

SALE

THE TIN CUP TAVERN

3667 Interstate 30 Campbell, TX 75422



SALE PRICE

\$1,999,000

Darrin Coles CCIM

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TX #755167

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PROPERTY DESCRIPTION

Exceptional location on I-30 East service road with 453' of frontage. Property has two fully air conditioned warehouse / buildings with a clear height of 16'. One building is 3,200 sf (40'X80') , and the other is 5,000 sf (50' X 100'). They have a court-yard in common, with a center stage, perfect for optional use as Events Center.

Situated on 4.5 acres, the site can be easily converted into Industrial or Flex space and be used as transport, storage warehouse facility, showroom, manufacturing, assembly plant or a secure location for storage or distribution.

A significant portion of the property is graveled and used for exterior parking, with the option to develop the remaining acreage into additional truck parking, investment pad sites and even a family home. In addition there are 2 well-equipped RV full hookup sites in the back, and a 2 storage sheds.

OFFERING SUMMARY

Sale Price:	\$1,999,000
Lot Size:	4.5 Acres
Building Size:	8,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	17	77
Total Population	5	43	199
Average HH Income	\$94,248	\$93,962	\$93,387



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PROPERTY HIGHLIGHTS

- I-30 East service road frontage
- 453 lin ft Excellent for truck parking/storage/repair/ retail/ manufacturing/ distribution/ single family home add-on
- Intersection of I-30 & Hwy 24 to Commerce TX
- Two nice buildings for office/warehouse - full A/C
- In Hunt County - Not in City Limits
- Easy Repurpose to Industrial or Flex

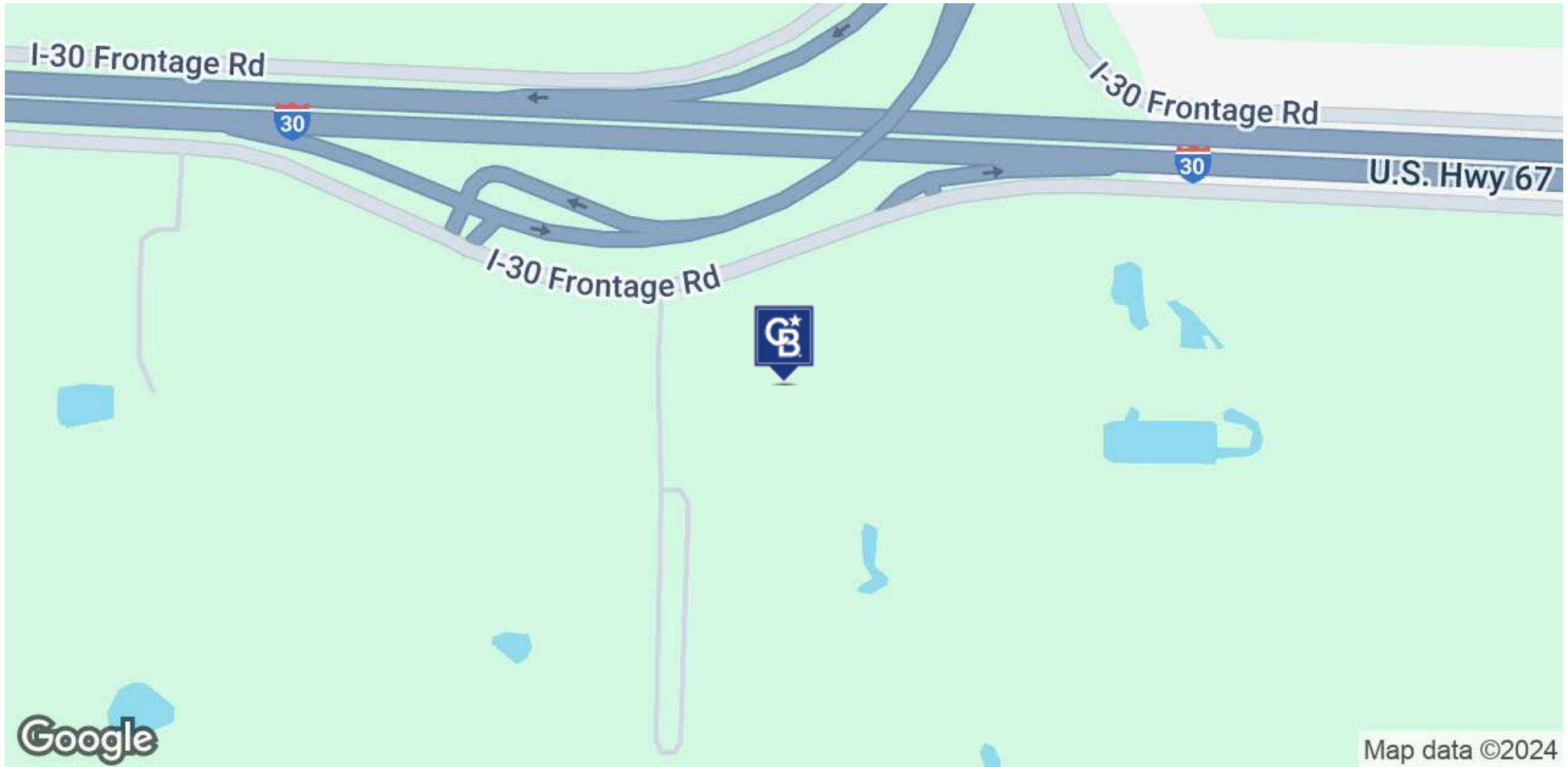


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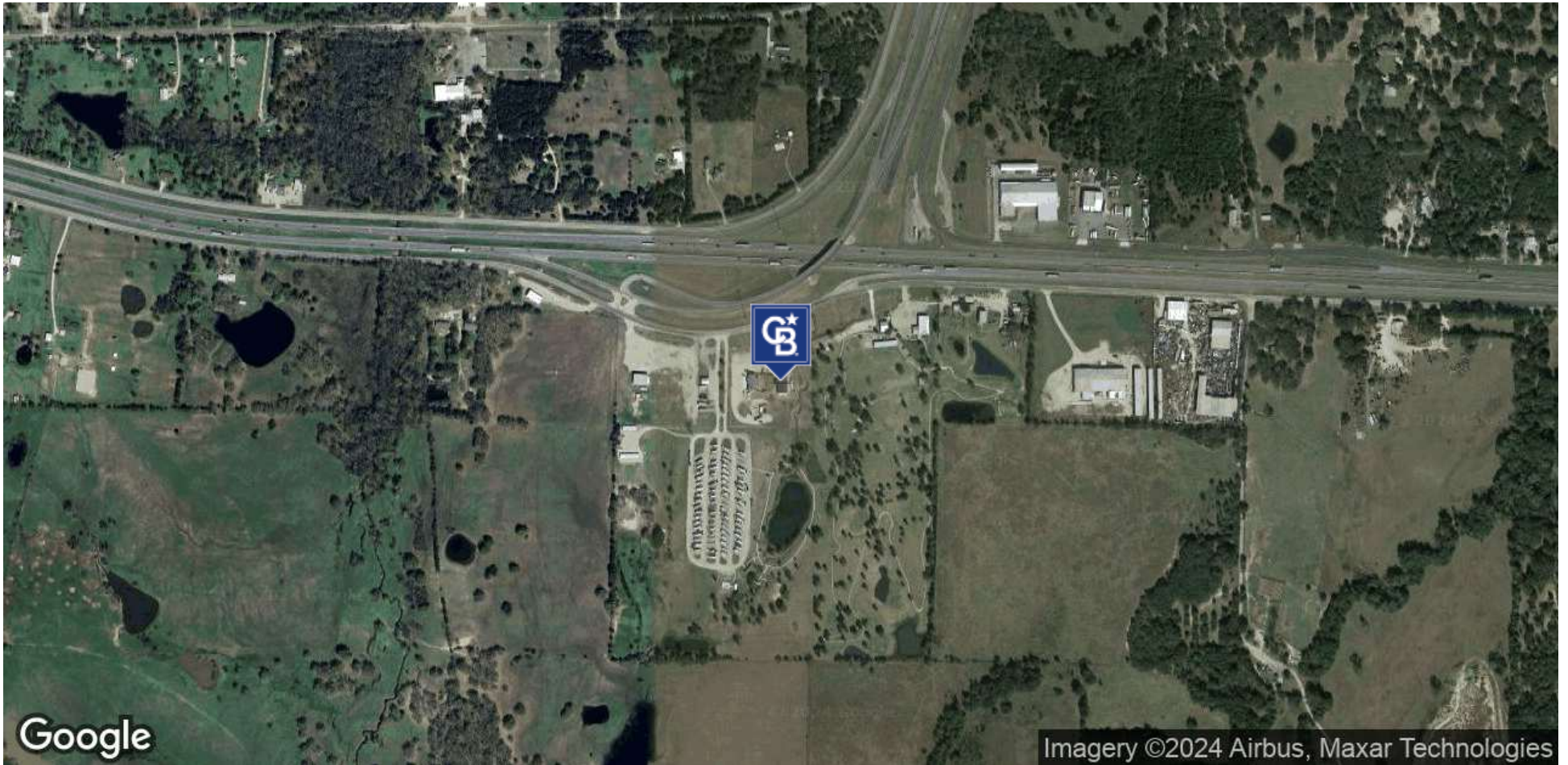


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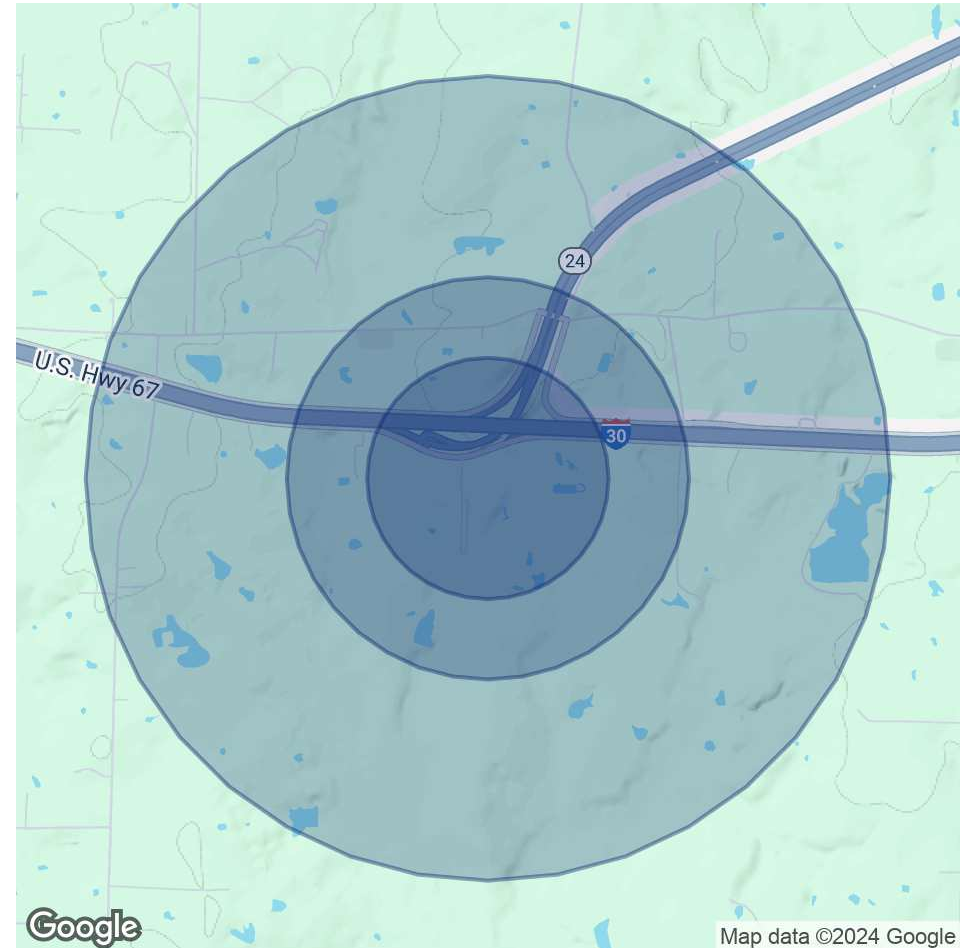
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	43	199
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	17	77
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$94,248	\$93,962	\$93,387
Average House Value	\$270,467	\$280,237	\$282,446

Demographics data derived from AlphaMap



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