

# CENTURY 21

Judge Fite Company



## 210 W BEAR CREEK ROAD

GLENN HEIGHTS, TX 75154



\$550,000



2,126 sqft



3 beds



2 baths

## DESCRIPTION

INVESTMENT OPPORTUNITY - Prime Manufactured Home Development Opportunity in the Heart of Glenn Heights. Seize this rare chance to acquire 2.73 acres of zoned manufactured home property in one of the DFW Metroplex's fastest growing suburban corridors. At current zoning density, this site comfortably accommodates 15-16 manufactured home lots (including drives and common areas), with the potential to push higher depending on city approval. With median lot rents in the Glenn Heights-DeSoto-Midlothian corridor ranging from \$450-\$900 per month a fully stabilized community on this site represents \$81,000 - 172,800 in gross annual rent - a compelling profile for developers and park operators alike. There is a current home on site tenant occupied month to month until purchased. Showings are to be set up with listing agent. 1 mile from new loop connecting to 35.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21265310

**YEAR BUILT:** 1962

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** NA

**LIST DATE:** 05/12/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,126

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 2.73

**LOT SIZE (SQFT):** 118,918

## INTERIOR FEATURES

**FIREPLACE:**

- FamilyRoom

**APPLIANCES:**

- Microwave

## EXTERIOR FEATURES

**STYLE:**

- Detached

**PARKING:**

- Driveway

**SIDING:**

- Brick

**POOL TYPE:**

- None

**FOUNDATION:**

- PillarPostPier

## UTILITIES

**UTILITIES:**

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**AMENITIES:**

- Other

**LISTED BY:** Donna Watson 

**PHONE:** 940.300.6654

**BROKERED BY:** INC Realty, LLC

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