

522 W CHURCH STREET

Livingston, Texas 77351 | US Hwy 190 Commercial Corridor

ASKING PRICE	PRICE / SF	LAND AREA	ACREAGE
\$470,536	\$22.00	21,388.01 SF	0.491 +/- Acre



Aerial reference image. Property boundaries and nearby locations should be independently verified.

PROPERTY OVERVIEW

Prime commercial development opportunity at **522 W Church Street** in Livingston, Texas. The 21,388.01 SF (0.491 +/- acre) tract is located along the US Highway 190/W Church Street commercial corridor at N Drew Avenue, providing strong visibility and convenient access. The property is offered for sale at **\$470,536 (\$22.00/SF)**. The owner will also consider a **build-to-suit** opportunity for the right tenant and may modify proposed building plans to accommodate tenant needs.

PROPERTY HIGHLIGHTS

- Corner location at W Church Street / US Hwy 190 and N Drew Avenue
- 21,388.01 SF (0.491 +/- acre) commercial tract
- Offered for sale at \$470,536 (\$22.00/SF)
- Build-to-suit opportunity available for the right tenant
- Owner may modify proposed building plans to accommodate tenant requirements
- Convenient access to US Highway 190 and US Highway 59

522 W CHURCH STREET - SALE OR BUILD-TO-SUIT

Livingston, Texas 77351

DEVELOPMENT OPPORTUNITY

The site may be suitable for a variety of commercial uses, including retail, professional or medical office, financial services, restaurant, service-oriented businesses, or other commercial development, subject to applicable governmental approvals and requirements. Prospective purchasers and tenants should independently verify zoning, utilities, access, development requirements, and permitted uses.

SALE / BUILD-TO-SUIT TERMS

Offering	For Sale or Build-to-Suit
Asking Price	\$470,536
Price per Square Foot	\$22.00/SF
Site Area	21,388.01 SF (0.491 +/- acre)
Build-to-Suit Lease Rate	Contact Broker / Negotiable
Proposed Plans	May be modified for the right tenant

LOCATION

Positioned on W Church Street / US Highway 190 in Livingston, the property benefits from exposure along a major east-west commercial corridor and convenient connectivity to US Highway 59. The surrounding area contains established commercial development and services.

ADDITIONAL MATERIALS AVAILABLE

Survey / deed plot, proposed building plans, aerial imagery, and additional property information are available from the broker.

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