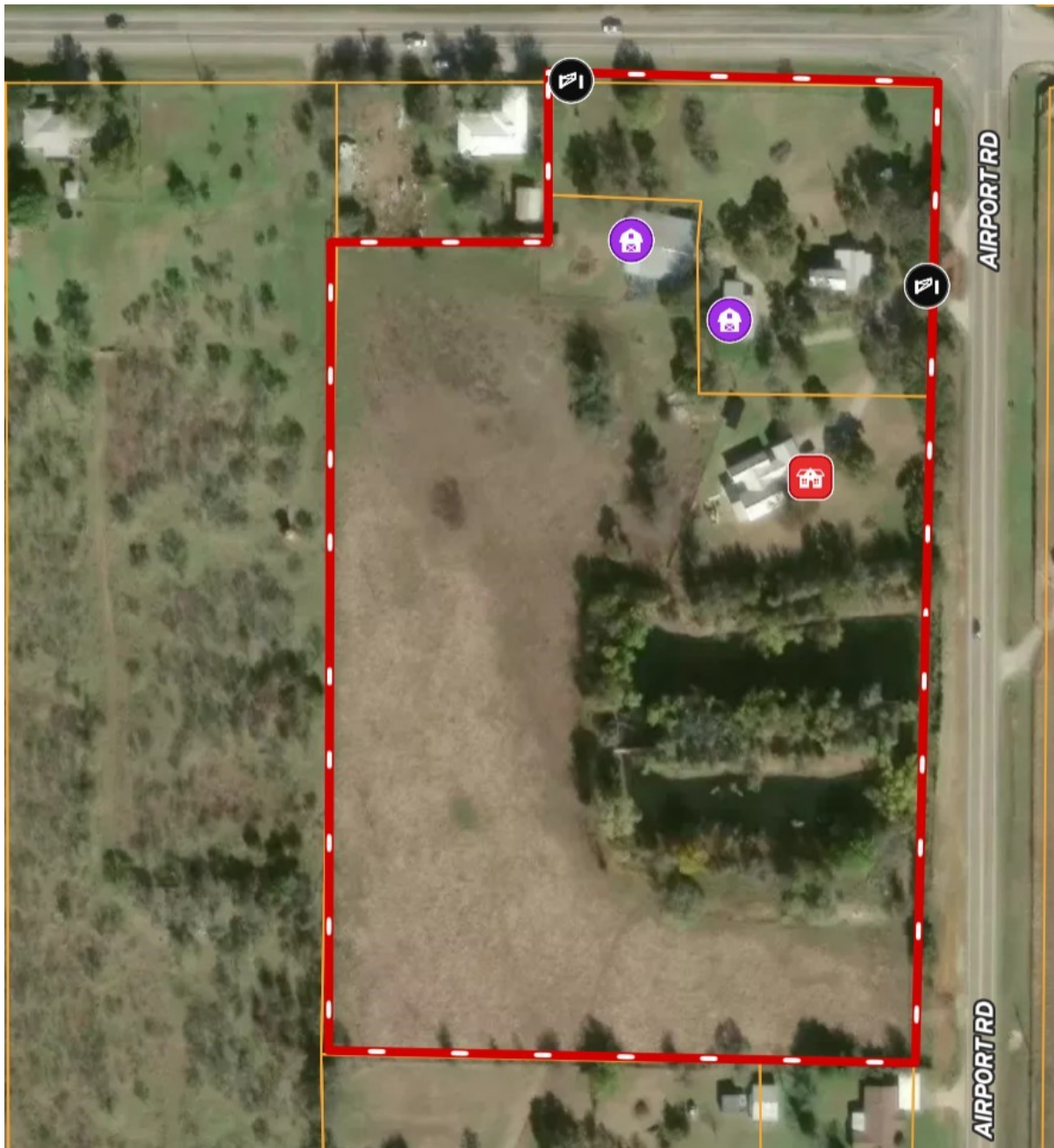


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2602 FM 1195

MINERAL WELLS, TX 76067



\$915,000



2,024 sqft

## DESCRIPTION

Prime light industrial opportunity in Mineral Wells offering exceptional visibility and flexibility for a wide range of uses. Strategically positioned at the high-traffic intersection of FM 1195 and MH 379 (approx. 7,000 VPD), this property features dual road frontage and access from both highways—ideal for commercial exposure, logistics, and accessibility. Formerly residential and now zoned light industrial, this property supports multiple investment strategies including buy-and-hold, income-producing rental, or immediate owner-user occupancy. Ideal for a variety of applications such as an RV park, contractor yard, equipment or fleet vehicle storage hub, industrial flex space, storage unit development, or industrial and vehicle service operations. Proximity to Mineral Wells Regional Airport also makes it well-suited for aircraft maintenance and repair, flight training, or aviation-related businesses. The site includes a 3-bedroom, 2.5-bath home built in 2018 with attached carport and 16-panel solar system—perfect for on-site living, office use, or rental income. Additional improvements include a pole barn, barn with stalls, full fencing and cross-fencing, and a spring-fed tank, supporting a wide range of commercial or mixed-use operations. Utilities are a major advantage with city water and sewer available, along with three on-site water wells. Area growth is accelerating with new residential developments and ongoing airport expansion expected to increase traffic and demand. Mineral Wells continues to experience strong revitalization, including the redevelopment of the Baker Hotel and Spa and a thriving downtown with the Crazy Water Hotel. Nearby recreational destinations such as Lake Mineral Wells State Park, Palo Pinto Mountains State Park, and Possum Kingdom Lake are driving increased tourism and long-term growth.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21205636  
**YEAR BUILT:** 2018  
**COUNTY:** Palo Pinto  
**TRACT OR SUBDIVIION:** J P & N H Green  
**LIST DATE:** 03/20/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,024  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 12.58  
**LOT SIZE (SQFT):** 547,984

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport

### LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- ManyTrees

### ROOF TYPE:

- Metal

### SIDING:

- Rock
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- WoodStove

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Brandy Johnson 

**PHONE:** 888.519.7431

**BROKERED BY:** eXp Realty, LLC