

# Pioneer Real Estate

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Wayne & Karin Warren

Full Service Automotive Repair Shop  
with separate office and Sales Lot

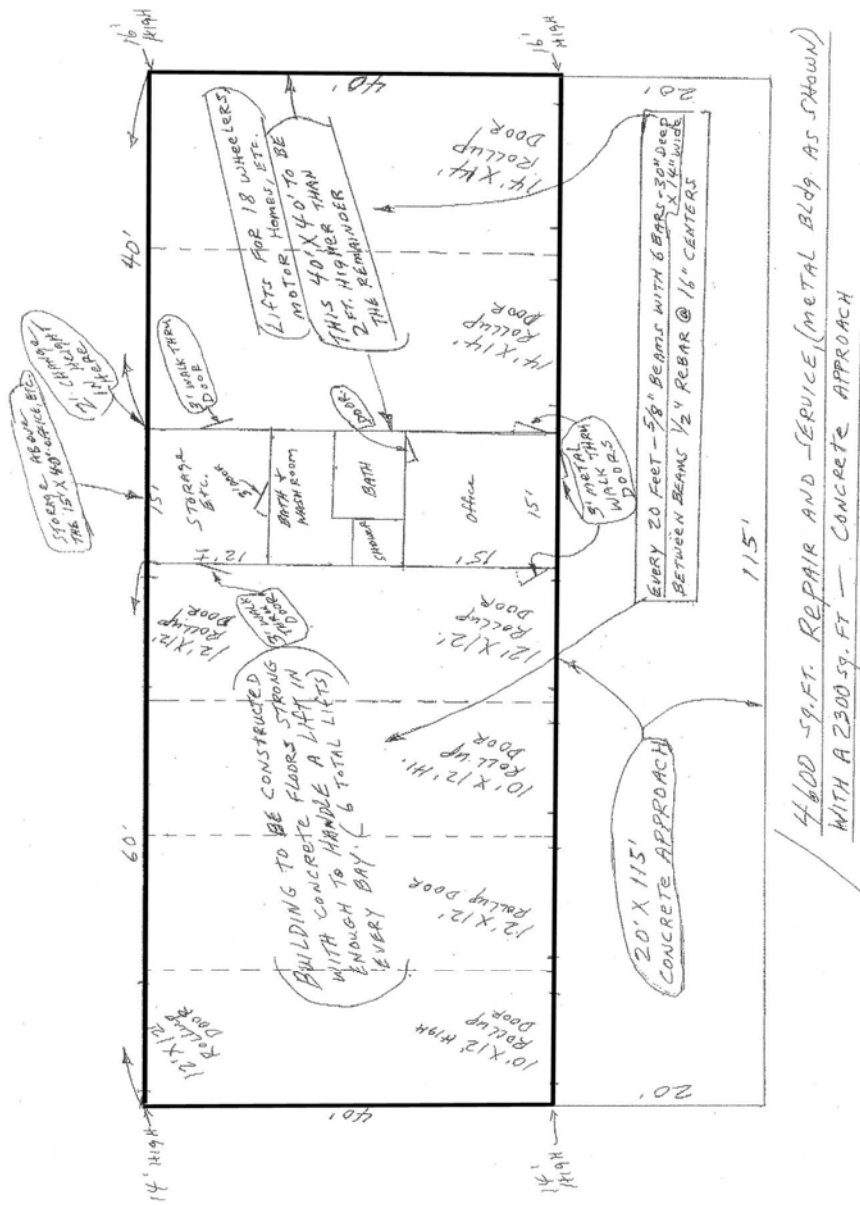
OSR at Batson Loop  
Normangee, Tx 77871



4600 sq. ft. metal shop building, having 8  
roll-up doors (6 front, 2 back) on 6" slab  
120' x 40' with 4" approach slab 115' x 20'

Office is single-wide mfg. home with metal  
roof and covered porch, kitchen, main rm.,  
3 other rooms and two full bathrooms.





Shop Sketch

**Contact Wayne for various options and pricing**

The information contained herein is from owner and other sources deemed reliable but is subject to verification by the purchaser and agent assumes no liability for correctness thereof. Property is subject to prior sale or removal from market without notice and is offered without respect to race, color, religion, national origin or familial status.

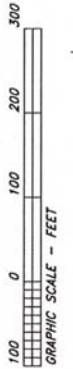
**The Pioneer team of experts:**

**Wayne Warren**  
 Owner/Agent  
 936 855 2928

**Karin Warren**  
 Agent  
 936 855 2928

**Steve Torno**  
 Staff Broker  
 903 536 3318



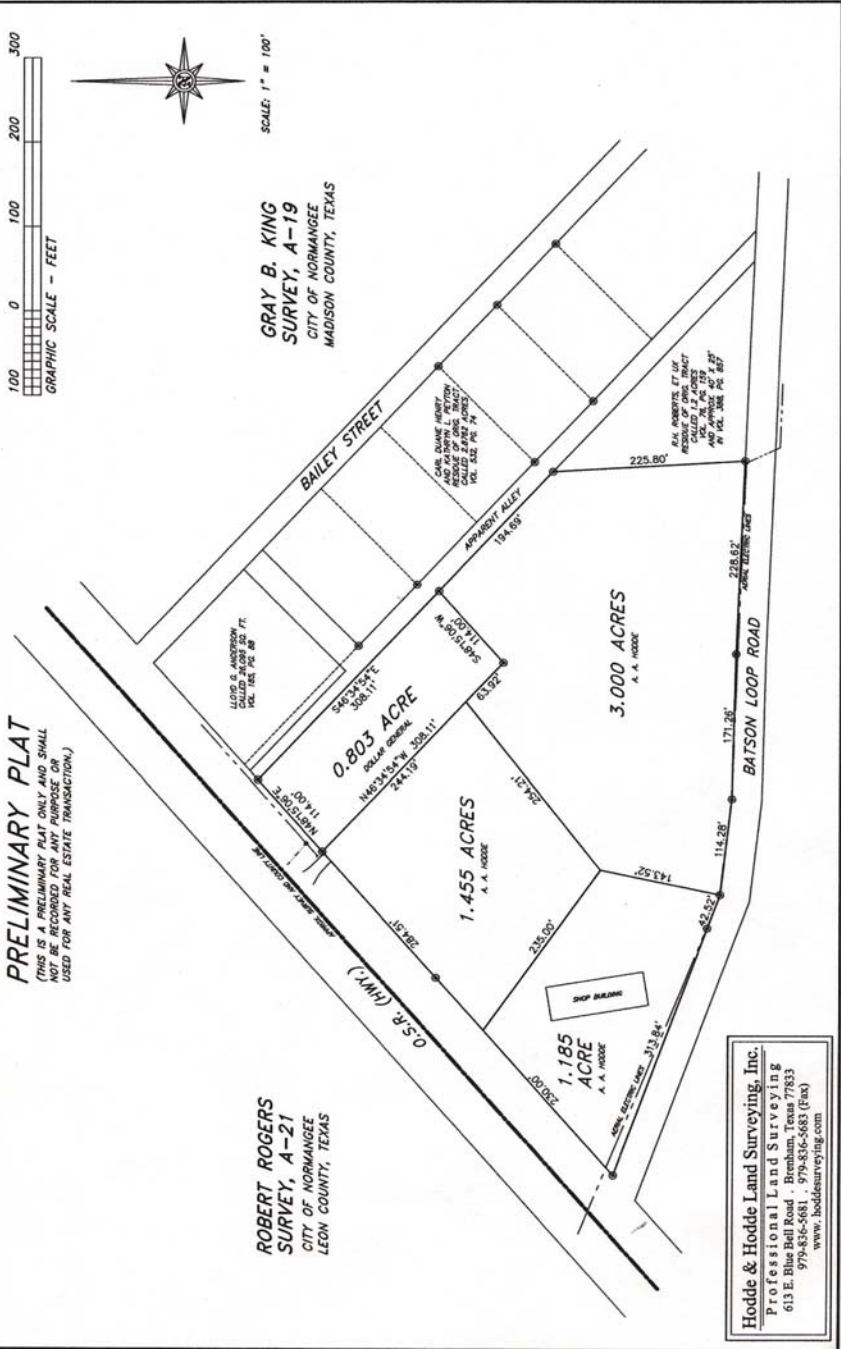


SCALE: 1" = 100'

**PRELIMINARY PLAT**  
(THIS IS A PRELIMINARY PLAT ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE OR USED FOR ANY REAL ESTATE TRANSACTION.)

**GRAY B. KING SURVEY, A-19**  
CITY OF NORMAN, TEXAS  
MADISON COUNTY, TEXAS

**ROBERT ROGERS SURVEY, A-21**  
CITY OF NORMAN, TEXAS  
LEON COUNTY, TEXAS



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