



**50 COUNTY ROAD 13200**  
BLOSSOM, TX 75416



\$599,000



1,920 sqft



2 beds



2 baths

## DESCRIPTION

Rare live work opportunity in Lamar County with exceptional road frontage and visibility. This 3.179 acre property offers dual zoning with approximately 1.46 acres residential and 1.72 acres commercial and frontage on three roads, including approximately 350 feet of highly visible Highway 82 frontage, approximately 436 feet along County Road 13200, and approximately 292 feet on Northeast Texas Trail. Multiple access points provide outstanding flexibility for commercial, residential, or investment use. The approximately 5,000 square foot insulated metal shop under roof is positioned directly off Highway 82 and is fully equipped and ready for immediate use. Features include HVAC, a dedicated office, kitchenette, half bath, a separate paint room, multiple bay doors, 12 foot ceilings, 220 volt outlets, expansive overhangs, and ample gravel parking. This setup is ideal for welding, fabrication, automotive, mechanical, contractor, or owner operator use. Residential access remains private via County Road 13200. The approximately 1,920 square foot barndominium style residence features two spacious primary suites, each with its own full bath, making it ideal for multi generational living, rental potential, or office conversion. The oversized secondary suite may be reconfigured into multiple bedrooms or professional work areas. Additional highlights include an open concept living area, large walk in pantry, two walk in closets, an oversized laundry room, and a fully floored loft offering potential for additional finished space. Additional amenities include an in ground swimming pool with diving board and slide, a finished pool house suitable for guests or short term rental use, two RV hookups, two septic systems, multiple storage buildings, and room to expand with additional homes or shops. Live here. Work here. Invest here.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21033472

**YEAR BUILT:** 2006

**COUNTY:** Lamar

**TRACT OR SUBDIVIION:** CF Duer Survey

**LIST DATE:** 08/16/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,920

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 3.18

**LOT SIZE (SQFT):** 138,477

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FLOOR COVERINGS:

- Concrete
- Tile

### APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange

### VIRTUAL TOUR:

- [View virtual tour](#)


## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Modern</li><li>● Other</li><li>● Ranch</li><li>● Traditional</li><li>● Barndominium</li><li>● Detached</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Aggregate</li><li>● Covered</li><li>● DriveThrough</li><li>● Driveway</li><li>● OnSite</li><li>● Open</li><li>● Other</li><li>● Outside</li><li>● Oversized</li><li>● ParkingLot</li><li>● Private</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● Agricultural</li><li>● BackYard</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Awnings</li><li>● BasketballCourt</li><li>● FirePit</li><li>● OutdoorLivingArea</li><li>● Other</li><li>● PrivateEntrance</li><li>● PrivateYard</li><li>● RvHookup</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● MetalSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● DivingBoard</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● Other</li><li>● SewerAvailable</li><li>● SepticAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleMasterSuites</li><li>● OpenFloorplan</li><li>● Other</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>LISTED BY:</b> Jaime Huddleston  <b>PHONE:</b> 903.848.3196	<b>BROKERED BY:</b> Top Notch Realty & Associates
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