



FOUNDRY
COMMERCIAL



EVENT CENTER FOR SALE

14278 TX-322 - KILGORE, TX 75662

8,400± TOTAL SF ON 100.28± AC AVAILABLE FOR SALE



DESCRIPTION

The property is located at 14278 TX 322, Kilgore, TX 75662, close to Kilgore and Lake Cherokee. The neighborhood make up is primarily single family residential and agricultural. The property is not zoned since it is outside city limits. The subject property consists 1 permanent structure consisting of an 8,400± SF building and sitting on 100.28± acres of land. The facility consists of two large event spaces, large bathrooms, a bar area, as well as an outdoor patio. There are no paved parking spots located on the premises, however, unpaved parking is available. Owner is willing to sell the property in multiple parcels.

BUILDING FEATURES

BUILDING SIZE	8,400± SF
ACREAGE	100.28± AC
PARCEL ID	69625
COUNTY	Rusk
YEAR BUILT	2015
ZONING	Un-Zoned

FOR MORE INFORMATION, PLEASE CONTACT:

STUART ASHMUN | **512.565.1850**

Broker

Stuart.Ashmun@foundrycommercial.com

Licensed Real Estate Broker

CHRIS BURY | **949.939.6238**

Partner, Senior Vice President

Chris.Bury@foundrycommercial.com

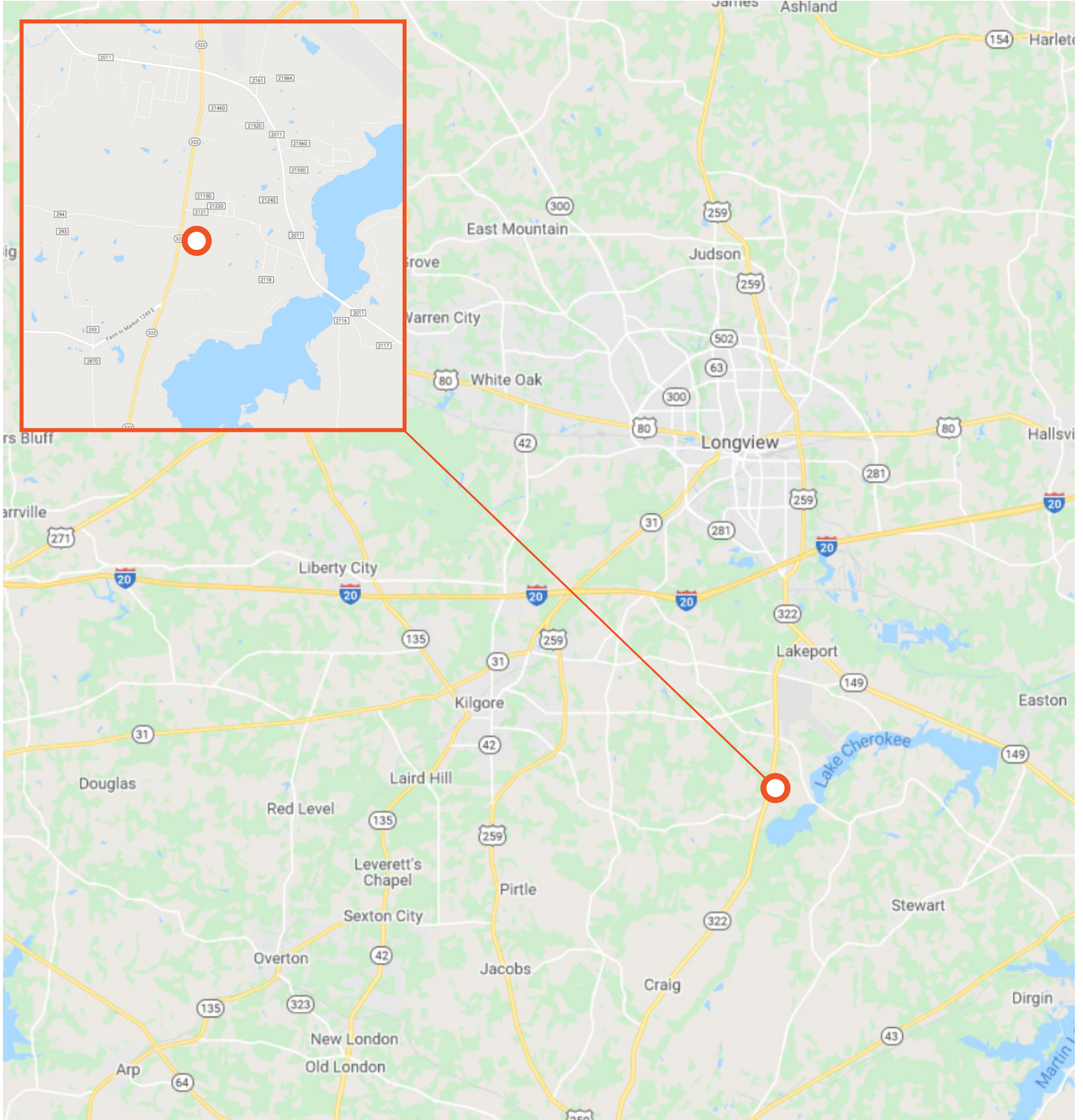
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MAP



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AERIAL AND PROPERTY OUTLINE



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PHOTOS



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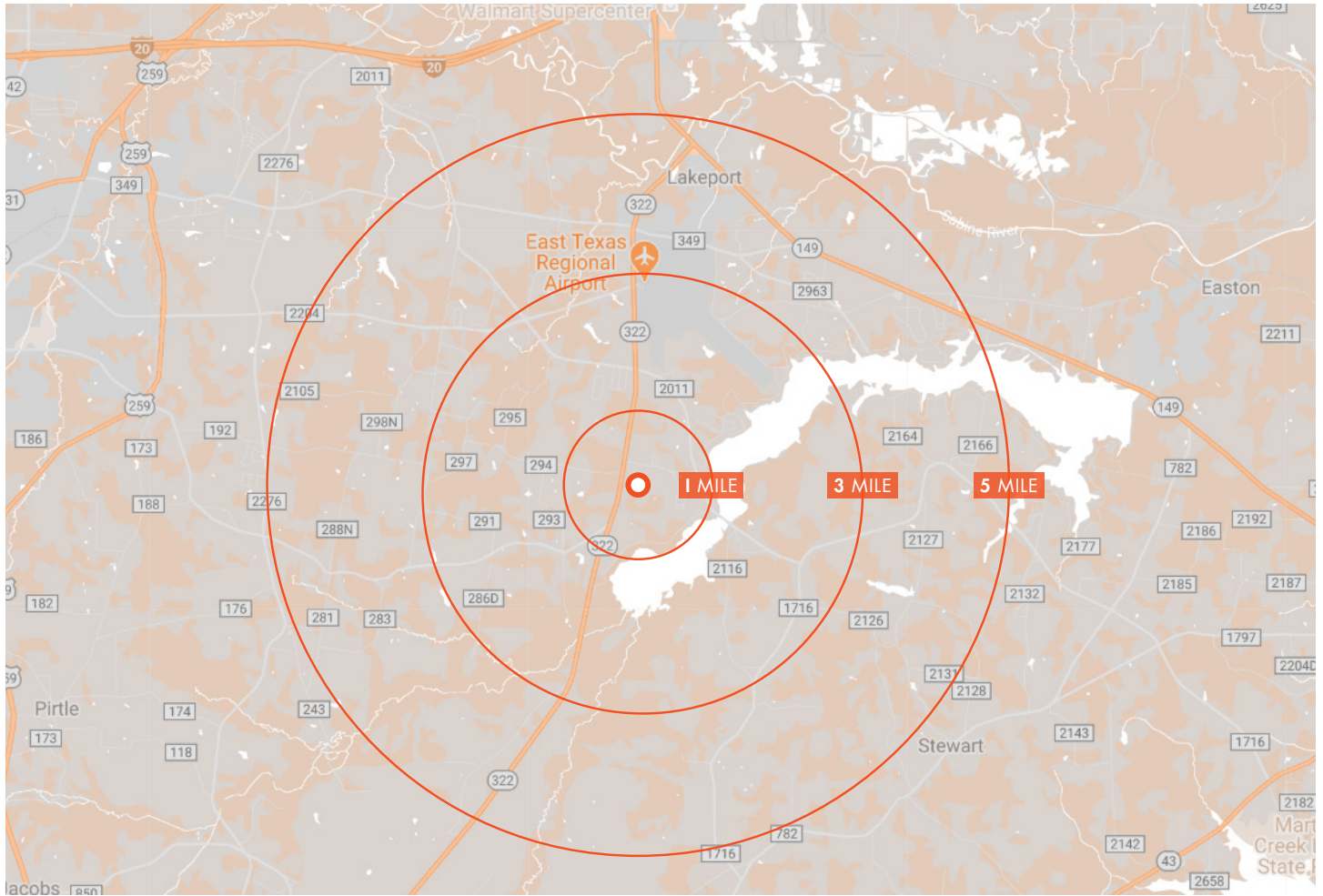
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DEMOGRAPHICS



1 MILE RADIUS

	499 ESTIMATED POPULATION 2019
	44.1 MEDIAN AGE
	\$157,407 MEDIAN HOME VALUE 2019
	101 TOTAL EMPLOYEES
	\$81,124 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	3,149 ESTIMATED POPULATION 2019
	44.7 MEDIAN AGE
	\$167,628 MEDIAN HOME VALUE 2019
	880 TOTAL EMPLOYEES
	\$81,109 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	8,004 ESTIMATED POPULATION 2019
	45.7 MEDIAN AGE
	\$156,649 MEDIAN HOME VALUE 2019
	2,100 TOTAL EMPLOYEES
	\$78,898 AVG HOUSEHOLD INCOME

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