

Land ★ SALE

416 E WISE ST, BOWIE, TX 76230

0.74 ACRES



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

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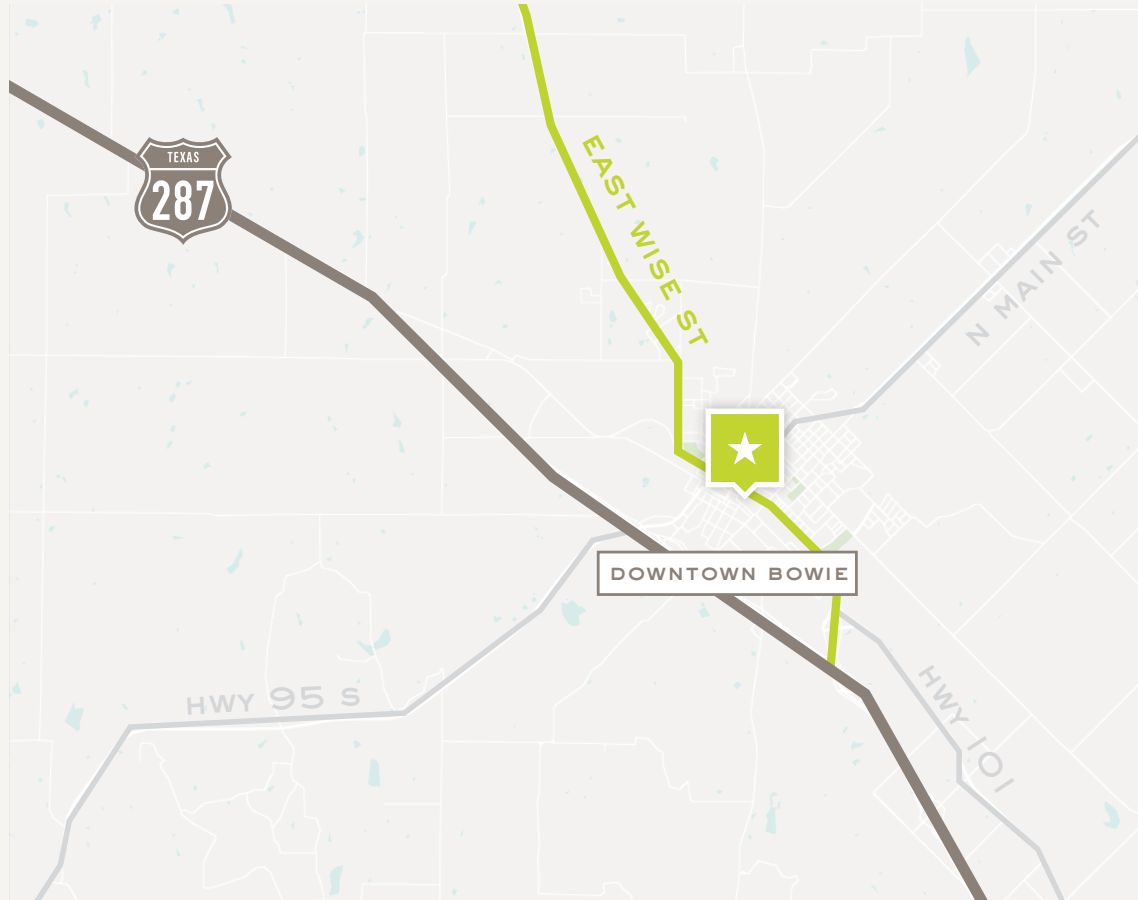
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PROPERTY FEATURES

- Utilities to Site
- 0.74 Acres
- 32,234.40 SF
- Zoning: Commercial
- Corner lot located at the intersection of E Wise St and N Mill S

LOCATION OVERVIEW

416 E Wise Street in Bowie, Texas offers a prime commercial land opportunity with approximately 0.74 acres of space and excellent frontage along E Wise Street, providing strong visibility and accessibility. The site includes a modest 450 SF structure that can serve as immediate utility or be repurposed for redevelopment. Zoned for commercial use, the property is well suited for retail, office, or service-oriented businesses, and benefits from its central location near restaurants, shops, and community amenities. Overall, the parcel presents strong potential as an infill development site in Bowie's growing commercial corridor.

SALE PRICE

\$635,000

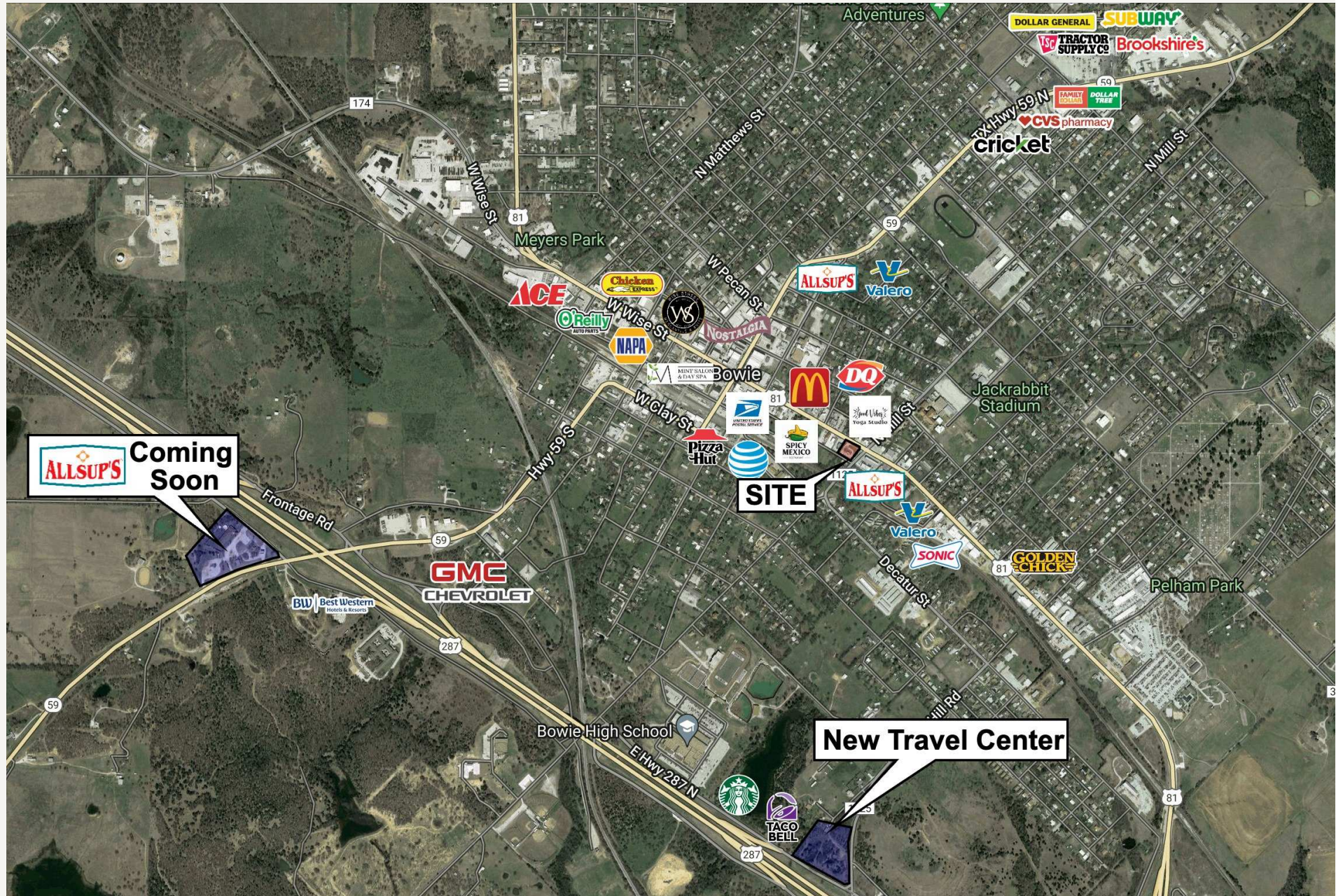


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BOWIE, TEXAS

Bowie, Texas offers the ideal environment for businesses looking to grow in a thriving, small-town community with big opportunities. Strategically located along U.S. Highway 287 between Fort Worth and Wichita Falls, Bowie provides convenient access to major trade routes while maintaining affordable real estate and a low cost of doing business. The city's pro-business attitude, strong local workforce, and supportive economic development initiatives make it an attractive destination for companies seeking room to expand without the congestion and expense of larger markets.

HOUSEHOLD INCOME

| 1 MILE | 2 MILES | 3 MILES |
|--------|---------|---------|
| \$69K | \$72K | \$78K |

2020 POPULATION

| 1 MILE | 2 MILES | 3 MILES |
|--------|---------|---------|
| 6.5K | 7.7K | 11.5K |

ANNUAL GROWTH

| 1 MILE | 2 MILES | 3 MILES |
|--------|---------|---------|
| 4.0% | 3.4% | 2.8% |



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Relentlessly Pursuing What Matters

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