



**1610 POSEY LANE**  
SULPHUR SPRINGS, TX 75482



\$995,000



4,180 sqft

## DESCRIPTION

Prime commercial opportunity located at 1610 Posey Lane in Sulphur Springs, Texas, offering exceptional visibility and accessibility along one of the city's busiest corridors. This 0.577-acre, light-commercial site sits directly across from Walmart Supercenter and Lowe's Home Improvement, two of the area's strongest traffic generators, making it an ideal location for professional office, service, or investment use. The property features a two-story commercial office building totaling approximately 4,036 square feet, constructed in 1998 and well maintained. Exterior improvements include a stucco finish, standing-seam metal roof, covered porches and balconies, and ample concrete parking on two sides. The interior offers flexible office layouts with sheetrock and wood walls, a mix of carpet, wood, and tile flooring, Formica countertops, and drop-tile ceilings. The first floor is owner-occupied and includes a welcoming reception area, kitchenette, and two restrooms. The second floor provides immediate income with two leased office suites, plus two additional vacant offices ready for occupancy or lease-up, creating upside potential for investors or owner-users. An on-site ATM and ice machine, each under five-year lease agreements, offer additional passive income. The level, triangular site has established municipal utilities, adequate drainage, and is not located in a floodplain. Positioned less than one mile from Interstate 30, approximately two miles from downtown Sulphur Springs, and three miles from the hospital district, this property benefits from strong local and regional connectivity to the Dallas-Fort Worth Metroplex. A high-exposure location with built-in income and future growth potential — this is a rare commercial offering in a rapidly developing area.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21161490  
**YEAR BUILT:** 1998  
**COUNTY:** Hopkins  
**TRACT OR SUBDIVIION:** Walnut Hill  
**LIST DATE:** 01/24/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 4,180  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.58  
**LOT SIZE (SQFT):** 25,134

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Concrete
- OffStreet
- Outside
- Paved
- ParkingLot

### LOT DESCRIPTION:

- Level

### ROOF TYPE:

- Metal

### SIDING:

- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- Other

### COMMUNITY:

- Curbs
  - Sidewalks
- 

**LISTED BY:** Marlin Jones 

**PHONE:** 903.335.8921

**BROKERED BY:** Freedom Realty