



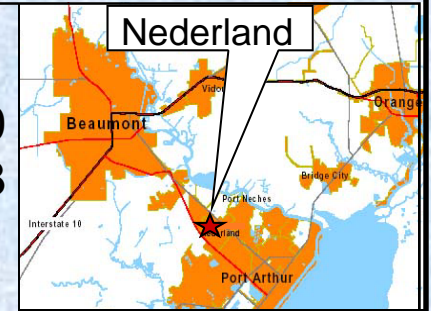
# Nederland Economic Development Corporation

1903 Atlanta Avenue  
Nederland TX 77627

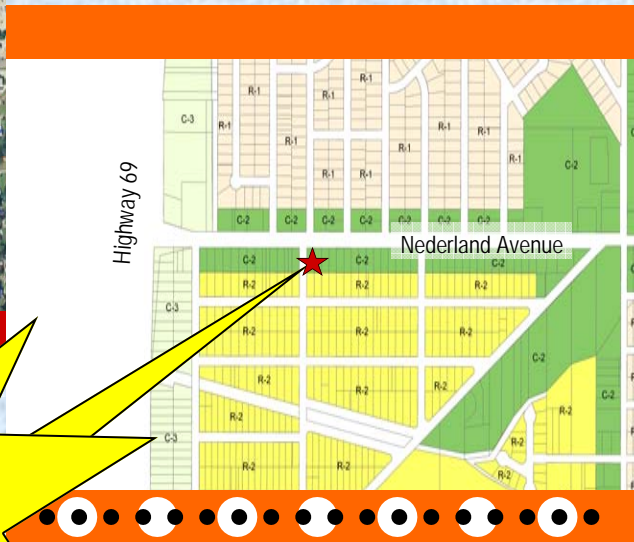
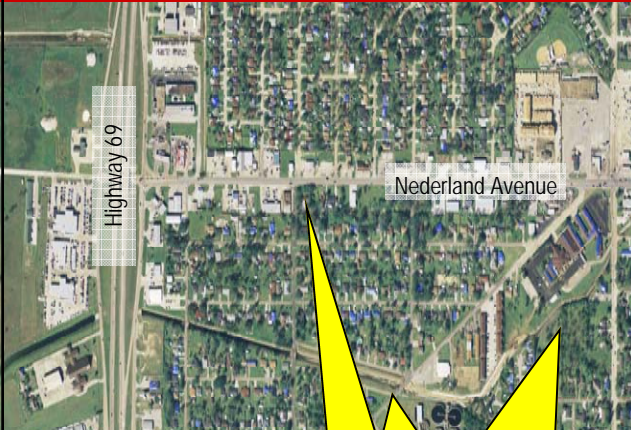


Phone: 409-729-1020  
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[www.nededc.com](http://www.nededc.com)



## 3417 Nederland Avenue



### FACTS

- Vacant Land
- 27,000 Square Feet
- 180' x 150'
- Legal—Lots 16-18, Blk 8  
Nederland Addition
- Zoning—Neighborhood Retail

# For Sale

### CONTACT

Barbara McMahon  
(409) 963-7864

## Picture Not Available

*This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.*