

CENTURY 21

Judge Fite Company



TBD STATE HWY 276

POINT, TX 75472



\$279,000



1,143 sqft

DESCRIPTION

1,000 FEET OF DUAL ROAD FRONTAGE WITH APPROXIMATELY 422 FEET ALONG STATE HIGHWAY 276 AND 620 FEET ALONG COUNTY ROAD 1410. Positioned outside city limits in the growing East Texas corridor, this 5.33 acre tract offers exceptional visibility and access. The dual frontage provides strong exposure and flexible ingress and egress, ideal for a wide range of commercial or mixed use developments. Located less than 5 miles from Lake Tawakoni and approximately 50 miles east of Dallas, the property benefits from steady regional traffic driven by tourism, recreation, and residential growth. The area is well known as a destination for boating, fishing, and outdoor activities, creating consistent demand for service based businesses, retail, lodging, or storage solutions. The site includes an existing 2 bedroom, 1.5 bath structure that can serve as an office, rental unit, or onsite management housing. Additional improvements include a garage, covered parking, workshop with power, storage building, and utility ready outbuildings, offering immediate operational functionality for small business use or redevelopment support. The level acreage features a pond and open land suitable for expansion, equipment storage, or future construction. With no city zoning restrictions, the property presents a versatile opportunity for investors, developers, or owner operators seeking flexibility in use, whether for retail, light industrial, RV park development, contractor yard, or live and or work concept.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Pending

MLS: 21218241

YEAR BUILT: 1982

COUNTY: Rains

TRACT OR SUBDIVIION: Straley Charles D

LIST DATE: 03/27/2026

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800.451.8055

AREA:

SQUARE FEET: 1,143

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.33

LOT SIZE (SQFT): 232,349

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Linoleum

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Carport
- DetachedCarport
- DoorSingle
- Driveway
- Garage
- GarageDoorOpener
- InsideEntrance
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- IrregularLot
- PondOnLot
- FewTrees

ROOF TYPE:

- Metal

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- WoodStove

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Miriam Kesterson 

BROKERED BY: Re/MAX Landmark Edgewood