

AltaTerra Premier Properties

# For Sale

## PRIME COMMERCIAL PROPERTY

PARIS, TEXAS



AltaTerra Realty  
and Auction LLC



COMMERCIAL  
PROPERTIES

Property Location: 3330 NE Loop 286, Paris, TX 75460  
Contact For Pricing

AltaTerraPremier.com • 903-401-8184



Serving Texas, Oklahoma, and Arkansas

Jay Cain, REALTOR®

(903) 219-2439 • TX Lic #797621

Premier@AltaTerraRealty.com



SCAN FOR MAP,  
VIDEO, & PHOTOS



This prime commercial property in Paris, Texas, offers high visibility, flexibility for various businesses, and a strong investment opportunity.



AltaTerraPremier.com



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United  
Country  
Real Estate  
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## Investment Highlights

- **Expansive Space:** 10,400± sq. ft. building on a 1.13± acre lot, providing ample room for diverse business operations.
- **Unmatched Visibility:** Strategically located on a high-traffic highway with approximately 30,000 vehicles passing daily, ensuring maximum exposure for your business.
- **Ample Paved Parking:** The entire lot is fully paved, offering convenient parking for employees, customers, and clients.
- **Versatile Interior:** This space features high ceilings and large windows, creating an ideal atmosphere for retail, office, or light industrial use.
- **Established Income Stream:** Currently leased for one year and one month, providing immediate revenue upon acquisition.
- **Strong Investment Potential:** A high-visibility location combined with existing income makes this an attractive investment for any portfolio.



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Franchise office is independently owned and operated. 