



**05 S HWY 198**  
MABANK, TX 75147



\$999,000



0 sqft

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## DESCRIPTION

Prime Commercial Opportunity! Discover 7.95 acres in the heart of town, ideally suited for your business venture. Positioned in a high-traffic area, this property offers excellent visibility and growth potential. Additional surrounding acreage is available for purchase, and the seller is open to subdividing to meet your needs. Seller may finance! Don't miss out—schedule a visit today!

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20817162  
**YEAR BUILT:**  
**COUNTY:** Henderson  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 01/14/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 7.95  
**LOT SIZE (SQFT):** 346,302

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- IrregularLot
- Other
- PondOnLot
- ManyTrees
- Level
- RollingSlope

## UTILITIES

**UTILITIES:**

- Other
- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Robert Blaase 

**PHONE:** 903.887.7055

**BROKERED BY:** Coldwell Banker American Dream