

6869 State Highway 121 Bonham, TX 75418
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\$1,975,000
8.250± Acres
Fannin County



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Bonham, TX / Fannin County**

SUMMARY

Address

6869 State Highway 121

City, State Zip

Bonham, TX 75418

County

Fannin County

Type

Commercial

Latitude / Longitude

33.491327 / -96.25253

Acreage

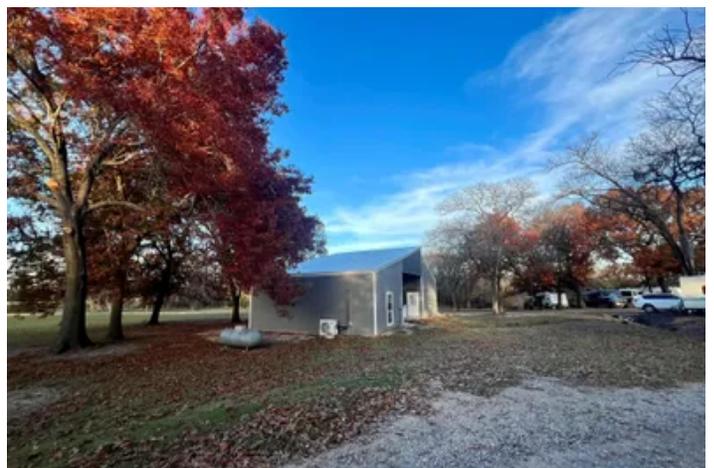
8.250

Price

\$1,975,000

Property Website

<https://www.glasslandandhome.com/property/6869-state-highway-121-bonham-tx-75418-fannin-texas/79269/>



PROPERTY DESCRIPTION

Incredible investment opportunity. This area is booming. Highly sought after SH-121 frontage. Warrior Creek RV Park is new construction and has 37 beautiful parking spots PLUS 2 apartments ready to Airbnb or STR. 1 apt. is currently used to house the park host. Every spot has 20A, 30A, and 50 Amp hookups along with water and sewer. WiFi throughout the park. Brand new pavilion with showers, laundry, and a brand-new 2 bdrm efficiency apartment. Park has beautiful mature trees that provide shaded parking throughout. Warrior Creek RV has a wonderful live-in park host. Plenty room to expand increasing ROI. Future plans had been for building commercial leases across the front of the property with plenty of 121 frontage. New lakes in the area. Only minutes from shopping and the conveniences of the metroplex, but still has a quiet, country peaceful-living feel. Only 8.5 miles from Bonham Walmart. This park stays around 85-90% full with full-time residents. Financials to be provided with proof of funds. Washers and Dryers are leased with a 10 year contract. WC owners get 60% of the income from units.

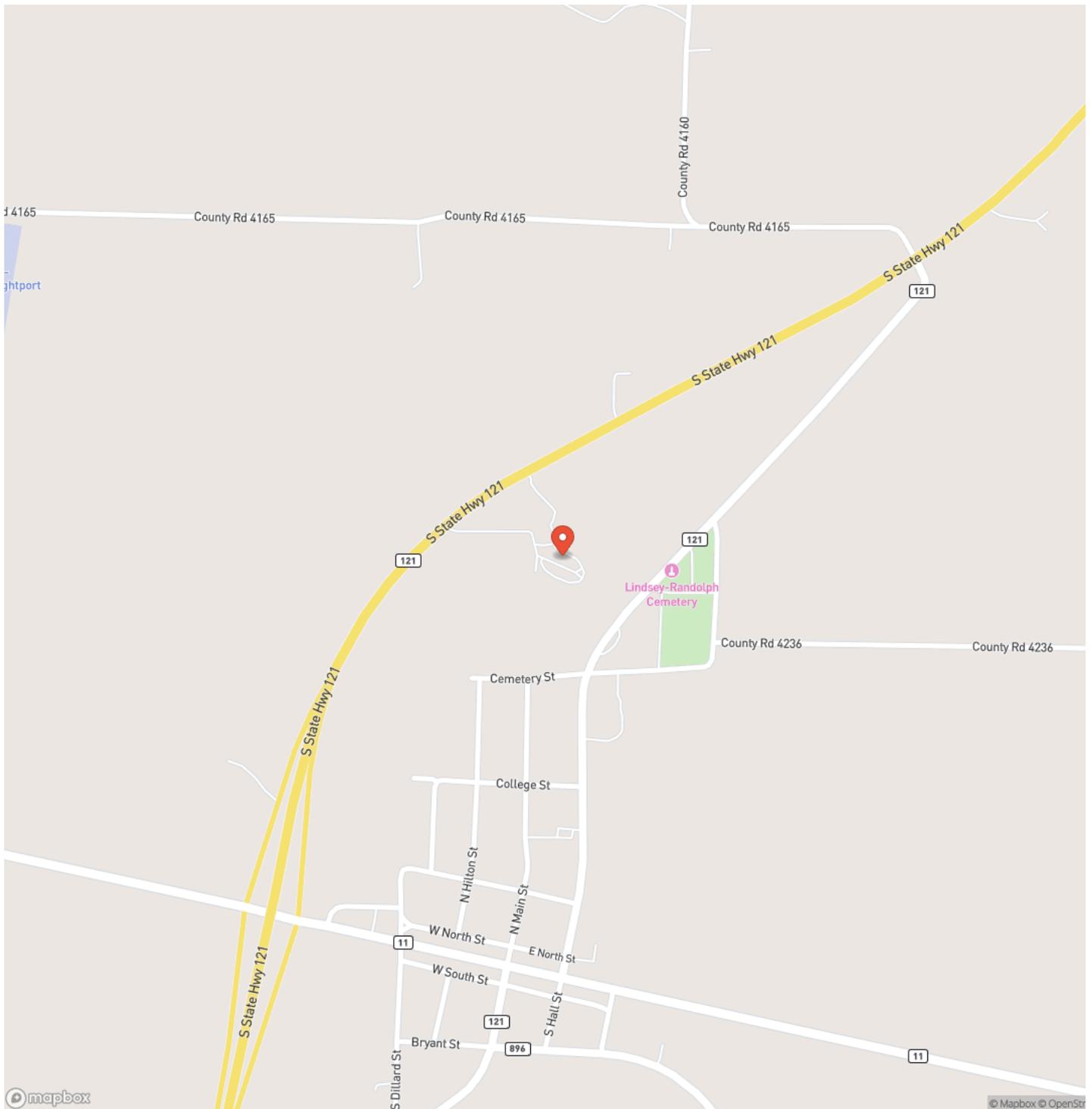
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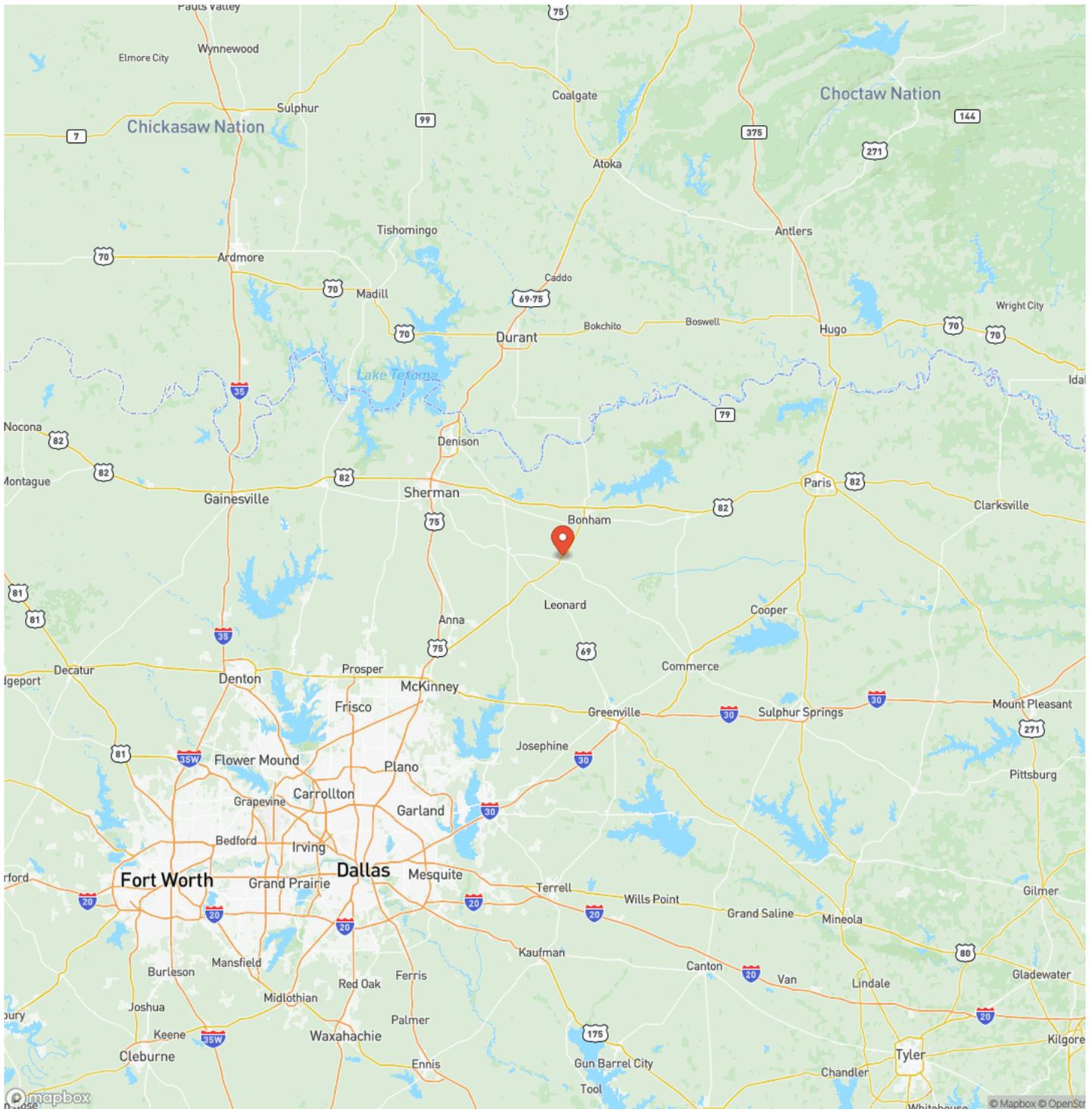
MORE INFO ONLINE:

<https://www.glasslandandhome/>

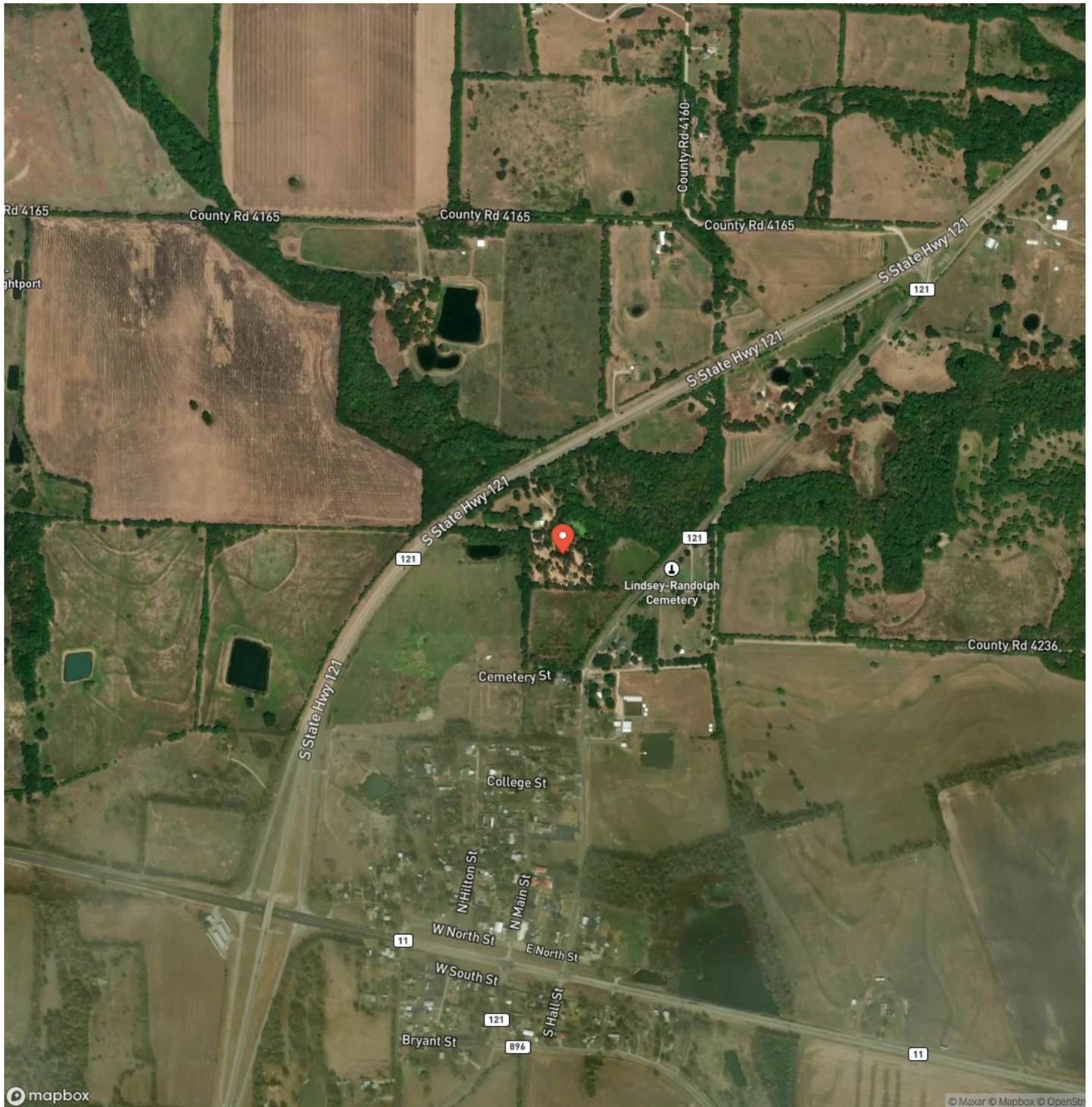
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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