

# CENTURY 21<sup>®</sup>

Judge Fite Company



**16955 E HIGHWAY 175**  
KEMP, TX 75143



\$1,225,000



1,904 sqft

## DESCRIPTION

Outstanding commercial opportunity near Cedar Creek Lake with prime frontage along US Highway 175. Located just 28 miles from Dallas, this high-visibility property benefits from approximately 26,000 vehicles per day, providing exceptional exposure for a wide range of commercial uses. Property has a 1904 SF office with six offices, reception area, kitchen, & bath. Currently operating as a mobile home sales yard, the site is well-suited for construction or equipment sales, equipment storage, or future commercial development. The property offers city water and sewer through the City of Mabank, adding to its development readiness and long-term value. The seller will consider dividing the property into two ±4-acre commercial tracts, allowing flexibility for owner-users, investors, or phased development. A rare opportunity to secure highway-front commercial land in a rapidly growing corridor near the Dallas metro area.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21152678  
**YEAR BUILT:** 2021  
**COUNTY:** Kaufman  
**TRACT OR SUBDIVIION:** Lakeside Acres  
**LIST DATE:** 01/20/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,904  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 8.15  
**LOT SIZE (SQFT):** 355,014

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Gravel
- Other
- Outside
- Unpaved

### LOT DESCRIPTION:

- Acreage
- Cleared

### ROOF TYPE:

- Composition

### SIDING:

- BoardAndBattenSiding

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Frank Roberts 

**PHONE:** 972.524.0689

**BROKERED BY:** RE/MAX Landmark

century21judgefite.com

each office is independently owned and operated