



592 S LEAGUE
SULPHUR SPRINGS, TX 75482



\$265,000



1,785 sqft

DESCRIPTION

Prime Commercial Opportunity – S. League Street in Sulphur Springs. Positioned on approximately .5 acre along S. League Street in Sulphur Springs, this highly visible property offers exceptional redevelopment potential in a growing commercial and residential corridor. The site features a 4-bay self-serve car wash structure that has not operated in several years and will require new equipment — presenting a value-add opportunity to revive the business or repurpose the improvements. Located adjacent to Joe Bob's Convenience Store, the property benefits from steady consumer traffic and strong daily vehicle exposure. S. League Street sees approximately 3,700 vehicles per day, with even higher counts nearby along the Business US-67 corridor, providing excellent visibility for retail, service, or flex uses. Sulphur Springs continues to experience steady growth as the county seat and regional hub of Hopkins County. Ongoing residential development and community investment support increasing demand for neighborhood-serving businesses. A new elementary school campus under construction by Sulphur Springs Independent School District further enhances the area's long-term growth outlook. Surrounding the site are established single-family neighborhoods along with apartment and duplex communities, creating a built-in customer base within minutes of the property. Potential Uses Include: Restore and modernize the car wash Convert bays to retail, office, warehouse, or storage space Develop flex or service-oriented commercial space This is a strategic infill opportunity in one of Sulphur Springs' active corridors — ideal for investors or owner-operators seeking visibility, accessibility, and long-term upside.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21181369
YEAR BUILT: 1984
COUNTY: Hopkins
TRACT OR SUBDIVIION: Town
LIST DATE: 02/17/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,785
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.55
LOT SIZE (SQFT): 24,000

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete

ROOF TYPE:

- Metal

SIDING:

- Brick
- Block

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

LISTED BY: David Watson 

PHONE: 903.885.1534

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

BROKERED BY: Coldwell Banker Lakehaven Realtors

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated