

# 1.07AC Hard Corner in Heath

NWQ SMIRL DR & HUBBARD DR, HEATH, TX 75032



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COMMERCIAL  
REAL ESTATE

FOR SALE



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## PROPERTY OVERVIEW

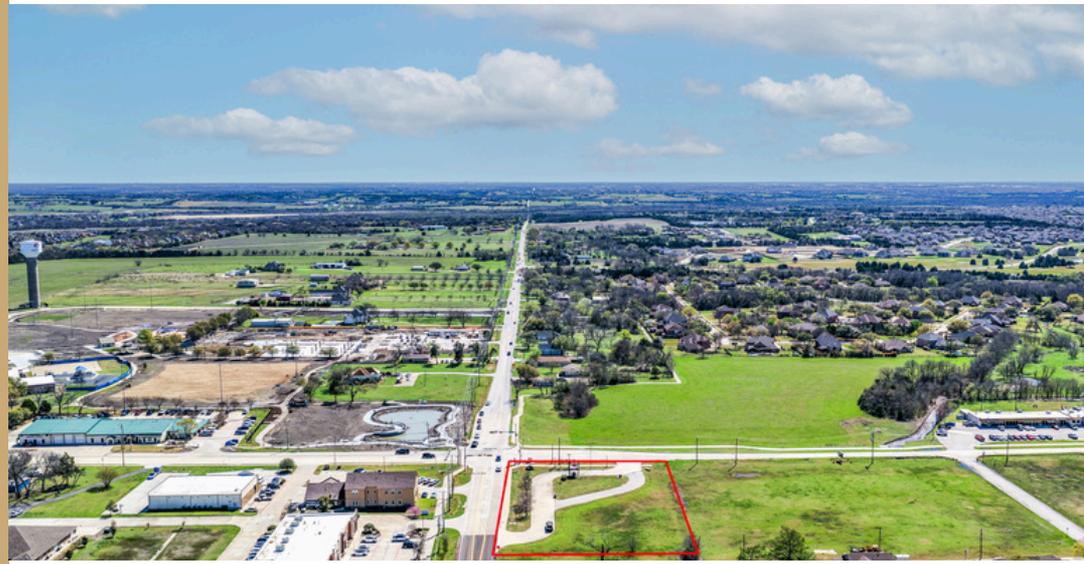
This 1.07-acre hard corner site is strategically located at the signalized intersection of Smirl Dr and Hubbard Dr in Heath, Texas, within the Heath Town Center overlay and planned development district.

Positioned in a high-growth area, the property offers a unique opportunity to introduce commercial use to the City of Heath, with additional adjacent land available for expanded development. Ideal for office, retail, or restaurant use, the site benefits from strong visibility, accessibility, and established zoning guidelines, with ordinance and design standards available for review.



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