

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 802 OLD WISE ROAD

BOWIE, TX 76230



\$1,200,000



600 sqft

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## DESCRIPTION

This is your chance to capitalize on a brand-new multifamily development in the heart of Bowie! Three of these upscale 1-bedroom, 1.5-bath lofts are already leased, with 14 additional units approved and ready to be built. Each 600 sq. ft. loft is designed with an open-concept layout, high-end finishes, stainless steel appliances, and modern styling that appeals to working professionals and lifestyle renters. With projected rents of \$1,200 per month per unit, this property has a potential annual gross income of \$259,200. All units are built to city code, and all concrete work has already been completed, saving time and capital on development. Located near local shops, dining, and community events, this property offers excellent tenant appeal and long-term appreciation potential. Whether you're seeking cash flow or a strong addition to your portfolio, this turnkey project offers both.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21055518  
**YEAR BUILT:** 2025  
**COUNTY:** Montague  
**TRACT OR SUBDIVIION:** Allsup's State Hwy 59  
**LIST DATE:** 09/17/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 600  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.03  
**LOT SIZE (SQFT):** 44,866

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Assigned
- Concrete

### ROOF TYPE:

- Metal

### SIDING:

- Frame
- MetalSiding
- Other
- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Other

### UTILITIES:

- CableAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cameron Butler 

**PHONE:** 512.788.9495

**BROKERED BY:** Realty Of America, LLC

century21judgefite.com

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