

CENTURY 21[®]

Judge Fite Company



245 W STATE HIGHWAY 276

WEST TAWAKONI, TX 75474



\$1,000,000



1,797 sqft

DESCRIPTION

Commercial property located at 245 W State Highway 276 in West Tawakoni, TX, offering convenient access and great potential for a variety of uses. Situated near Lake Tawakoni, this property provides an excellent opportunity for those seeking to develop or buy & hold investment property. The location offers easy access to local amenities, dining, and outdoor recreation including boating, fishing, and parks. The lot provides room for outdoor enjoyment, parking, or future improvements. With its proximity to major roadways, commuting to surrounding areas is simple and efficient. Don't miss the chance to invest in a growing area. Seller currently developing with sand volleyball, golf, & outdoor concerts. Includes two cabins. Will consider investor partner. All information is deemed reliable but not guaranteed. All information is approximate. Buyer and buyer's agent to verify all information, including but not limited to square footage, schools, and property details.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21240573

YEAR BUILT: 1955

COUNTY: Hunt

TRACT OR SUBDIVIION: None

LIST DATE: 04/27/2026

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800.451.8055

AREA:

SQUARE FEET: 1,797

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.33

LOT SIZE (SQFT): 145,141

INTERIOR FEATURES

FLOOR COVERINGS:

- Vinyl

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Gravel
- OnSite
- Open

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Composition

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Electric
- SpaceHeater

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kathy Hobbs 

PHONE: 903.356.4700

BROKERED BY: Exit Realty Pinnacle Group