



COMMERCIAL

EXCEPTIONAL 1-20 FRONTAGE IN SOUGHT-AFTER PARKER COUNTY

3535 Fort Worth HWY – Hudson Oaks, TX



LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

This is an excellent opportunity to acquire a spacious 8,500 sq ft commercial building with exceptional 1-20 frontage in sought-after Parker County. Currently set up as a retail showroom, the building offers nearly 4,300 sq ft of retail space with great visibility and access. Additionally, the property includes almost 4,300 sq ft of warehouse space, providing ample storage and operational capacity. The building features 16-foot eaves, offering versatility for various uses, and includes a loading dock for easy shipping and receiving. The warehouse is insulated and equipped with gas heaters, ensuring a comfortable working environment year-round. The property also includes separate men's and women's restrooms and a break room for staff convenience. Located inside the Hudson Oaks ETJ (Extraterritorial Jurisdiction) but not within the city limits, this property offers both visibility and flexibility for your business. With its spacious layout, prime location, and strong infrastructure, this property presents a fantastic opportunity for a variety of businesses. Don't miss out on this rare chance to own a well-positioned commercial space in Parker County. Contact us today to schedule a tour!

LOCATION

CITY	Hudson Oaks
County	Parker
Building Use	Retail
Driving Directions	Take the Mikus exit off I-20. 3535 FW Hwy is on the west bound service road.

OFFER SUMMARY

List Price	\$2,100,000
Lot Size	0.980 acres
Utilities	City Sewer

HIGHLIGHTS

8,500 SQ FT COMMERCIAL BUILDING

LOADING DOCK

4,300 SQ FT OF RETAIL SPACE

AMPLE STORAGE & OPERATIONAL CAPACITY

4,300 SQ FT OF WAREHOUSE SPACE

EXCEPTIONAL I-20 FRONTAGE

LISTING PRESENTED BY:



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WilliamsTrew 
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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



PROPERTY PHOTOS



STEPHEN REICH - 817.597.8884



AERIAL MAP



LOCATION MAP

