



606 N 3RD STREET

MABANK, TX 75147



\$1,035,900



0 sqft

DESCRIPTION

Idea site for Retail or Commercial Development. Excellent Visibility and Accessibility from Hwy 175 and Hwy 198. Directly across street for Quick Trip, Starbucks, Quality Inn and Atwood's. High traffic volume per TxDot (2023) Hwy 175- 11,127 daily. Hwy 198- 8,890 daily. Two additional adjoining parcels could possibility be available with purchase.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 20858669

YEAR BUILT:

COUNTY: Kaufman

TRACT OR SUBDIVIION: na

LIST DATE: 03/03/2025

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.98

LOT SIZE (SQFT): 86,248

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- IrregularLot
- Level
- FewTrees

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: John Zaby 

PHONE: 214.533.3531

BROKERED BY: Coldwell Banker Apex, REALTORS

century21judgefite.com

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