

Commercial
16955 E Highway 175
Kemp, TX 75143

\$1,225,000

Directions:

From Dallas take US Hwy 175 SE a total distance of approx. 28 mi to 16955 Hwy 175 in Mabank.



RE/MAX Landmark
109 North Frances Street
Terrell, TX 75160
www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.

**Frank Roberts
LAND TEAM**

**Property
Description:**



Outstanding commercial opportunity near Cedar Creek Lake with prime frontage along US Highway 175. Located just 28 miles from Dallas, this high-visibility property benefits from approximately 26,000 vehicles per day, providing exceptional exposure for a wide range of commercial uses. Property has a 1904 SF office with six offices, reception area, kitchen, & bath. Currently operating as a mobile home sales yard, the site is well-suited for construction or equipment sales, equipment storage, or future commercial development. The property offers city water and sewer through the City of Mabank, adding to its development readiness and long-term value. The seller will consider dividing the property into two ±4-acre tracts.



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8 ± ACRES
16955 E Highway 175
Kemp, TX 75143

\$1,225,000

- ♦ Prime Frontage on US Highway 175
- ♦ 28 miles from Dallas
- ♦ Suited for Construction or Equipment Sales
- ♦ City Water & Sewer



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8 ± ACRES
16955 E Highway 175
Kemp, TX 75143

Frank Roberts
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\$1,225,000

- ♦ 1900± SF Office Space
- ♦ 6 Offices
- ♦ Reception Area & Kitchen



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