

# FOR SALE

## RETAIL & LAND OPPORTUNITY

# BILLBOARD HOUSE

200 W I-30 Frontage Road, Cumby, TX 75433



Contact Broker for Price

± 6.789 Acres  
± 5,397 sf Retail

**FORT WORTH**  
+1 817.242.2361  
909 W Magnolia Ave, Suite 2

**IRVING**  
+1 214.941.9500  
600 E Last Colinas Blvd, Suite 130

**SALES TEAM**  
Brian Hanie, Vice President  
214.253.0789  
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Taylor Troup, Junior Associate  
214.253.0796  
ttroup@dominuscommercial.com



Investment Opportunity



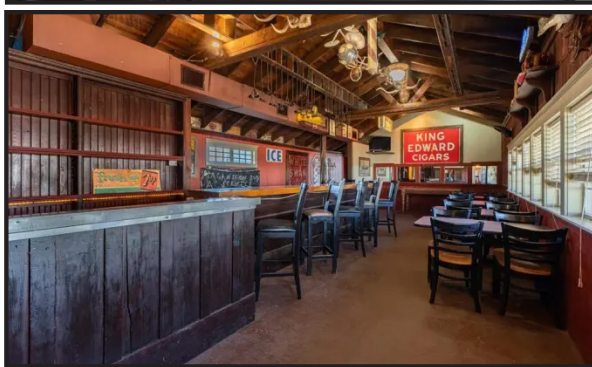
**PROPERTY DESCRIPTION:**

Discover an exceptional investment opportunity at 200 W I-30, Cumby Road. This 5,397 sq ft single-tenant income-producing business sits on just under 7 acres and **features a separate 14' x 48' Texas State approved eastbound and westbound HD digital billboard signs**. Ideal for various uses including a bar & grill restaurant or event space, **the property comes fully equipped with all furniture, fixtures, and equipment (FFE) included**. With features like 24-hour access, outdoor seating, and prime visibility from IH-30, this versatile property is poised for continued success and development.

**HIGHLIGHTS**

- **High Visibility From IH-30:** This property provides excellent visibility and accessibility, ensuring high traffic volume and easy access for customers and clients.
- **Versatile Retail Space:** The existing retail structure is designed to accommodate a variety of businesses, from boutique shops to restaurants and service providers. The flexibility of the space allows for customization to suit your specific business needs.
- **Ample Land for Future Development:** Significant potential for expansion, whether that be more retail units, creating a mixed-use development, or establishing a community hub.
- **Growing Community:** Cumby is experiencing steady growth, with increasing demand for retail and commercial services. This property is positioned to serve both local residents and the

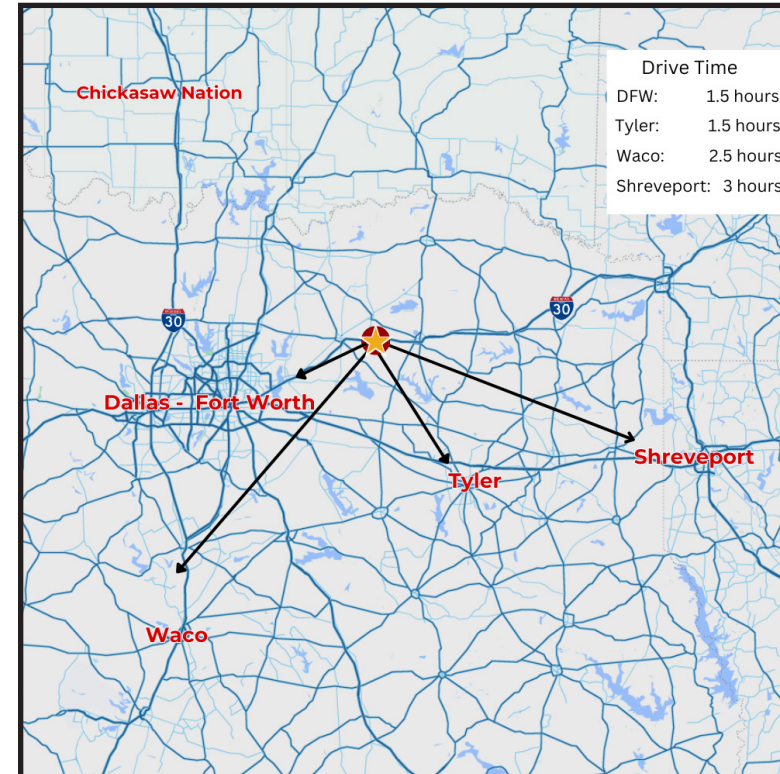
Building Photos



## Property Overview:

- Size: 5,397 SF on 6.789 Acres
- Property Type: Single Tenant
- Current Use: Special Events Center
- Potential Use: Bar & Grill, Restaurant, etc.
- **Sale Includes: All Furniture, Fixtures and Equipment, including 80" JLG Manlift (FFE)**

Floor Plan



Brian Hanie: 214.253.0789  
Taylor Troup: 214.253.0796

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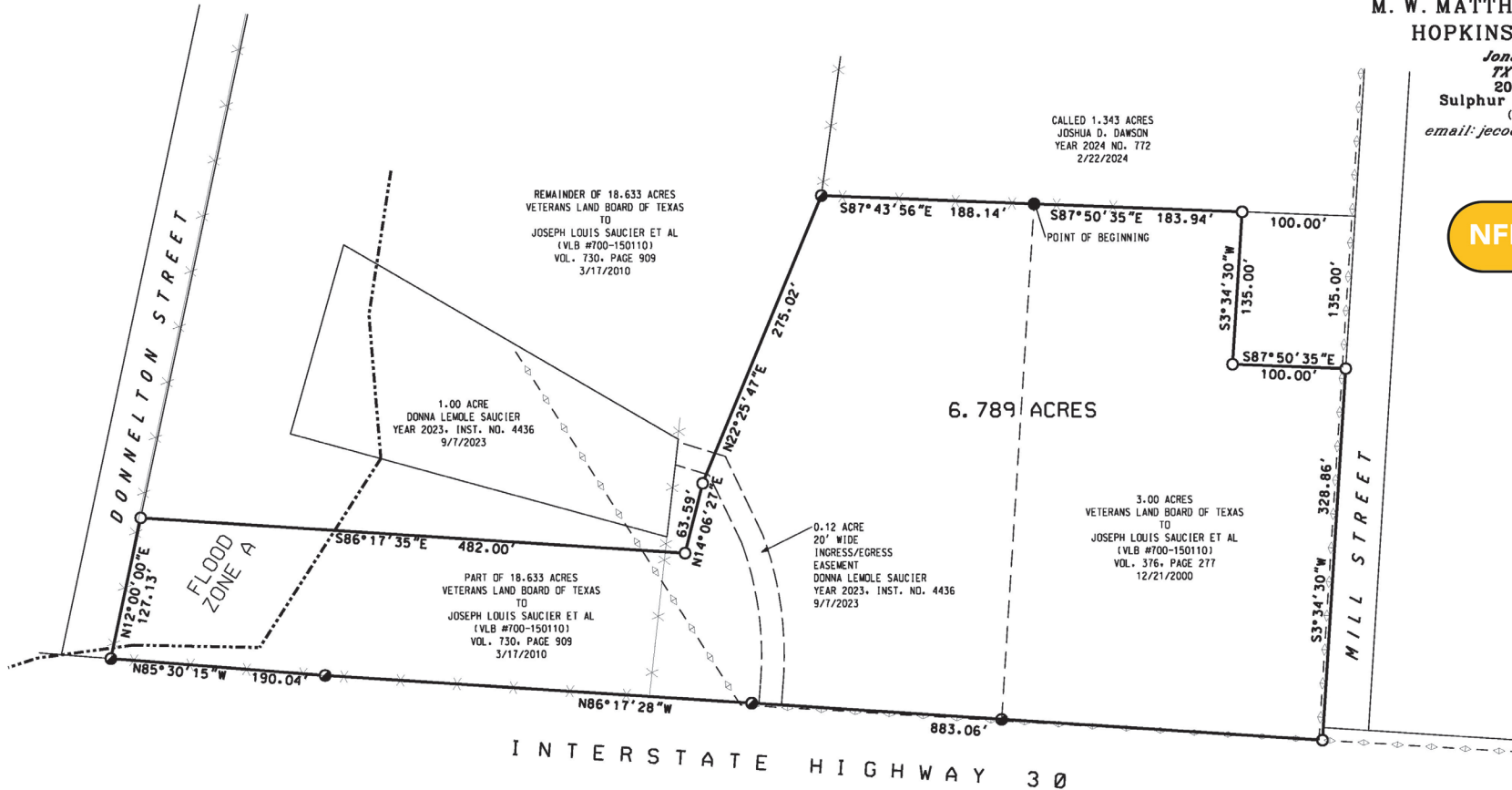
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909 W Magnolia Ave, Suite 2



Survey

**BOUNDARY SURVEY  
FOR 6.789 ACRES  
PART OF BLOCK 40  
CITY OF CUMBY  
M. W. MATTHEWS SURVEY, A-667  
HOPKINS COUNTY, TEXAS**

**Jonathan E. Cooper**  
TX R.P.L.S. # 5369  
200 Jonas Street  
Sulphur Springs, Texas 75482  
(903) 948-4948  
email: jecooper19712006@yahoo.com



- LEGEND:**
- Set 1/2" rebar marked with "RPLS 5369" cap
  - Set 60d nail
  - ⊙ Found 1/2" rebar marked with a "COOPER" cap
  - ⊙ Found 1/2" rebar
  - CM Control Monument
  - Overhead Powerline
  - X Fence Line

**FLOOD ZONE INFORMATION:**  
A portion of the described property appears to lie within the Special Flood Hazard Area, Flood Zone A (Without Base Flood Elevation) as per FEMA FIRM Panel No. 48223C0175E effective 1/17/2011

I, Jonathan E. Cooper, Registered Professional Land Surveyor in the State of Texas certify that this plat represents a survey on the ground under my supervision.

Dated: MAY 18, 2024  
©

Signed: PRELIMINARY  
Jonathan E. Cooper, R.P.L.S. No. 5369



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My Information About Brokerage Services