



March
2025



The Hangout at Lake Hawkins

Your New Destination Restaurant
in the Piney Woods of East Texas

Summary: The Hangout

855 County Road 3440, Hawkins TX

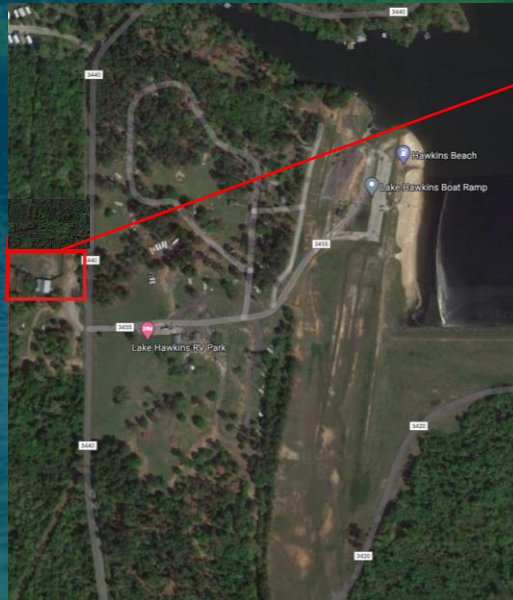
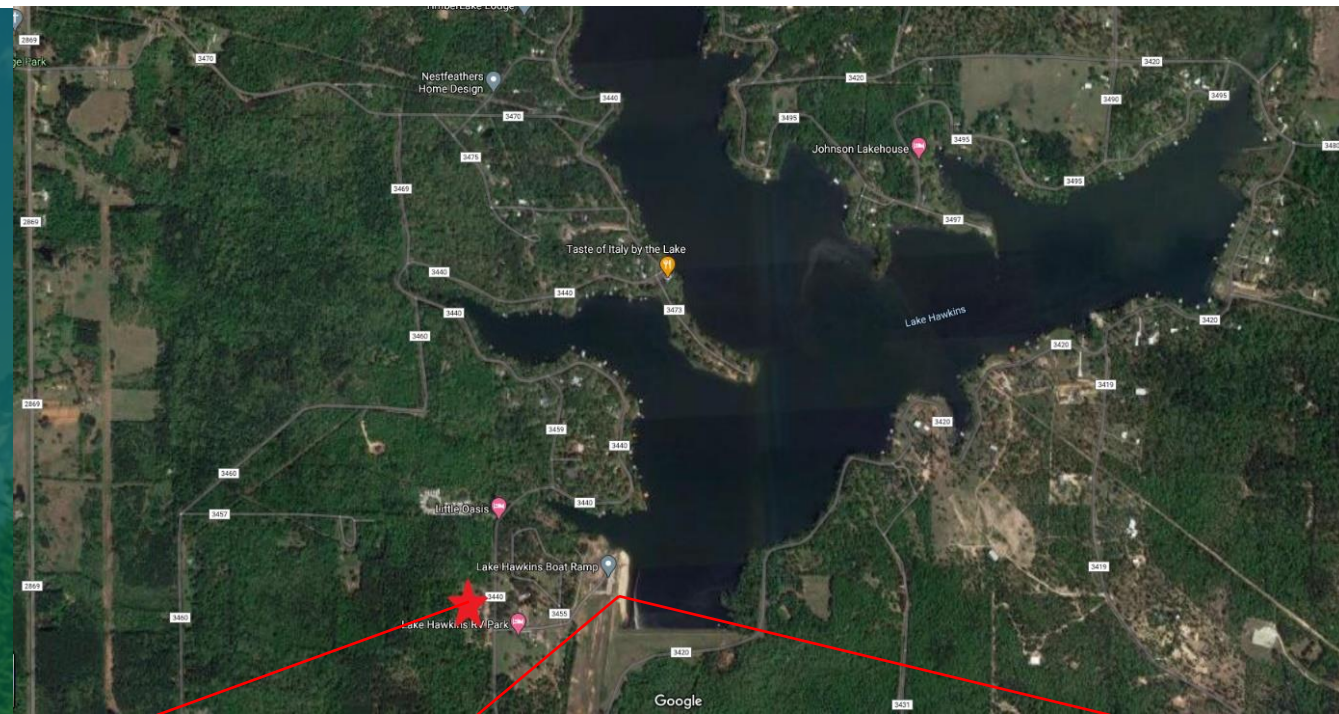
1.45 acres

- Located directly across the street from the pristine Lake Hawkins, a crystal-clear spring-fed 600+ acre lake, in East Texas, between Mineola and Big Sandy.
- Lake Hawkins offers max depth of 30' with predominant fish being largemouth bass, chain pickerel, black and white crappie and sunfish.
- Wood County offers a county park at the lake right by the property with a fishing pier, boat launch, RV and tent sites for rent, as well as a 700' swim beach with daily use access.
- The Hangout was originally built circa 2007 by the prior owner.
- The Hangout is currently open to the public and building clientele daily. It offers 3556sqft with an open concept restaurant and bar, including a full kitchen, weekly entertainment, pool tables, dart boards, and cornhole on the patio, on 1.45 acres.

www.hangoutinhawkins.com



Aerial Map



Distance to Lake
Located directly across the street
from the County Lake access, and a
5 min. walk to the beach!!

The Hangout

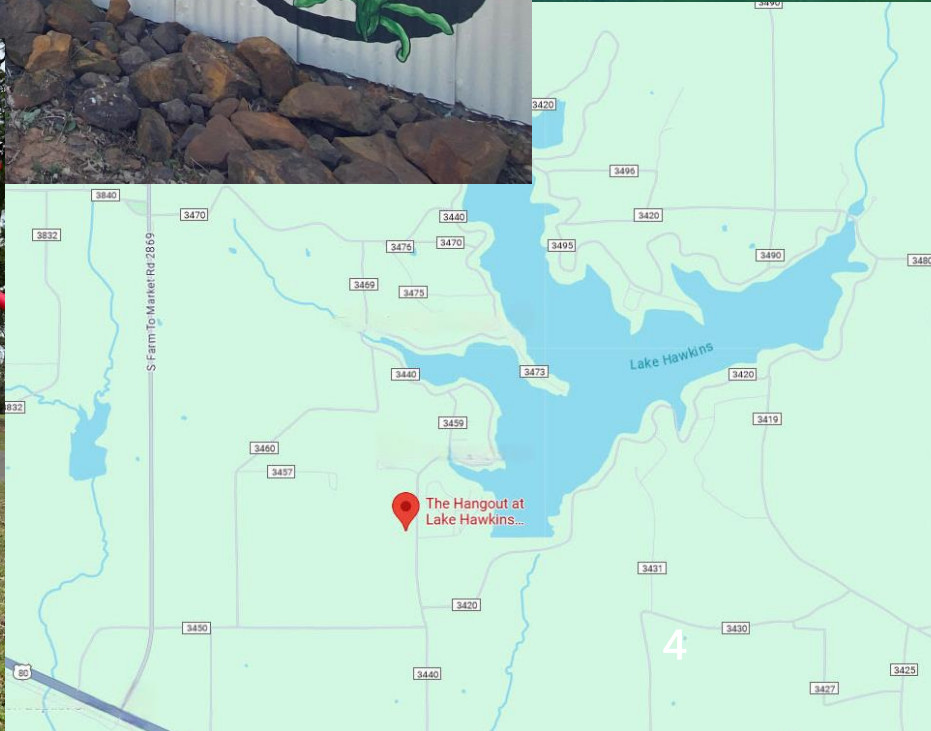
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The Hangout

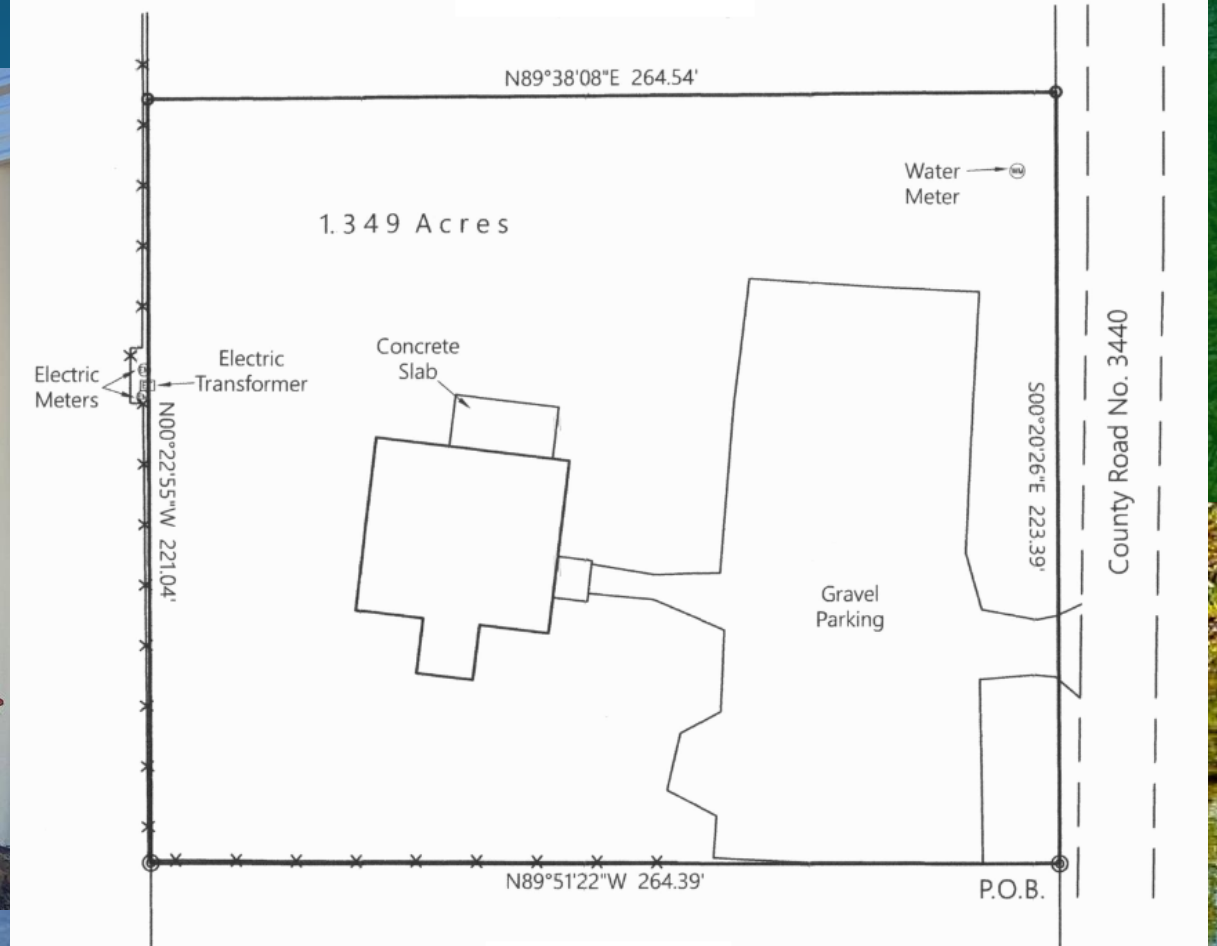
Features

- The Hangout was slowly renovated, between the summer of 2022 and winter of 2023.
- The garage lift gate was installed where the rolling barn doors are located and the interior was cleaned up and decorated in 2022.
- In late 2023 and early 2024, the kitchen was built out on the south wall behind the bar.
- The kitchen is 16'x16', completely insulated, and has 2 window units installed along the east wall, with the following equipment: 6 refrigerators, 4 freezers, 3 fryers, 1 flat top grill, and various prep tables, a warmer, and storage racks.
- The bar has a 4-tap kegerator, 3 small "dorm style" refrigerators, 1 large commercial beer refrigerator and 1 drink refrigerator near the kitchen.
- There are 2 unique restrooms with 3 toilets & 2 urinals combined, 2 pool tables, 2 dart boards, multiple stools and bar stools, 3 futons/sofas, and approx. 17 tables inside, with seating for about 20 outside on the patio. The patio has been extended for cornhole and has sails that provide shade.
- There is a stage in the NE corner of the building with excellent sound quality throughout.
- All utilities were developed at the time of construction completion around 16 years ago. The water heater is brand new as of Jan 2025 and the HVAC system is about 10 years old but the ventilation was installed in the spring of 2024. In the summer of 2024, we added 4 two-ton mini splits, which guaranties the building stays cool in the summer. There is a 500 gal. septic system.
- Liquor license may convey with proper notice to the TABC.



The Hangout

Survey



Lake Hawkins

Lake and Beach Photos



Hangout Utilities and Expenses

*Does not Include Restaurant Operating Expenses and Income

- Utilities average \$1150/mo (propane, water, electric, pest control)
- Insurance is \$473/mo
- Property tax is \$154/mo
- *(Trash service and landscaping are shared with Hideout and listed on the Hideout P&L.)*
- Total monthly expenses average \$1777/mo.

ASK PRICE

\$500 Thousand[^]

- \$375,000 for the building, improvements and dirt
- \$125,000 for all FF&E inside the building
- This includes the 1.45 acres
- And all improvements
- Owner's select personal property is excluded
- No value is being given to the business, thus no P&L

[^]The ask price for the Hangout has been calculated based on a) an appraisal from over 5 years ago that came in at \$200,000 for the building with no kitchen, b) adding the kitchen build-out and other improvements, as well as c) market appreciation.

Region & Local Data

- Located less than 2 hours' drive from Dallas and Shreveport and less than 1 hour from Longview and Tyler, this lake community is within 2 hours of 10 million Texans and Louisianaans!
- Wood County was listed as the #1 best county in Texas to retire by Niche.com in 2024! (USA Today performed a similar ranking of cities nationwide in 2024, and nearby Tyler took first place.)
- Beautiful foliage, growing healthcare access in Tyler and Longview, and cost of living make this area ripe for continued growth and attraction for vacationers as well as new residents.
- Hawkins is home to a large gated community that attracts retirees, called Holly Lake Ranch, where there are over 2,000 homes. Hawkins has a grocery store, a hardware store and lumber yard, a post office, and there is an ER and multiple dining options within a 20-minute drive.
- There is also a well-known retreat and camp facility located on the north end of Lake Hawkins approximately 5 miles from the property, called Allaso Ranch Camp and Retreat Center. They have been open since 2008 and offer a broad range of amenities that can provide an idea of the types of recreational activities that would work well in this area.



Hangout Expansion Ideas

Sitting on 1.45 acres, there is room to add on to this venue

Hangout Updates and Expansion

- The parking lot needs grading and paving, and the walk-up would realistically need to have a concrete sidewalk put in to improve accessibility
- The patio north of the building could be redone or expanded; alternatively, the building could be added onto, or a larger outdoor space could be developed to allow for outdoor events
- There is ample room to renovate and make the building and land a space that is unique and specific for a new owner's needs
- A walkout refrigerator or freezer could be added onto the kitchen, as well as room to create an outdoor kitchen

Restrictions & Easements

- This property is outside of city limits
- There are no build restrictions in Wood County
- New or improved septic systems are the only part of new development that requires engineer design work and approval from the County (**permits are not required for any other parts of a development**)
- Setback of 30' from the *center* of the county road is required for signage on the property
- All available minerals will convey with acceptable offer



THANK YOU!

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Cash-free; Debt-free

NOTE: Seller financing is not available for this investment opportunity