



3974 TEXAS 11 E
SULPHUR SPRINGS, TX 75482



\$519,900



1,417 sqft

DESCRIPTION

8.34 AC with Hwy 11 road frontage, No zoning restrictions and great visibility. Currently offering 2 shops plus a nice home. BUILD OUT TO SUIT or add more for rental income. This is an exceptional commercial opportunity with this versatile property - offering complete freedom for business, hobby, small farm or mixed-use visions. Only 2 miles from town, It's strategic placement along high-visibility Hwy. 11 frontage ensures constant traffic exposure, making it ideal for retail, service operations, or entrepreneurial ventures of any kind. The building closest to the highway is an older 65x45 shop currently outfitted as an auto body facility. Its generous square footage is divided into office, storage, and work areas—perfect for multi-department operations or businesses with substantial equipment or inventory needs. The flexible layout makes it easy to repurpose for manufacturing, fabrication, retail, warehousing, or other large-scale endeavors. Includes half bath. Closer to the home sits a 30x30 detached metal garage workshop, a dream setup for car enthusiasts, mechanics, fabricators, RV or boat owners, or anyone requiring serious workspace. This well-designed structure features two oversized roll-up doors tall enough to accommodate large vehicles, plus a lofted storage area to keep tools and equipment organized. A full bathroom inside the shop adds comfort and functionality, creating a fully self-contained working environment. The 3 bed 2 bath recently remodeled residential home provides on-site living convenience or the potential for rental income, employee housing, or office conversion. Living room open to kitchen and dining. Huge gleaming kitchen with two sinks, granite counters, SS appliances. Split bedrooms: spacious primary suite has ensuite bath, while two guest bedrooms share a hall bath. With prime road exposure, multiple outbuildings, adaptable spaces, and the freedom of no zoning restrictions, the possibilities are truly endless.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 21130981

YEAR BUILT: 1949

COUNTY: Hopkins

TRACT OR SUBDIVIION: Nacogdoches University Surv A-

LIST DATE: 12/20/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,417

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.75

LOT SIZE (SQFT): 381,150

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Hardwood
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- DoorMulti
- DetachedCarport
- GarageFacesFront
- Garage
- Oversized
- RvAccessParking
- Storage

LOT DESCRIPTION:

- Acreage
- Cleared
- Level
- Pasture
- PondOnLot
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- MetalSiding
- WoodSiding

FOUNDATION:

- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
 - SepticAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SmokeDetectors
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BROKERED BY: Century 21 First Group