

# CENTURY 21<sup>®</sup>

Judge Fite Company



**306 OAK STREET**  
ROCKDALE, TX 76567



\$899,999



0 sqft

## DESCRIPTION

Welcome to Dusty Boots Arena, a newly constructed, fully equipped commercial property designed for flexibility, cash flow, and community impact. Whether you're an investor, operator, or visionary entrepreneur this one is already set up for you to step in and start generating revenue. 10 fully serviced pads – ideal for food trucks, vendors, or RV hookups City Water connected Electric + water connections at each pad Zoning & licensing already completed – skip the red tape Full-service commercial kitchen Fully built-out bar with spacious seating area Private party/event room – perfect for bookings, celebrations, and rentals Outdoor restrooms – separate men's & women's (3 stalls each) Covered patio + seating for events, dining, and entertainment Picnic tables + porch swings – built for comfort and atmosphere Playground area – family-friendly environment

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Active

**MLS:** 8437142

**YEAR BUILT:** 2025

**COUNTY:** Milam

**TRACT OR SUBDIVIION:** Original Town- Road

**LIST DATE:** 04/16/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** MC

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.39

**LOT SIZE (SQFT):** 60,548

## INTERIOR FEATURES

### KITCHEN:

- None

## EXTERIOR FEATURES

### PARKING:

- Gravel

### SIDING:

- VinylSiding

### FOUNDATION:

- Slab

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- SewerAvailable
- SewerConnected
- SeeRemarks
- WaterAvailable
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** VALERIE Lewis

**PHONE:** 210.783.0100

**BROKERED BY:** Redbird Realty LLC