



COMMERCIAL

1.6 ACRES WITH HIGH TRAFFIC EXPOSURE

TBD Highway 199 – Springtown, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Prime Commercial Property in Springtown, Texas – 1.6 Acres with High Traffic Exposure Presenting an exceptional opportunity to acquire a 1.6-acre commercial property in the rapidly expanding town of Springtown, Texas. This prime location, situated on the north side of Highway 199, boasts impressive traffic counts of over 30,000 vehicles per day, ensuring excellent visibility and access for any commercial venture. The property has been meticulously developed, with .8 acres raised above the flood zone, providing a solid foundation for your business. The seller has invested in extensive engineering work to support this improvement, with all reports and documentation available for review. With its strategic location, high traffic flow, and flood zone mitigation, this site offers an outstanding investment for a variety of commercial uses. Don't miss out on this rare opportunity to establish your business in a growing community. Contact us today to learn more and schedule a viewing!

LOCATION

CITY Springtown
County Parker

OFFER SUMMARY

List Price \$599,000
Lot Size 1.62 acres
Utilities City Water, Electricity & Sewer Available

Driving Directions Hwy 199 west-bound between FM 51 and Harris Drive

HIGHLIGHTS

TRAFFIC COUNT OVER 30,000 VEHICLES/DAY

FLOOD ZONE MITIGATION

METICULOUSLY DEVELOPED

VARIETY OF COMMERCIAL USE

STRATEGIC LOCATION

GROWING COMMUNITY

LISTING PRESENTED BY:



STEPHEN REICH
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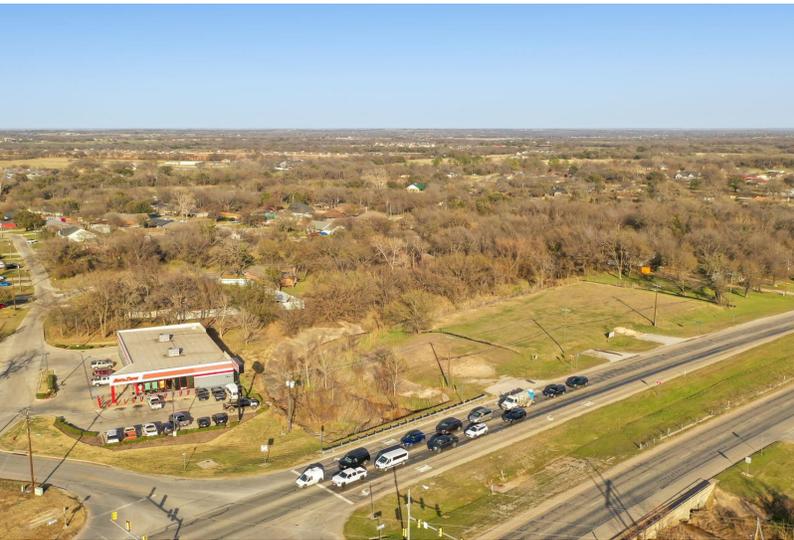


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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20873392



PROPERTY PHOTOS



PROPERTY PHOTOS



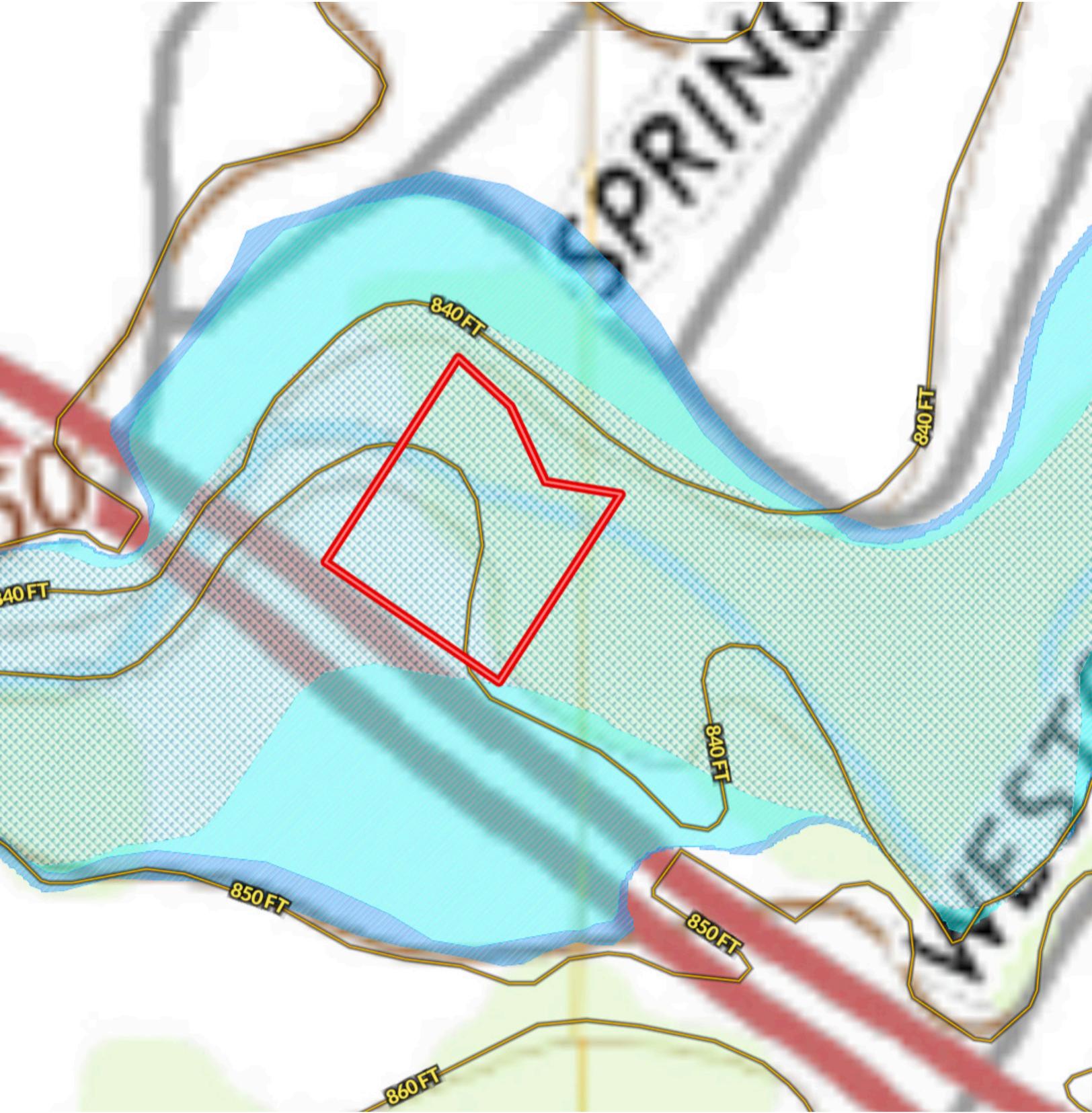
AERIAL MAP



STEPHEN REICH – 817.597.8884



CONTOUR & FLOODPLAIN



LOCATION MAP

