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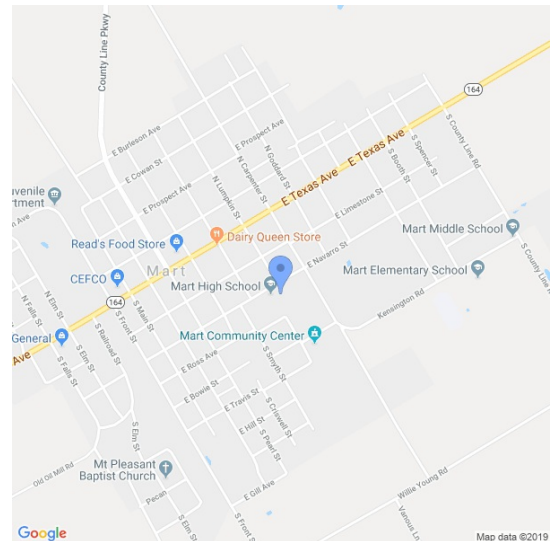


# Former Mart High School Classrooms Smaller Gymnasium



TBD EAST NAVARRO AVENUE, MART, TEXAS 76664

COMMERCIAL • OFFICE • FOR SALE



For Complete Information, Please Visit: [HarrellCRE.com](http://HarrellCRE.com)

SALE PRICE **\$199,900**  
 CLASS C

GROSS BLDG **17,710SQFT**  
 LAND AREA **1.38 ACRES**

- 1.38 Acres • Total Improvements: ± 17,710 SF • South Navarro Street Frontage: ± 130'
- Property Depths: ± 70' - ± 180' • Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities • Easily Accessible
- East Texas Avenue: 3,900 - 6,400 Vehicles/Day (TxDOT: 2016)
- THERE ARE SEVERAL PACKAGE OPTIONS AVAILABLE!

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

The former Former Mart High School Classrooms & Smaller Gymnasium sit on ± 1.38 Acres on East Navarro Street across from intersection of South Lumpkin Street and South Carpenter Street. There are a total of 17,710 SF improvements with access to both City of Mart sewer and water, ± 130' frontage on East Navarro Street and a property depth range of ± 70' - ± 180'.

THERE ARE SEVERAL PACKAGE OPTIONS AVAILABLE!

This property is located in the city limits of Mart, Texas approximately 25 miles from Waco. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas.

For more information on this property, or any of our other properties, please contact the H&A Commercial Team – KW Commercial!

On East Navarro Street across from the intersection of South Lumpkin Street.