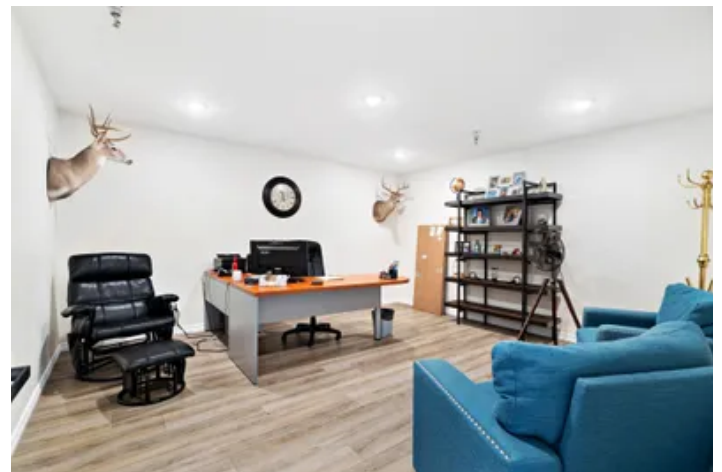


3790 Lamar Ave
3790 Lamar Ave
Paris, TX 75462

\$3,650,000
8.97± Acres
Lamar County



3790 Lamar Ave
Paris, TX / Lamar County

SUMMARY

Address

3790 Lamar Ave

City, State Zip

Paris, TX 75462

County

Lamar County

Type

Commercial

Latitude / Longitude

33.660329 / -95.506719

Dwelling Square Feet

87,259

Acreage

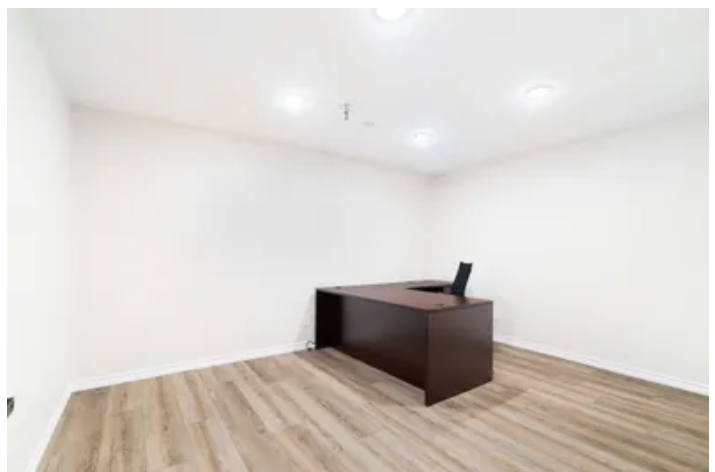
8.97

Price

\$3,650,000

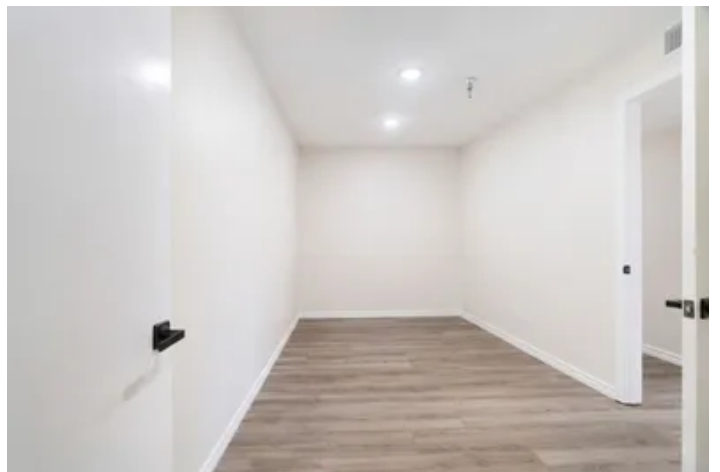
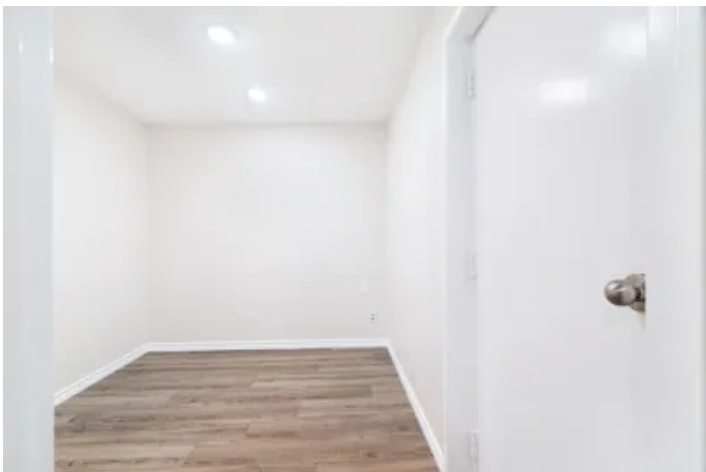
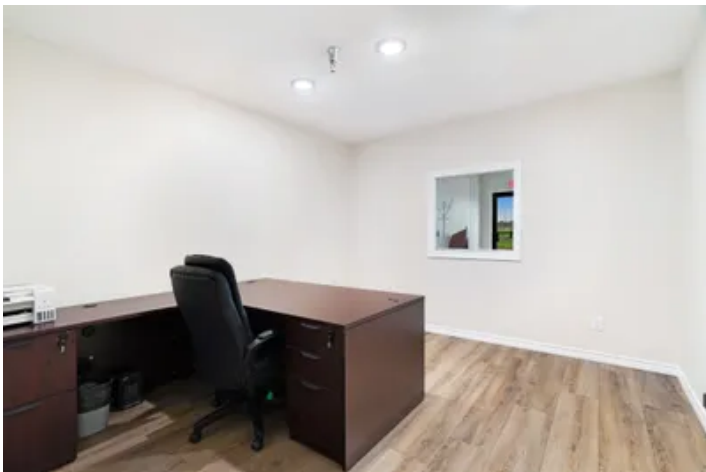
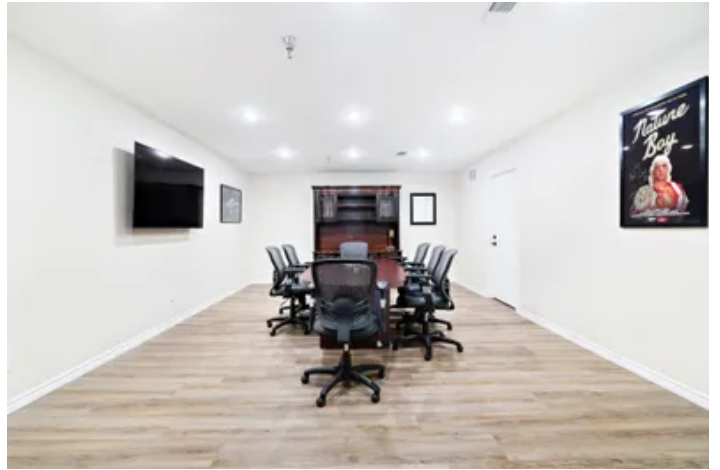
Property Website

<https://www.glasslandandhome.com/property/3790-lamar-ave/lamar/texas/100594/>

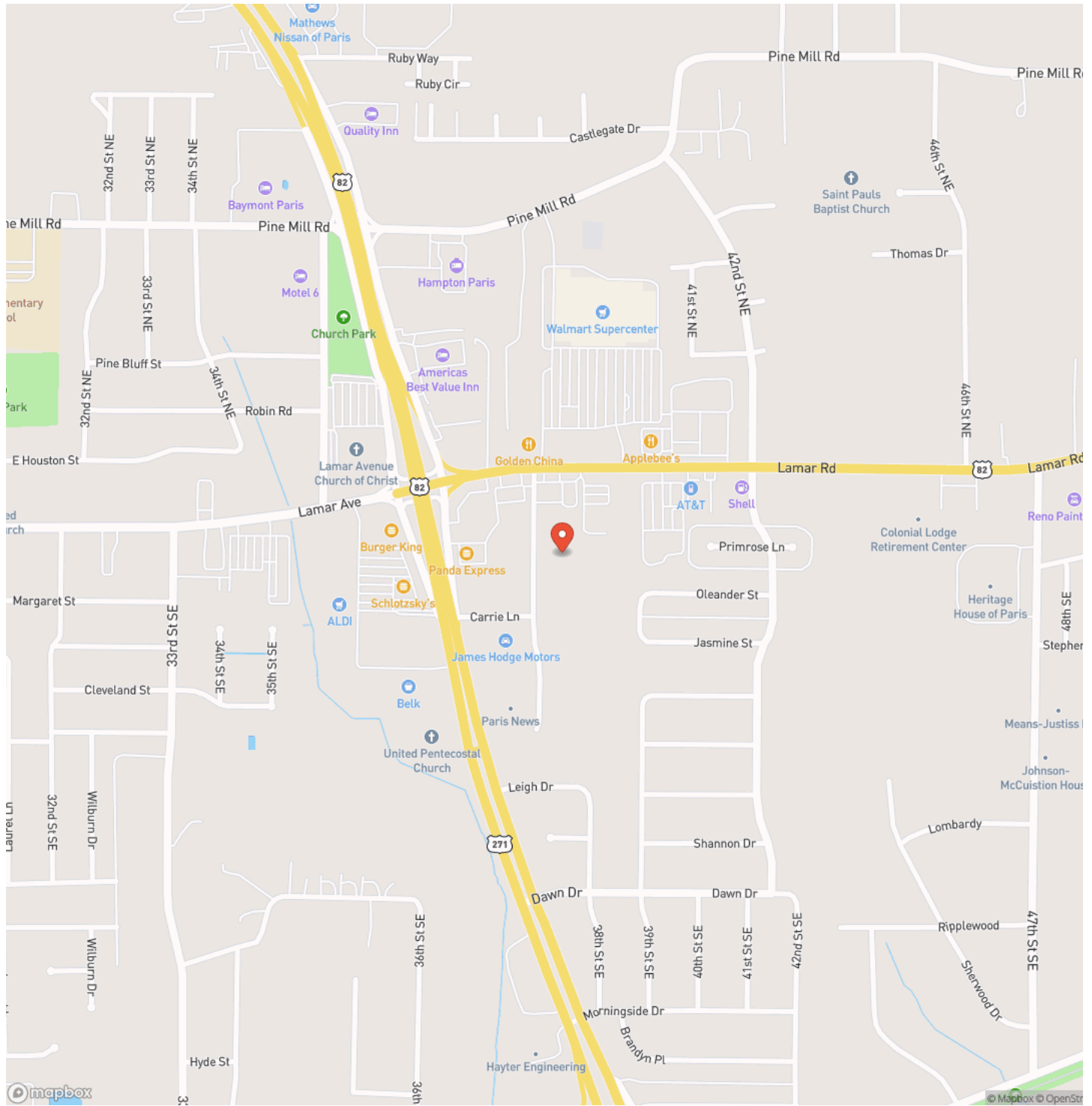


PROPERTY DESCRIPTION

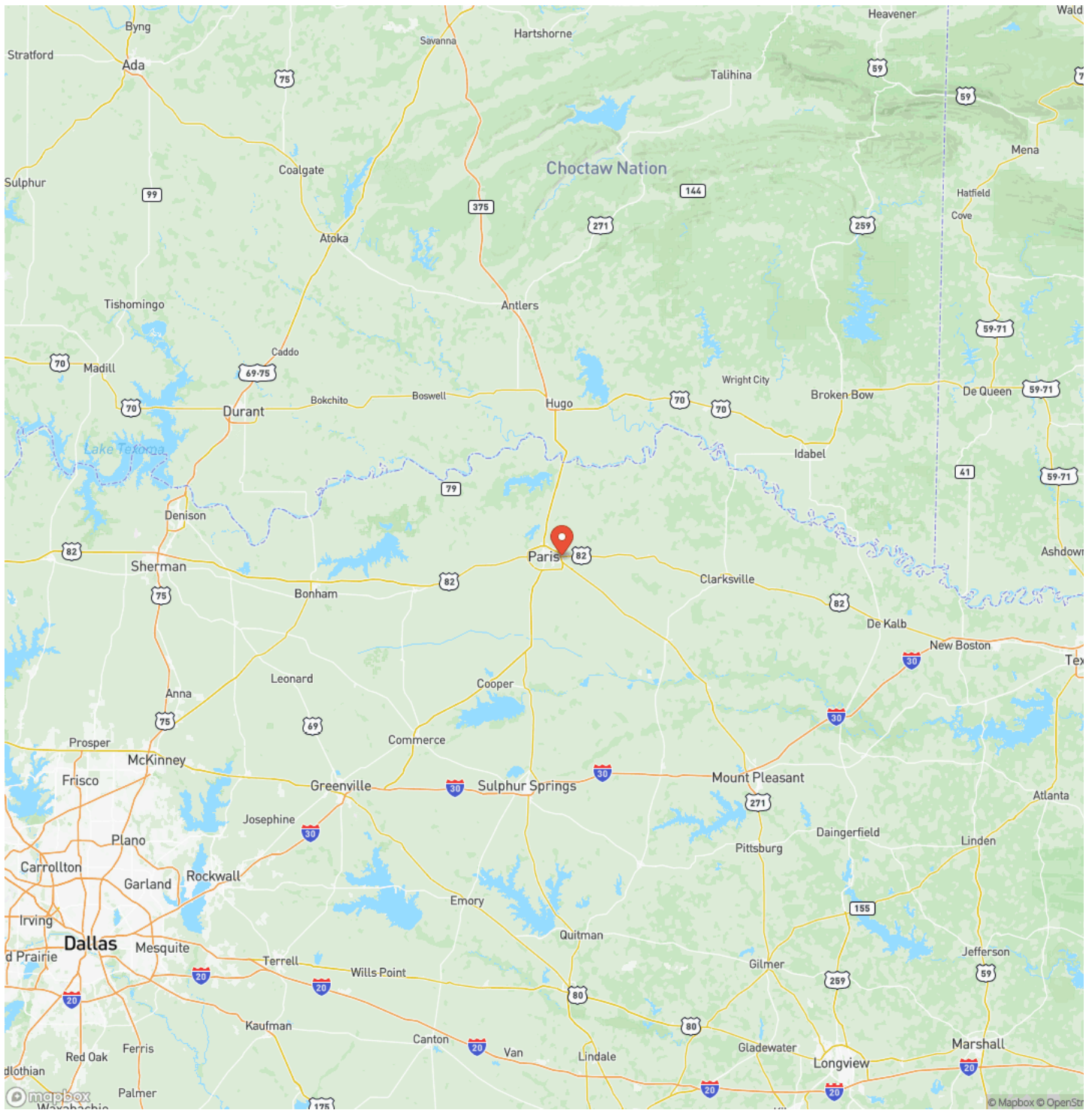
This 69,000 SF commercial space located just off Loop 286 and Highway 82 East travel Corridor in Paris Texas offers high functioning infrastructure with strategic growth potential. Serving as a Hub for NE Texas with service to DFW and SE Oklahoma via 4 lane traffic, this site offers 2 updated office suites with multiple offices, conference room, reception area, kitchen and break room and multiple bathrooms. Warehouse space configured for multi tenant occupants or principal use. Doc height and ground loading both available with additional ramp entrance. Many improvements have been completed on this building including re skinning of siding, paint, fire compression system and sprinklers, and new concrete driveway and approach. Whether looking to relocate your business or needing warehouse space, this property offers both. 8.1 plus acres available for additional yard space, ad ons or other developments. Located next to business such as Wal Greens, CVS, Wal Mart, Paris Town Center, Shops of Paris and a new Hotelier in 2027. Space of this kind and general quality do not come to market often. An opportunity to relocate, expand or subsidize your current business venture.



Locator Map



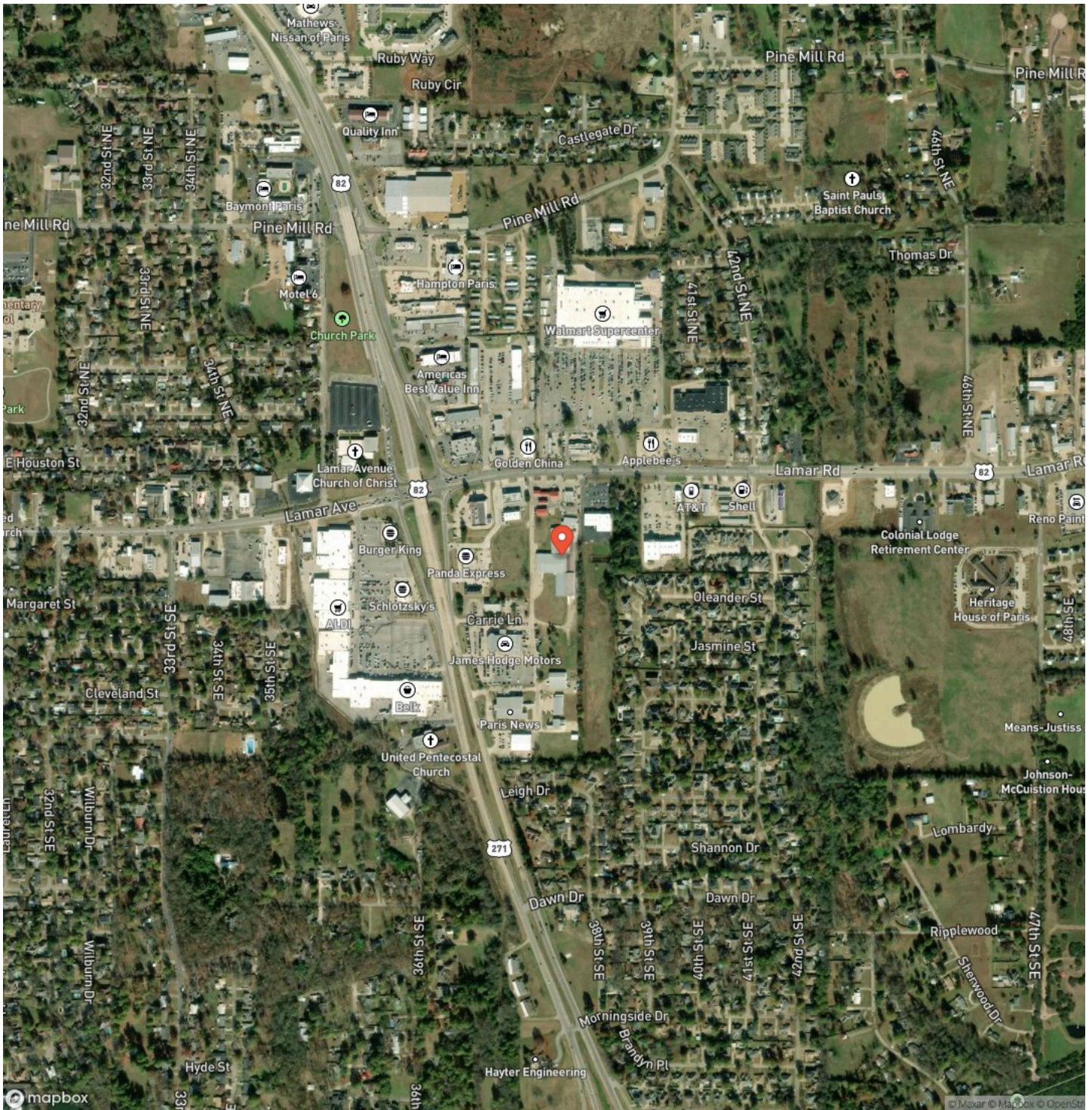
Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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Paris, TX 75460
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