

CENTURY 21[®]

Judge Fite Company



3251 RECREATION ROAD 3

BONHAM, TX 75418



\$699,000



20,000 sqft

DESCRIPTION

This 3.57 acre commercial property at 3521 Recreational Road 3 in Bonham, Texas presents a strong value add and redevelopment opportunity with substantial existing infrastructure in place. Ideally located directly across the street from Lake Bonham State Park and in close proximity to the new Bois d'Arc Lake, the property benefits from increasing area growth and recreational traffic. The site includes one 21,600 square foot building configured with 20 units, each approximately 24 feet wide by 45 feet deep, offering flexibility for storage, warehouse, or alternative commercial uses. The building features a 20 foot wide by 14 foot high main access door. The property was impacted by severe storms that hit Bonham on June 8, 2025 and is being offered as is, creating an opportunity for investors to acquire at a discounted basis and implement a repositioning strategy. One former 40,000 square foot structure has already been removed, leaving additional land area for expansion, redevelopment, or new construction. A key highlight is the approximately 2.5 acres of existing concrete on site, with an estimated replacement value of \$1.5 million. This significantly lowers future development costs and provides a major head start for an investor looking to rebuild or repurpose the property. The site is equipped with electronic entrance and exit gates for controlled access. All engineering reports related to the storm and current site conditions are available and will be shared with qualified buyers during due diligence. This is an excellent opportunity for an investor or operator to capitalize on existing improvements, reduce upfront costs, and unlock value through redevelopment, lease up, or adaptive reuse in a rapidly growing recreational corridor.

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: ActiveUnderContract

MLS: 21242002

YEAR BUILT: 2020

COUNTY: Fannin

TRACT OR SUBDIVIION: Green View Add

LIST DATE: 04/27/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 20,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.57

LOT SIZE (SQFT): 155,422

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Concrete

ROOF TYPE:

- Metal

SIDING:

- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- None

LISTED BY: Brandee Tate 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Showstopper Realty

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