

521 E FRONT ST HAWKINS, TX

3,500± SF LIVE-WORK | HWY 80 VISIBILITY |
DOCK DOOR | PYLON SIGN | 800± SF APT

FOR SALE



**PRESENTED BY
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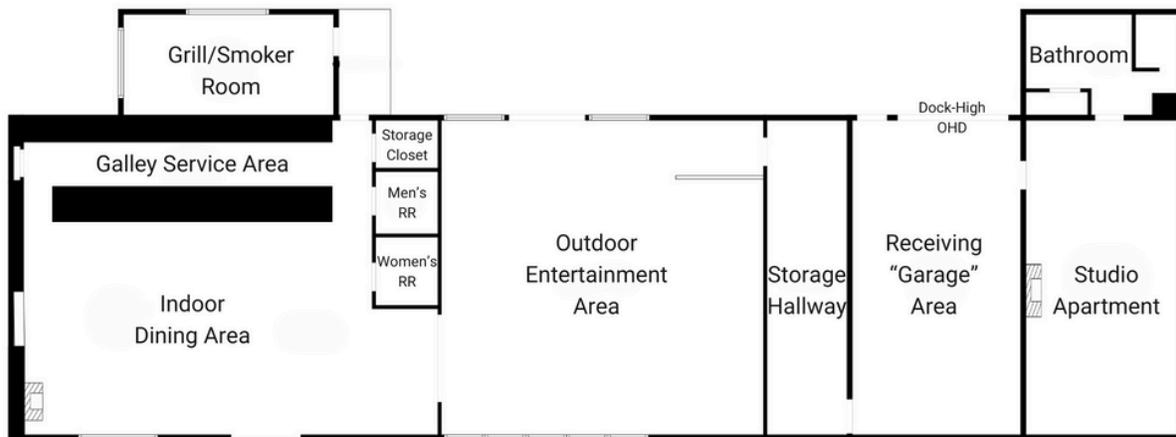


OWNER-USER LIVE-WORK COMMERCIAL | RETAIL/DINING + COVERED EVENT PATIO + LOADING + APARTMENT

Designed for owner-operators, this 3,500± SF live-work commercial property offers Highway 80 visibility, a flexible retail and event layout, loading access, and an attached studio apartment to support reduced overhead and operational efficiency.

Property Specs:

- Flame retardant steel frame
- Full width open span
- 12' side wall height
- Insulation Wrap
- 35" dock height
- Pylon Sign



Indoor Retail/Dining: 1,200 SF
Covered Outdoor Lounge: 960 SF
Receiving/Garage: 540 SF
Furnished Apartment: 800 SF



*Floor plan is NOT to scale.
For illustration purposes only.

RETAIL/DINING + OUTDOOR LOUNGE



- 1,200 SF Indoor Retail/Dining space
- Furniture and Fixtures Convey (verify inclusions)



- Galley service area with drive-thru potential (verify feasibility)
- 2 Public Restrooms
- Utility Closet



- Rear area allows for deck rebuild or additional parking (conceptual)



- 960 SF Covered Outdoor Lounge + Stage
- Furniture and Fixtures Convey (verify inclusions)

OPERATIONS + INFRASTRUCTURE

Loading/Back-of-House

- receiving/garage 540 SF
- 8' x 8' overhead dock door
- 35" dock height
- storage hallway w/ W/D hookups separating retail/residence

Utilities/Systems

- water heaters (6 yrs)
- 3 panels
- LED fixtures
- SWEPCO/WCEC options
- CenterPoint gas available
- Fiber optic service available

*Buyer to verify code compliance / ADA suitability for intended use.



800± SF ON-SITE STUDIO APARTMENT (LIVE-WORK ADVANTAGE)

Owner-User Uses:

Use the apartment to lower overhead OR create auxiliary income.

- Furnished On-site living (verify inclusions)
- Office/admin suite
- Conference/client meeting space
- Employee housing (if applicable)
- Short/long-term rental (verify local rules)

*Owner-occupant may qualify for homestead exemption (verify with county and lender).



LOCATION



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. Site offers opportunity for expanded parking (conceptual; buyer to verify feasibility). Existing pylon sign supports strong roadside branding and visibility.

Hawkins has tons of growth potential, so right now is the perfect time to establish your business to take full advantage of steady growth and long-term positioning.

Schedule your private tour today!

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