

LARGE COMMERCIAL BUILDING AVAILABLE FOR SALE OR NNN LEASE

Former Family Dollar/Dollar Tree location offering retail space with potential for a variety of uses. This property is well positioned and provides an opportunity for a retailer, service provider, investor, or entrepreneur to establish a presence in a stable rural Texas market.



JENNA SEARCEY

City Real Estate

111 N Munday Ave
Munday, TX 76371

(940) 203-3154
jenna@jennasearcey.com



302 N Birch Ave
Munday, TX 76371

\$999,999

or

\$0.70/sf/month NNN



MARKET DRIVERS

- 12,000+ person regional trade area
- 3,338 AADT roadway exposure
- Ongoing infrastructure improvements
- Solar energy development
- Wind energy development
- Nearby data center investment
- Retail leakage in sporting goods, apparel, home furnishings & electronics

REGIONAL ECONOMIC DRIVERS

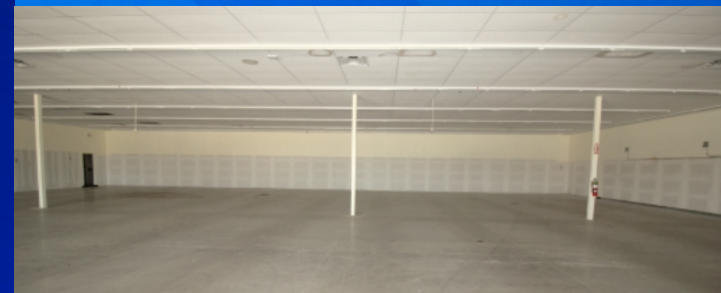
- Strong agricultural economy
- Regional workforce draw
- Highway accessibility
- Limited retail competition
- Established customer base



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10,904 sqft

Built in 2021



With existing retail infrastructure, ample parking, and visibility along a major roadway, the property offers a strong foundation for future redevelopment or continued retail use. Munday serves as a regional hub for surrounding agricultural communities, providing a loyal customer base and steady demand for essential goods and services.