

For Lease

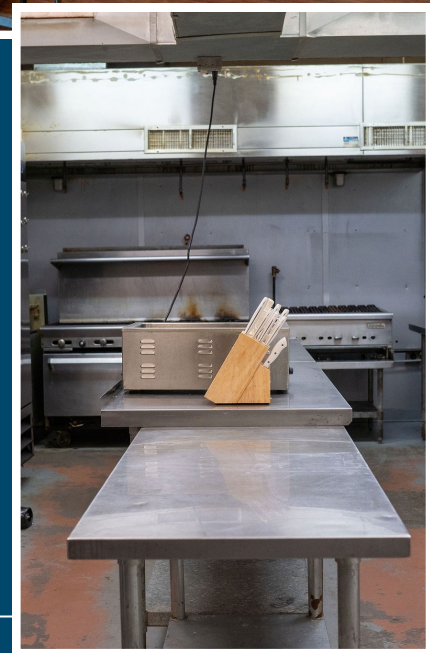
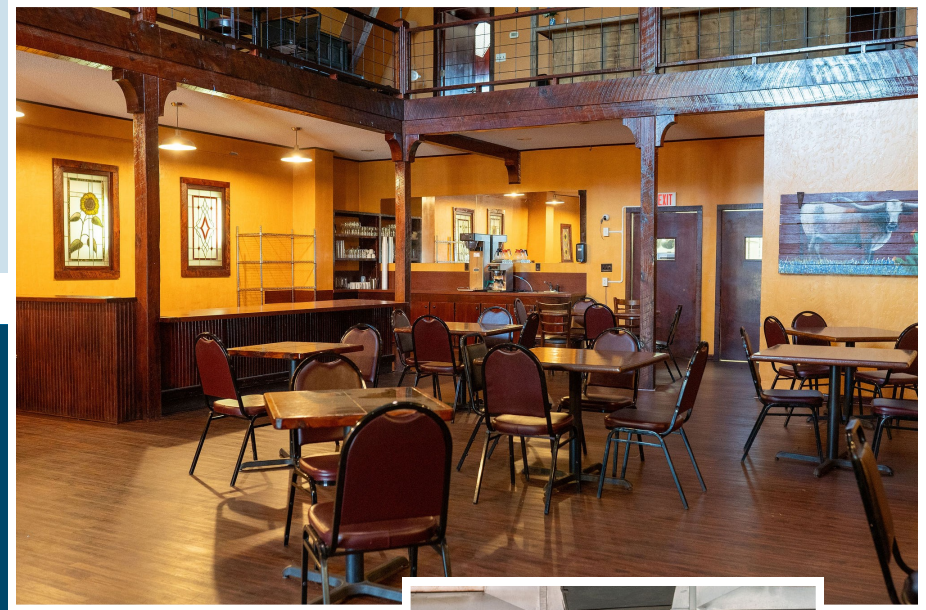


\$3,000/Month

**4,000 S.F. RESTAURANT WITH BAR
On 1+ Acre in Murchison, Texas**

Call (903) 288-1507

If you're looking to expand your operations into East Texas or have a business plan that includes launching into the area, this could be the perfect place!



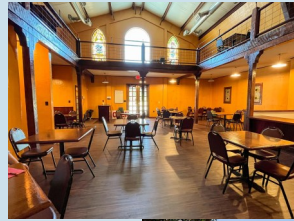
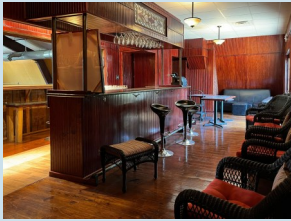
Rhonda Croney, Broker

903-288-1507

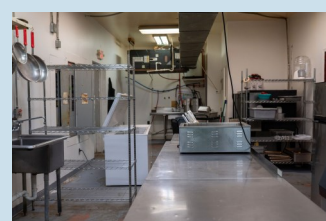
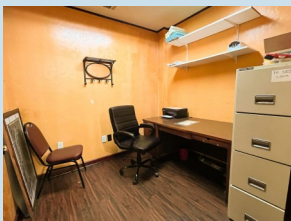
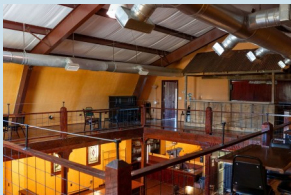
PROPERTY INFORMATION

Call (903) 288-1507

- FULLY BUILT OUT AS RESTAURANT AND/OR DRINKING ESTABLISHMENT
- EXCELLENT LOCATION FOR EVENTS
- LARGE PARKING LOT
- BILLBOARD ON PROPERTY AVAILABLE FOR USE
- BUILT IN 2010
- FIXTURES, FURNITURE AND EQUIPMENT INCLUDED
- DUMBWAITER SERVICES UPSTAIRS BAR FROM KITCHEN
- LISTED LEASE RATE PLUS UTILITIES
- FRONTS STATE HWY 31 WITH ADDITIONAL ROAD ACCESS



6708 Hwy 31, Murchison TX



Call (903) 288-1507



Texas Department of
Transportation

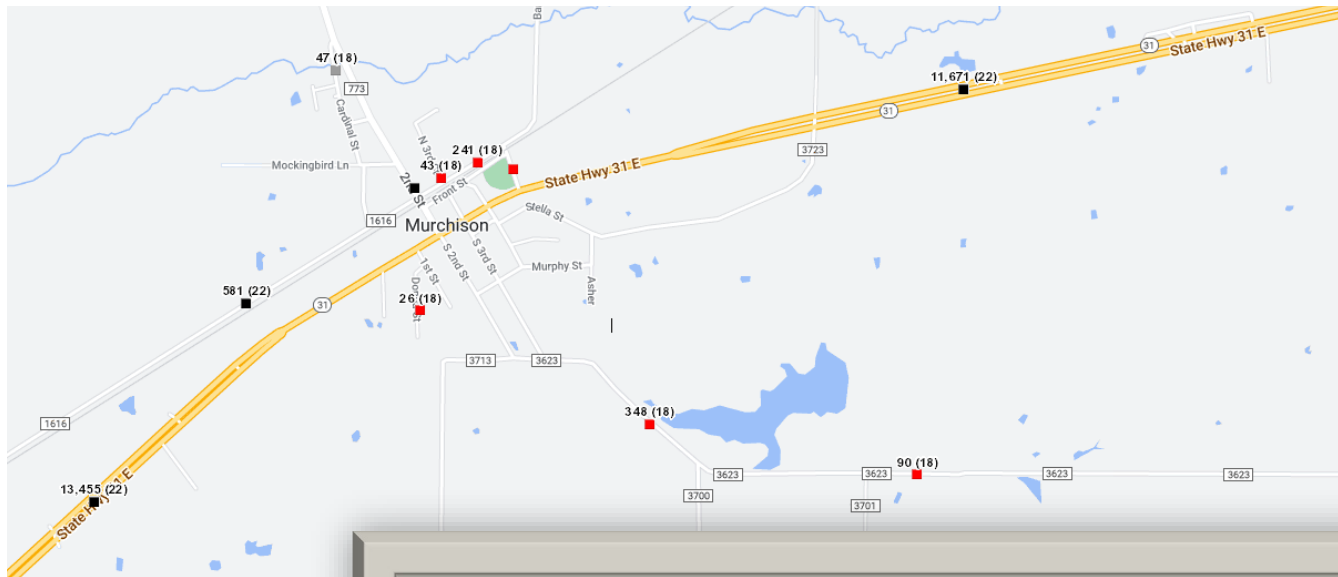


TCDS Help



MS2

Traffic Count Database System (TCDS)



35 minutes

Population—105,995

TYLER

5 minutes

ATHENS

Population—12,857

BEARSTONE
REAL ESTATE
BROKERAGE
Rhonda Croney, Broker

903-288-1507

