

# CENTURY 21<sup>®</sup>

Judge Fite Company



180 PRIVATE RD 1735

CHICO, TX 76431



\$1,480,000



15,000 sqft

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## DESCRIPTION

Prime Development Opportunity! 4.5 acre lakefront property on Lake Bridgeport, perfect for expanding a cabin rental business or transforming into a charming Tiny Home or Glamping resort community. This lakefront resort offers a rare combination of prime land value and income-producing amenities. The property features 10 cabins and lake houses, two boat docks with 24 slips, a fueling station, RV sites, a full restaurant and bar with a commercial kitchen, and a mini golf course, attracting visitors from across Texas and neighboring states for family getaways on the lake. Renowned for its excellent fishing and year-round recreational activities, the resort generates consistent, diversified revenue streams while offering strong long-term appreciation potential—ideal for those seeking a lifestyle investment or redevelopment opportunity in a high-demand lakefront market. Multiple Property IDs will be included. This property is just 50 miles from Fort Worth. Multiple financing options are available, including an assumable SBA loan at a low interest rate and additional seller financing opportunities, creating a rare opportunity for a savvy investor. Contact ANA Brokers for more details.

**PROPERTY TYPE:** Commercial - Hotel Motel

**MLS STATUS:** Pending

**MLS:** 20768648

**YEAR BUILT:** 1992

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Pleasant Homes North

**LIST DATE:** 11/02/2024

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 15,000

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 4.56

**LOT SIZE (SQFT):** 198,633

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate
- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Boat
- Common
- Concrete
- Driveway
- Deck
- ParkingLot
- CommunityStructure

### ROOF TYPE:

- Composition
- Metal

### SIDING:

- AluminumSiding
- Cedar
- Log
- Rock
- Stone
- WoodSiding

### FOUNDATION:

- Block

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- Propane
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem
  - SmokeDetectors
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**LISTED BY:** Rey Rani 

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**BROKERED BY:** ANA Residential