

# FOR SALE

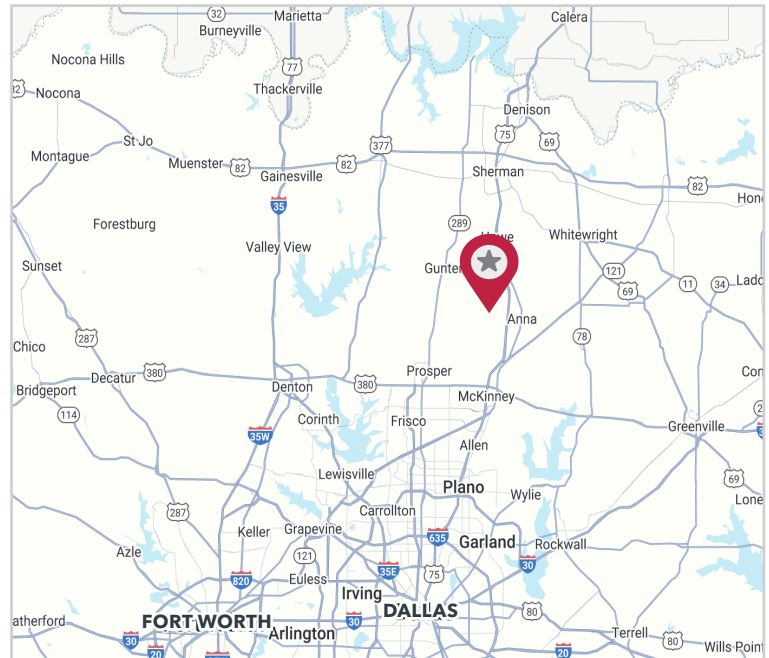
**10979 County Rd 289 | Anna, TX 75409**



**3,991 SF ON 1.65 ACRES**

## AVAILABILITY HIGHLIGHTS

- Total SF:** 3,991 SF  
**Lower Level:** 3,600 SF  
**Upper Level:** 391 SF  
**Land:** 1.65 Acres  
**Notes:**
- 8 finished-out offices
  - 2 large rooms plus an upstairs conference room and large open center area.
  - Break room with kitchenette
  - Women's restroom: 2 enclosed toilet rooms.
  - Men's restroom: 1 enclosed toilet room, 1 urinal.
  - Large covered patio and concrete space on two sides (60' along the back, 24' on the short side).
  - Full gutter system tied into a runoff that leads to the pond.



FOR MORE INFORMATION:

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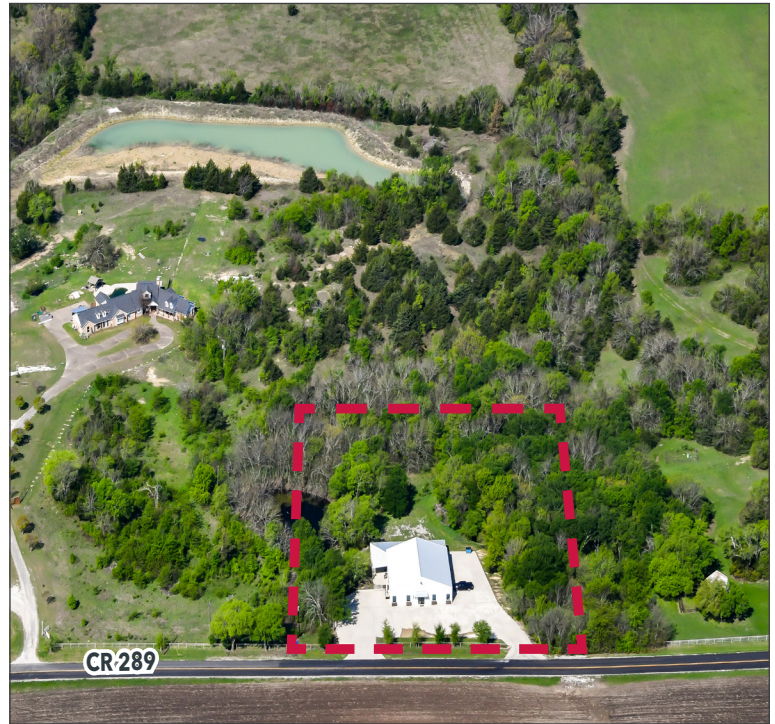
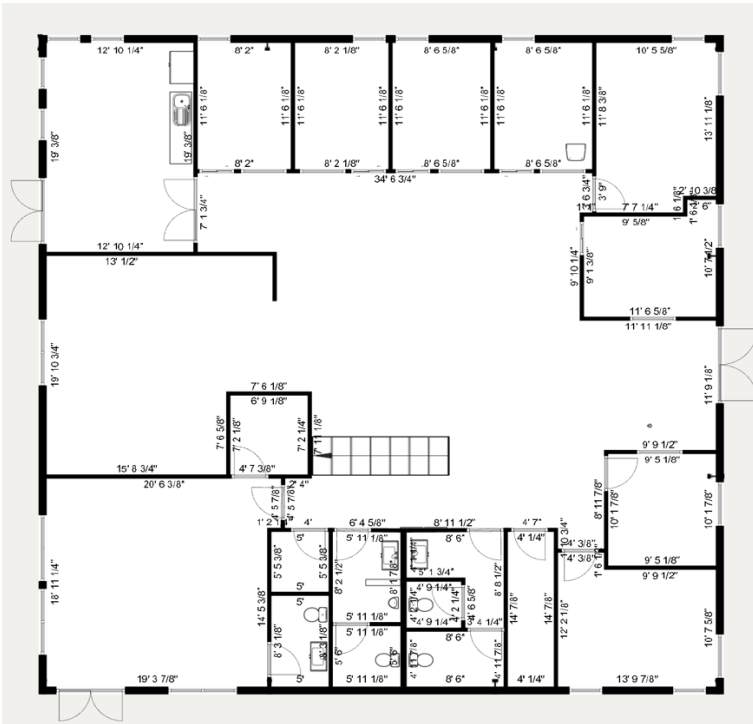
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## OFFICE FLOOR PLAN



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