

# 15550 160 Highway, Blue Ridge, Texas 75424

**MLS#:** 20840365 Incomplete  
**Property Type:** Commercial Sale

**15550 160 Highway Blue Ridge, TX 75424**  
**SubType:** Business

**LP:** \$1,500,000  
**OLP:**



**Low LP:** **\$/Gr SqFt:** \$394.74

**Subdivision:**

**County:** Fannin

**Country:** United States

**Parcel ID:** [100188](#)

**Parcel ID 2:** 2575572

**Lot:** **Block:**

**Spcl Tax Auth:**

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** Yes **MUD Dst:** No  
**PID:**

**Bldg SF:** 3,800/Owner  
**Yr Built:** 2004/Owner/Preowned

**Apprsr:**

**Lot SqFt:** 62,160/Public Records

**Lot Dim:**

**Adult Community:**

**Will Subdiv:**

**Gross SqFt:** 3,800  
**Zoning:** Commercial

**Mult Zone:** No

**# Units:** 1

**Acres:** 1.427

**#Stories:** 1

## Features

**Building Use:** Automotive  
**Alarm/Security:** Security Gate  
**Inclusions:** Land & Improvements  
**Lot Size/Acre:** 1 to < 3 Acres  
**Topography:**  
**Soil:**  
**Rd Front Desc:** State Road  
**Foundation:** Slab  
**Construction:** Aluminum Siding, Brick, Concrete  
**Roof:** Metal  
**Walls:** Brick, Metal  
**Freight Doors:** Grade Level, Other  
**Street/Utilities:** Electricity Connected, Septic  
**Showing:** Appointment Only

**Ceiling Height:**

**Flooring:** Concrete

**Heating:** Electric, None

**Cooling:** Electric

**Owner Pays:**

**Tot Ann Exp Inc:**

**Lease Desc:**

**Special Notes:**

**Possession:** Closing/Funding

## Remarks

**Property Description:** Great opportunity to own a 1.43 acre lot and a 3800 square foot Shop and Office located at the intersection of Highway 121 and State Highway 160. Property is currently under lease through the remainder of 2025.

**Public Driving Directions:** Property is located on the Northeast corner at the intersection of Highway 121 and 160 in Blue Ridge, TX

## Agent/Office Information

**CDOM:** **DOM:** **LD:** 02/13/2025 **XD:** 08/01/2025

**List Type:** Exclusive Right To Sell

**List Off:** [Texas Premier Realty \(TXRL03C\)](#) 800-544-9885

**LO Addr:** 6275 West Plano Parkway Plano, Texas 75093

**List Agt:** [Mike Mahoney \(0651161\)](#) 214-205-0403

**LA Email:** [mike.mahoney111@outlook.com](mailto:mike.mahoney111@outlook.com)

**LA Website:**

**LO Fax:**

**Brk Lic:** 9007263

**LO Email:** [dzipp@satx.rr.com](mailto:dzipp@satx.rr.com)

**LA Cell:** 214-205-0403

**LA Fax:**

**LA Othr:**

**LA/LA2 Texting:**

**LO Sprvs:**

## Showing Information

**Call:** Agent

**Appt:** 2142050403

**Owner Name:**

**Keybox #:**

**Keybox Type:** Call Listing Office

**Seller Type:**

**Show Instr:** Call or text listing agent for appointment

**Show Srvc:** None

**Occupancy:** Tenant

**Open House:**

**Showing:** Appointment Only

**Surveillance Devices Present:** Audio, Video

Prepared By: Mike Mahoney Texas Premier Realty on 02/13/2025 13:01