

Own Your Building on I-20 and Let Your Neighbors Help Pay for It

Imagine moving your business into a highly visible space on Interstate 20 in Clyde—and instead of just paying rent, you own the building and collect income from your neighboring tenants.

At **311 S Access Rd, Clyde, TX 79510**, you can do exactly that.

Property overview for owner-users

- ±1,644 SF middle suite available for your business.
- Total building ±5,316 SF (three suites) plus covered porch.
- Direct visibility and easy access from I-20, with a large private parking lot.
- Built 1990 with additions in 2009 and 2012.
- New roof (2025) and updated plumbing, electrical, and HVAC (2021–2025) for low near-term maintenance.

Current tenants:

- **Laundromat** with 4 years remaining on lease.
- **H&R Block**, a national tax preparation brand, on a fresh 3-year extension with a 2-year option and scheduled rent increases.

Both tenants pay their own utilities and carry liability insurance.

Why this is ideal for your business

1. Prime small-business location

- Highway exposure puts your sign and storefront in front of daily I-20 traffic.
- Easy access for customers coming from Clyde, Abilene, and surrounding areas.
- Co-tenancy with a laundromat and H&R Block brings steady, everyday foot traffic—ideal for many service businesses (salon, insurance, medical/therapy, tax, retail, etc.).

2. You control your costs instead of chasing rent

- Rather than signing a lease and facing rent increases, you lock in your cost of occupancy by owning the building.
- The income from the laundromat and H&R Block helps offset your mortgage payment, effectively lowering your **net** cost to operate your business.
- Over time, you build equity in the real estate instead of writing checks to a landlord.

3. Low-hassle ownership

- Recent roof and system updates reduce surprise capital expenses.
 - No landlord-paid utilities; tenants handle their own.
 - Simple, service-oriented tenants with straightforward leases.
 - The laundromat operator can even act as an on-site property manager in exchange for a negotiated rent concession, giving you day-to-day support without hiring staff.
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How the numbers work in your favor

- Asking price: **\$295,000** for the entire property.
 - Two tenants already in place generating steady income.
 - Vacant middle suite ready for your business at approximately **1,644 SF**.
 - With realistic rents and expenses, existing tenants can cover a meaningful portion of your monthly financing costs, so you aren't carrying the full load alone.
 - Over time, as rents increase and the area continues to grow with nearby Abilene and new AI/data-center projects, both your business and the underlying real estate stand to benefit.
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Flexible seller financing

To make it easier for an owner-operator:

- Seller is open to **owner financing** with a reasonable down payment.
- This can mean simpler approval, fewer bank hurdles, and a faster, more predictable closing.
- It's a practical way to step from being a tenant to being an owner.

Is this right for you?

This property is a strong fit if you:

- Want a professional, highly visible location on I-20.
- Are tired of paying rent and want to start owning real estate.
- Like the idea of two existing tenants helping pay your mortgage.
- Prefer a building with updated systems and minimal immediate repair needs.