

SALE

6444 East Lone Oak Road

6444 EAST LONE OAK ROAD

Valley View, TX 76272

PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com



SVN
VERUS COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Pricing
NUMBER OF UNITS:	31
LOT SIZE:	9.01 Acres
BUILDING SIZE:	16,200 SF

PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire an income-producing boat and RV storage facility with multiple revenue streams and significant future development potential. The property includes approximately 30 dedicated boat and RV storage units, a separately fenced ± 1 -acre yard currently producing income, and a $\pm 5,000$ square foot warehouse that is leased, providing stable cash flow. In addition to existing improvements, the site includes approximately six acres of contiguous land, offering substantial upside for additional storage units, yard expansion, or complementary commercial uses, subject to zoning and approvals. Strategically located along E Lone Oak Road in Valley View, the property benefits from strong demand driven by nearby recreational amenities, including Lake Ray Roberts, and convenient access to I-35, supporting continued tenant demand and long-term value appreciation.

PROPERTY HIGHLIGHTS

- Income-producing boat and RV storage facility
- 30 boat and RV storage units
- ± 1 -acre fenced yard with in-place income
- $\pm 5,000$ SF leased warehouse
- Multiple revenue streams
- ± 6 acres for future expansion or development
- Value-add potential through additional storage or yard space
- Strong demand driven by proximity to Lake Ray Roberts
- Convenient access to I-35 and regional markets

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

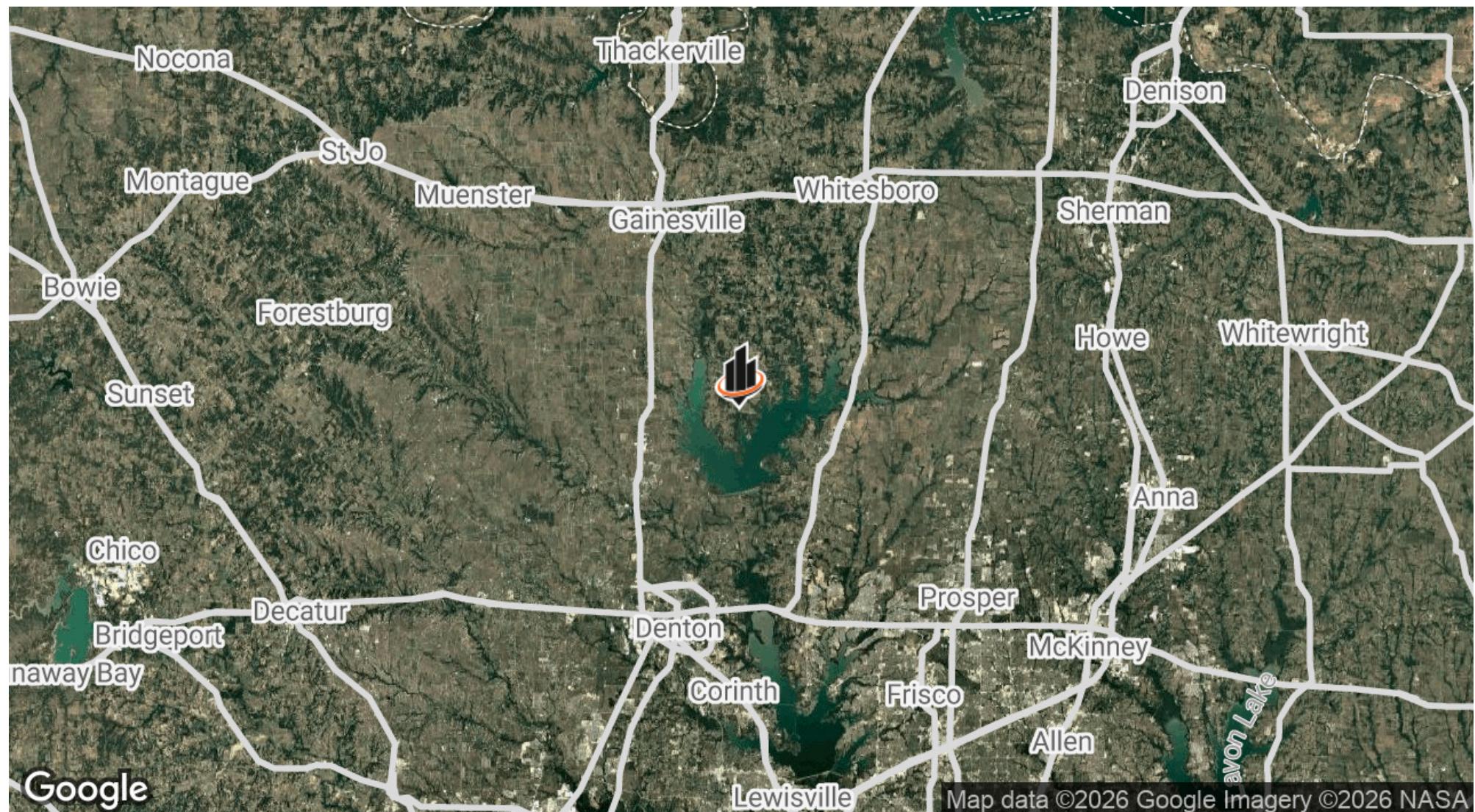
ADDITIONAL PHOTOS



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

LOCATION MAP



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com