



50 LOVE TRAIL
VALLEY VIEW, TX 76272



\$1,502,500



1,000 sqft

DESCRIPTION

This 3.5-acre commercial property offers endless possibilities for development and investment, with highly sought-after frontage road access directly off I-35 North in Valley View. Featuring two convenient corner access points, the property is perfectly located for businesses needing visibility and ease of access. Its proximity to Lake Ray Roberts via Lone Oak Road makes it especially attractive for ventures catering to outdoor enthusiasts, RV, and boat owners. The boat ramp to Lake Ray Roberts is just 4.2 miles away, and the state park is 6.9 miles away, further enhancing the appeal to nature lovers and recreational tourists. The front 2 acres are already developed and home to Sanview Storage, a profitable storage business that will convey with the property. There are 40-foot containers currently being used as storage, as well as 15-foot individual spaces for RVs, boats, etc. This offers an immediate revenue stream while still leaving ample room for expansion or additional commercial ventures. The remaining 1.5-acre Parcel 77371 is undeveloped, providing a rare opportunity to further develop or extend the existing business. With no ETJ restrictions, you'll have full flexibility in how you utilize and develop the land. Whether you're looking to expand the current storage business or introduce a new commercial enterprise, the property offers unmatched potential. Owner financing is available, making this an even more accessible and attractive investment opportunity. Take advantage of this rare offering—a prime piece of commercial land with built-in revenue, growth potential, and limitless opportunities!

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 20872621

YEAR BUILT: 2018

COUNTY: Cooke

TRACT OR SUBDIVIION: Valley View Farms

LIST DATE: 03/19/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.5

LOT SIZE (SQFT): 152,460

INTERIOR FEATURES

FLOOR COVERINGS:

- SeeRemarks

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Boat
- ElectricGate
- GolfCartGarage
- Gravel
- Lighted
- OnSite
- Oversized
- Private
- RvCarport
- RvGated
- RvAccessParking
- Secured
- Storage

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding

FOUNDATION:

- Other

UTILITIES

HEATING/COOLING:

- Other


UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecurityGate
 - KeyCardEntry
 - SecurityLights
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LISTED BY: Trina West 

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BROKERED BY: Local Pro Realty LLC