



PROPERTY DESCRIPTION

This former VFW post occupies a strategic corner location on a 0.26-acre site (11,300 SF lot) with access along one of Cordell's primary commercial corridors.

This property represents a rare chance to acquire a prominent downtown building with established infrastructure and immediate redevelopment potential.

With all municipal utilities in place including water, sewer, electric, natural gas, and telecommunications, this property is primed for immediate occupancy or redevelopment. The motivated sellers are ready to negotiate, making this an ideal opportunity for investors, owner-users, or developers seeking an affordable entry into Cordell's commercial market.

OFFERING SUMMARY

Sale Price:	\$45,000
Lot Size:	0.26 Acres
Building Size:	6,008 SF

PROPERTY HIGHLIGHTS

- Sales Price: \$45,000
- High-visibility corner site
- 11,300 SF lot
- For retail, office, restaurant, community space, or mixed-use redevelopment
- Former VFW post
- Motivated Seller: Ownership ready to entertain all reasonable offers

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	944	1,245	1,903
Total Population	2,372	3,122	4,771
Average HH Income	\$80,092	\$79,597	\$81,041

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