

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 681 MADDUX ROAD

COOL, TX 76088



\$1,400,000



14,212 sqft

## DESCRIPTION

Lot 2, WPC Addition, is a beautiful 7.280-acre property with versatile potential. The site includes a two-story building with a loft and mechanical floor, nestled between the lower and upper floors, encompassing approximately 6,540 square feet of airconditioned space. Inside, you'll find seven office spaces, a full kitchen, two bathrooms with showers, a large foyer, and the second story offers incredible panoramic views. Front entry doors to the foyer and offices open onto 12x16 covered landings with rock columns. This building also offers two contractor bays, one measuring 44x45 with a 27x44 loft, and another contractor bay at 27x44, in addition this building includes two sizable enclosed storage areas, sized 12x44 and 15x44, respectively for a total of approximately 10,935 square feet under roof of the main building. The entrance located at 681 Maddux Road has a custom entry gate, fashioned from rock and cedar, is equipped with an opener and keypad to enhance access. Additionally, you will find 45x150 of metal covered concrete storage, currently configured into twelve 12.5x45 spaces for Boat and RV storage. For livestock or equestrian needs, there's a metal barn in need of some TLC with exam rooms, four stalls featuring sliding doors, and several pens. Additionally there is a 24x24 stand alone two door garage that currently functions as additional storage space. This property, ready for your finishing touches, holds potential for various uses such as an equestrian facility, industrial business park, storage facility, office, warehouse, or could be remodeled into a very unique home.

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** ActiveUnderContract

**MLS:** 21001954

**YEAR BUILT:** 1999

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** WPC

**LIST DATE:** 07/25/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 14,212

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 7.28

**LOT SIZE (SQFT):** 317,116

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile
- EngineeredHardwood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Boat
- Concrete
- Covered
- ElectricGate
- Enclosed
- Garage
- GarageDoorOpener
- Open
- ParkingLot
- RvCarport

### LOT DESCRIPTION:

- Acreage
- Cleared
- Level
- Subdivision
- FewTrees

### ROOF TYPE:

- Composition
- Metal

### SIDING:

- Frame
- MetalSiding
- Rock
- Stone
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
  - OverheadUtilities
  - SepticAvailable
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## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SmokeDetectors
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**LISTED BY:** Patrick Carter 

**PHONE:** 940.329.5070

**BROKERED BY:** BOURQUIN REALTY