

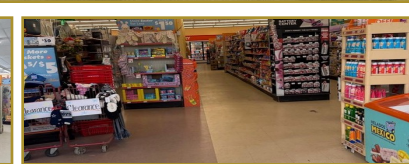
FOR SALE | LEASED RETAIL INVESTMENT

# Family Dollar Retail Building

17973 TX 154 | Harleton, Texas 75651

**\$800,000**

ASKING PRICE



**9,180 SF**

+ 200 SF CANOPY  
BUILDING

**1.092 ACRES**

SITE

**FAMILY DOLLAR**

TENANT

**THROUGH  
12/31/27**

LEASE TERM

**2007**

BUILT

**MLS #20262311**

MLS

## INVESTMENT OPPORTUNITY

Clean, well-positioned East Texas retail building with highway frontage, paved parking, and an established national tenant. Family Dollar is leased through 12/31/2027, providing stable income in place. The open layout and strong visibility offer long-term commercial flexibility for a wide range of future uses.

## PROPERTY HIGHLIGHTS

- 9,180 SF retail building plus 200 SF canopy
- 1.092 acre site with State Highway 154 frontage
- Established Family Dollar tenant
- Paved parking
- Open retail layout
- 2025 metal roof seal coat plus recent parking lot work
- Flexible future commercial use potential

## LEASE TERMS

- ✓ Current Rent: \$6,451.84/month
- ✓ Tenant reimburses property taxes and insurance to landlord
- ✓ Lease ends 12/31/2027
- ✓ Tenant maintains interior and HVAC
- ✓ Landlord maintains parking lot and roof

## LOCATION

Located along State Highway 154 in Harleton, Texas, this property benefits from strong highway visibility, easy access, and consistent local and passing traffic throughout East Texas.



**Austin Moore & Company Real Estate**

**Austin Moore, Owner/Broker | 903-500-0017**

*Information deemed reliable but not guaranteed.*

*Buyer to verify all property, lease, tenant, zoning, and utility information.*