

521 E FRONT ST HAWKINS, TX

FULLY-EQUIPPED COFFEE SHOP
WITH OUTDOOR ENTERTAINMENT AREA AND
COMPLETELY FURNISHED STUDIO APARTMENT
FOR SALE



**PRESENTED BY
JENNIFER HILLER, REALTOR®, CSI**

P: (903) 360-9499

E: JENAHILLER@GMAIL.COM

W: WWW.JENNIFERHILLER.EXPREALTY.COM

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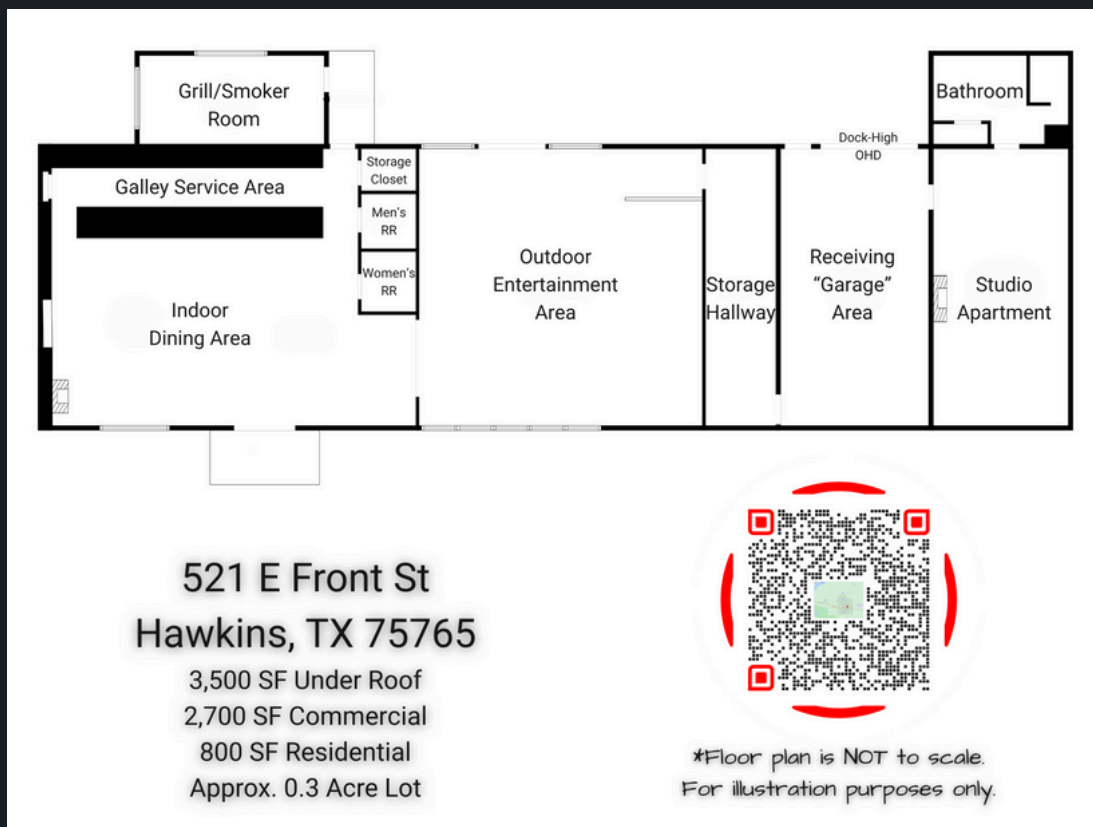
****Coffee Shop... Café... Speakeasy... Conference/Event Center...
you decide!****

This place is a Must See!! Bring your business ideas and your entrepreneurial spirit and schedule your private tour today to experience the plethora of possibilities this property offers.

Construction:

Flame retardant steel frame
Full width open span
12' side wall height

Insulation Wrap
35" dock height
Pylon Sign



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1,200 SF of indoor retail dining space with 2 public restrooms and a small utility closet. Outside is a separate grill/smoker room. Drive-thru potential in the galley service area. All the necessary equipment is here for you to open your own coffee shop if you want... or, reimagine the entire space to suit your unique needs and business ideas.

Completely covered 960 SF outdoor lounge area with a stage for live entertainment (cue the karaoke or schedule live bands). There's plenty of space in the back to rebuild an uncovered deck, or to pave it for extra parking - see agent for details.



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Storage hallway has washer and dryer hookups and separates retail space from residence.

540 SF receiving “garage” space with an 8’ X 8’ overhead dock high door and 35”-high dock



Additional Information:

Water heaters just 6 yrs old

3 electric panels

LED fixtures for reduced utilities cost

Choose between SWEPCO or WCEC (or go with both)

Centerpoint gas is available

Fiber optic internet run by the back of the building

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800 SF attached, fully furnished studio apartment includes:

fireplace
wall unit A/C
ceiling fan
2 skylights

large walk-in shower
ceiling-mount rainhead fixture
closet
dressing area

*Residential space qualifies owner-occupant for a homestead exemption. Or, install a kitchenette and lease it out for rental income.



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NORTH

MT PLEASANT: 50 MI

SOUTH

TYLER: 20 MI

EAST

LONGVIEW: 28 MI

SHREVEPORT: 100 MI

WEST

MINEOLA: 18 MI

DALLAS: 108 MI

Smartly positioned on Hwy 80 (E Front St), this property sees approx. 10,000 VPD in traffic. Just pour an elaborate parking lot to really attract the passersby, and enjoy all the business you can handle, and more! Proudly install your brand image on your very own pylon sign in front and attract the attention of all potential patrons with ease.

Hawkins has tons of growth potential, so right now is the perfect time to establish your business to take full advantage of all the benefits that slow growth provides.

Schedule your private tour today!

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