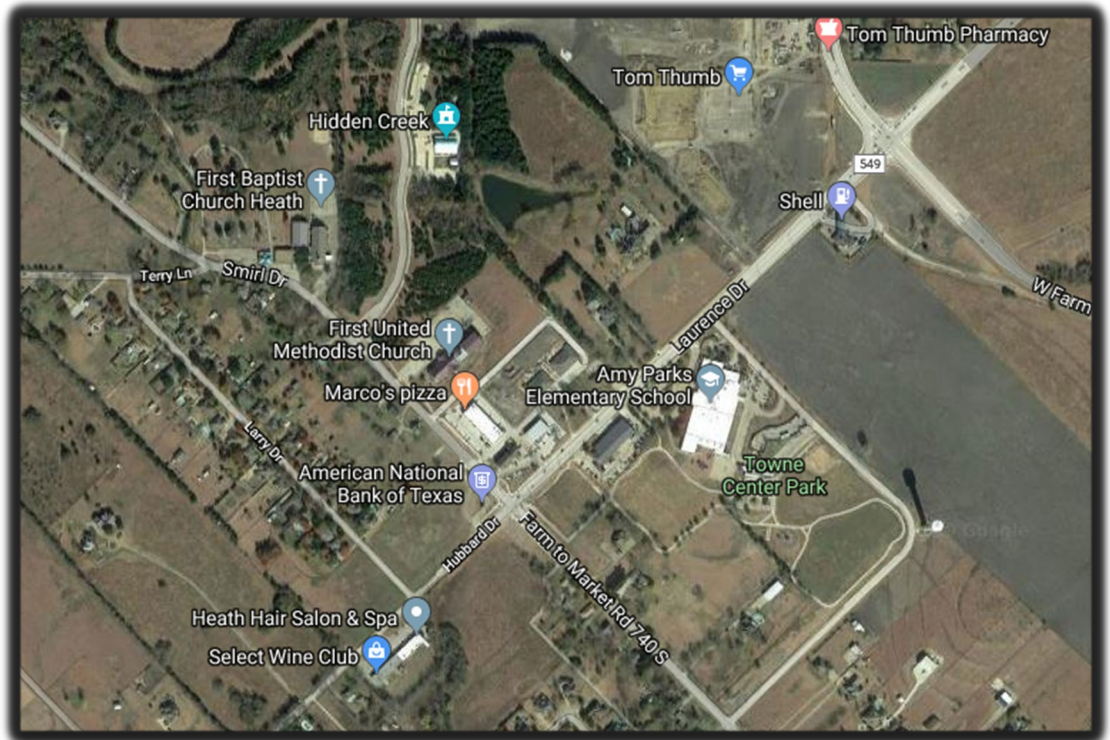
972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com • ridgepcr.com

RIDGE POINTE

commercial real estate

FOR LEASE AND/OR FOR SALE

2460 FM 740, HEATH, TX 75032



for more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com • ridgepcr.com

* The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

FOR LEASE AND/OR FOR SALE

2460 FM 740, HEATH, TX 75032



* The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.