

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 502 PEACH TREE ROAD

MABANK, TX 75156



\$699,000



1,564 sqft

## DESCRIPTION

Discover this rare opportunity just outside the city limits—this little over 9-acre tract offering both peaceful country living and income-producing potential. This property features two residences, a 70-unit storage facility, multiple outbuildings, a 4-space carport, a pole barn, and even a small pond. With room to expand, it's a versatile property ready for optimization. There are six storage buildings with units ranging from 10x10 to 10x30, plus two larger storage buildings to accommodate bigger needs. The main home showcases beautiful hardwood floors, a cozy fireplace, an open living and dining area, two full baths, and an oversized pantry and laundry room. The second home is a charming one-bedroom, one-bath—perfect for a guest house, rental, or caretaker's residence. Set in a serene country setting yet conveniently close to town and the popular Cedar Creek Lake, this East Texas gem combines lifestyle and investment. Currently underutilized, it offers tremendous upside for expansion and increased income. Don't miss your chance to own a property that blends tranquility with opportunity. Schedule your private viewing today and explore the possibilities!

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21041673

**YEAR BUILT:** 1966

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** Hm Strode Surv Abs #695

**LIST DATE:** 08/25/2025

**AREA:**

**SQUARE FEET:** 1,564

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 9.14

**LOT SIZE (SQFT):** 398,094

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Other

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- None

**LOT DESCRIPTION:**

- Acreage
- ManyTrees

**ROOF TYPE:**

- Composition
- Other

**SIDING:**

- Other

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central
- Electric

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Robert Blaase 

**PHONE:** 903.887.7055

**BROKERED BY:** Coldwell Banker American Dream

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