

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 406 W WISE STREET UNIT A

BOWIE, TX 76230



\$995,000



7,320 sqft

## DESCRIPTION

Prime Commercial Property on High-Traffic Hwy in Downtown Bowie, TX – 10,000+ Vehicles Daily! Exceptional opportunity to own a high-visibility commercial property located directly on one of Bowie's busiest thoroughfares, with TxDOT reporting over 10,000 vehicles passing daily. This versatile site offers unmatched exposure and flexibility for a wide range of business uses—ideal for retail, industrial, service-based, or office operations. Property Highlights: Income-Producing Billboard: Generate passive income with an on-site digital billboard prominently positioned at the front of the property. Expansive Office Space: Professional office area ideal for administrative operations or customer service. Convenient Drive-Through: Streamline customer interaction or product pickup with a built-in drive-through lane. Currently leased with tenant. Industrial-Grade Infrastructure: Includes 11 overhead doors, 3-phase wiring for seamless logistics and equipment access. Modern Upgrades: Featuring new epoxy flooring in the showroom, solar panels installed in 2018 for energy efficiency, and a caged room to securely store tools, equipment, or inventory. Technology & Security: The property is equipped with a full security system with cameras throughout, in-building sound system, and PA system to support both safety and internal communications. With a strategic downtown location and highly adaptable footprint, this property offers strong potential for owner-occupants or investors seeking long-term value in a growing commercial corridor. Don't miss your chance to capitalize on this rare opportunity in Bowie's busiest business zone.

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 20942459

**YEAR BUILT:** 1980

**COUNTY:** Montague

**TRACT OR SUBDIVIION:** Original Blocks 01-29

**LIST DATE:** 05/30/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 7,320

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.48

**LOT SIZE (SQFT):** 20,952

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Concrete
- DoorMulti
- DriveThrough
- DirectAccess
- Driveway
- GarageFacesFront
- Garage
- GarageFacesRear

### LOT DESCRIPTION:

- InteriorLot
- Level

### ROOF TYPE:

- Metal

### SIDING:

- Brick
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- ElectricityConnected
- Other
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystemOwned
  - SecuritySystem
  - Other
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**LISTED BY:** Aimee Ashley 

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**BROKERED BY:** Parker Properties Real Estate