

Canyon Road Barn & Grill
5790 FM 3418
Breckenridge, TX 76424

\$1,100,000
50± Acres
Stephens County



Canyon Road Barn & Grill
Breckenridge, TX / Stephens County

SUMMARY

Address

5790 FM 3418

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Commercial, Business Opportunity, Undeveloped Land,
Recreational Land

Latitude / Longitude

32.670891 / -98.953307

Taxes (Annually)

\$6,800

Dwelling Square Feet

7,500

Bedrooms / Bathrooms

1 / 4

Acreage

50

Price

\$1,100,000

Property Website

<https://cfrland.com/detail/canyon-road-barn-grill/stephens/texas/98055/>



Canyon Road Barn & Grill

Breckenridge, TX / Stephens County

PROPERTY DESCRIPTION

Canyon Road Barn & Grill is situated in southern Stephens County, Texas, at the intersection of FM 3418 and FM 576, offering ample paved road frontage. This establishment is being sold as a turnkey restaurant complete with a well-appointed commercial kitchen, dining room, and bar. To enhance the offer, the seller is also including 40 acres of land with the sale for future expansion. This idea for this venue originated on a hot summer day while sitting by the pool, envisioning a place for the local communities to gather with family and friends. Canyon Road Barn & Grill became a reality in January 2014 and quickly established itself as the go-to spot for entertainment and libations. Unfortunately, the doors were closed in 2025, leaving a heartfelt absence for the dedicated trivia enthusiasts on Thursday nights and the loyal weekend crowd. With over 10,000 members spanning from New York to Australia, the inviting atmosphere promises to create lasting memories for all who visit.

Canyon Road Barn & Grill spans 7,500 square feet of climate-controlled entertainment space, complemented by an additional 2,900 square feet of covered porch, ideal for gatherings. The restaurant features a spacious open-concept design, with a fully functional bar, adjacent to a lively dance floor and a stage dedicated to live music performances. Additionally, each side of the venue accommodates multiple-stall men's and women's restrooms, ensuring comfort for all guests. A fully equipped stainless steel kitchen lines the back of the restaurant, complete with all necessary cooking utensils included in the sale. While some equipment is rented, the owner is more than happy to connect potential buyers with the right resources. To ensure a smooth transition, the security system, freezers, coolers, and other essential components remain fully operational for the new owners' convenience and peace of mind.

An area has been cleared and graveled south of the parking lot for future development of overnight RV and camper parking. Behind the barn is an additional thirty acres that thrives with sunflowers each year. These would make an excellent addition for entertainment and a few extra dollars from selling dove hunts to guests. Along the northeast corner of the property lies a beloved salt scald, cherished for hosting Fourth of July fireworks. The current owner is eager to continue this wonderful tradition, fostering a sense of community spirit and joy for everyone involved.

AGENT COMMENTS: Canyon Road Barn & Grill could also serve as an excellent RV resort, lodge for a hunting outfit, or be transformed into a barndominium if running a restaurant isn't of interest. With minimal effort, you could easily add bedrooms and even a second story with a bit of creativity. Whether you choose to enhance it for personal enjoyment or pursue the restaurant business, this building is designed for entertainment and is ready for a new owner to put their personal touch on it. Canyon Road Barn & Grill has a well-established Facebook page with over 10,000 followers and a 98% recommendation rating, along with a local crowd eager for a new owner to reinstate operations. Canyon Road can be purchased along with the restaurant and 12 acres; however, the owner will not sell the 30-acre cultivation separately.

-- RESTAURANT --

- Built in 2014; 7,500 sqft heated & cooled; 11,500 sqft under roof
- 2 large multi-stall bathrooms
- Huge gravel parking lot; room to grow
- Stage for live music
- Private party room
- Open concept to restaurant, bar, dance floor, and stage
- Fully functional stainless steel kitchen
- Walk-in cooler
- Central HVAC
- Electric meter by Commanchee Co-Op
- Stephens County SUD Water Meter
- All furniture will convey with the sale
- An aerobic septic system



-- IMPROVEMENTS --

- Fencing ~ Barbed wire fencing on 3.5 sides; good condition; roughly 700 ft on the north end will need new fencing
- Conex containers ~ (2) 20 ft
- Roads ~ Gravel

-- WATER, COVER & TERRAIN --

- Surface Water ~ No ponds
- Water Meter ~ 1 Stephens County SUD Water Meter
- Elevation ~ 10 ft of elevation; flat
- Tree Cover ~ Wooded around the restaurant; Bull Mesquite
- Underbrush ~ Heavy underbrush; Lotebush, Bumelia, Skunkbush, Cat Claw, Prickly Pear
- Native Grasses ~ Winter Rye, Gramma
- Cultivation ~ 60% cultivation; used for sunflowers
- Soil ~ Thurber clay; Throck clay; Truce fine sandy loam

-- HUNTING & RECREATION --

- Native Wildlife ~ Whitetail deer, Mourning & White-Wing Dove, hogs & varmint
- Hunting ~ No current hunting on the property
- Sunflower Fields ~ Roughly 30 acres for sunflowers; great dove hunting

-- MINERALS & WIND --

- O&G Production ~ No active production
- Pipelines ~ No pipelines on the property
- Wind Rights ~ 100% wind rights convey; No wind farms in the area
- Mineral Rights ~ No minerals will convey

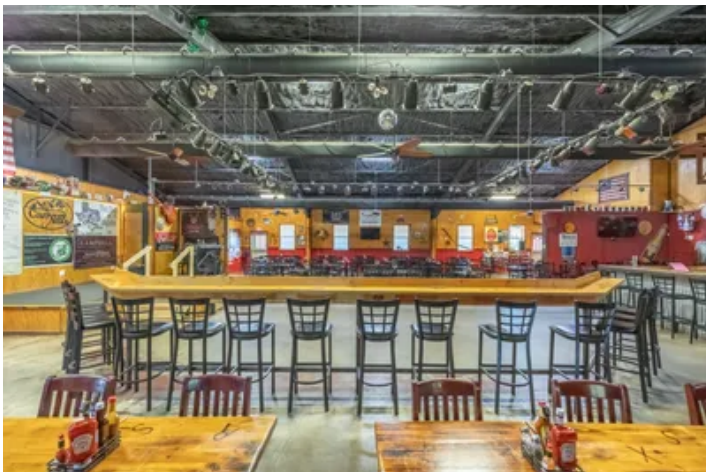
-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on FM 3418 and FM 576
- Nearby Towns ~ 6.5 mi SE of Breckenridge; 20 mi N of Cisco
- Major Cities ~ 47 mi NE of Abilene; 112 mi E of Fort Worth; 188 mi E of Midland
- Airport ~ 5 mi W of Stephens County Airport (Municipal), 111 mi W of DFW (International)

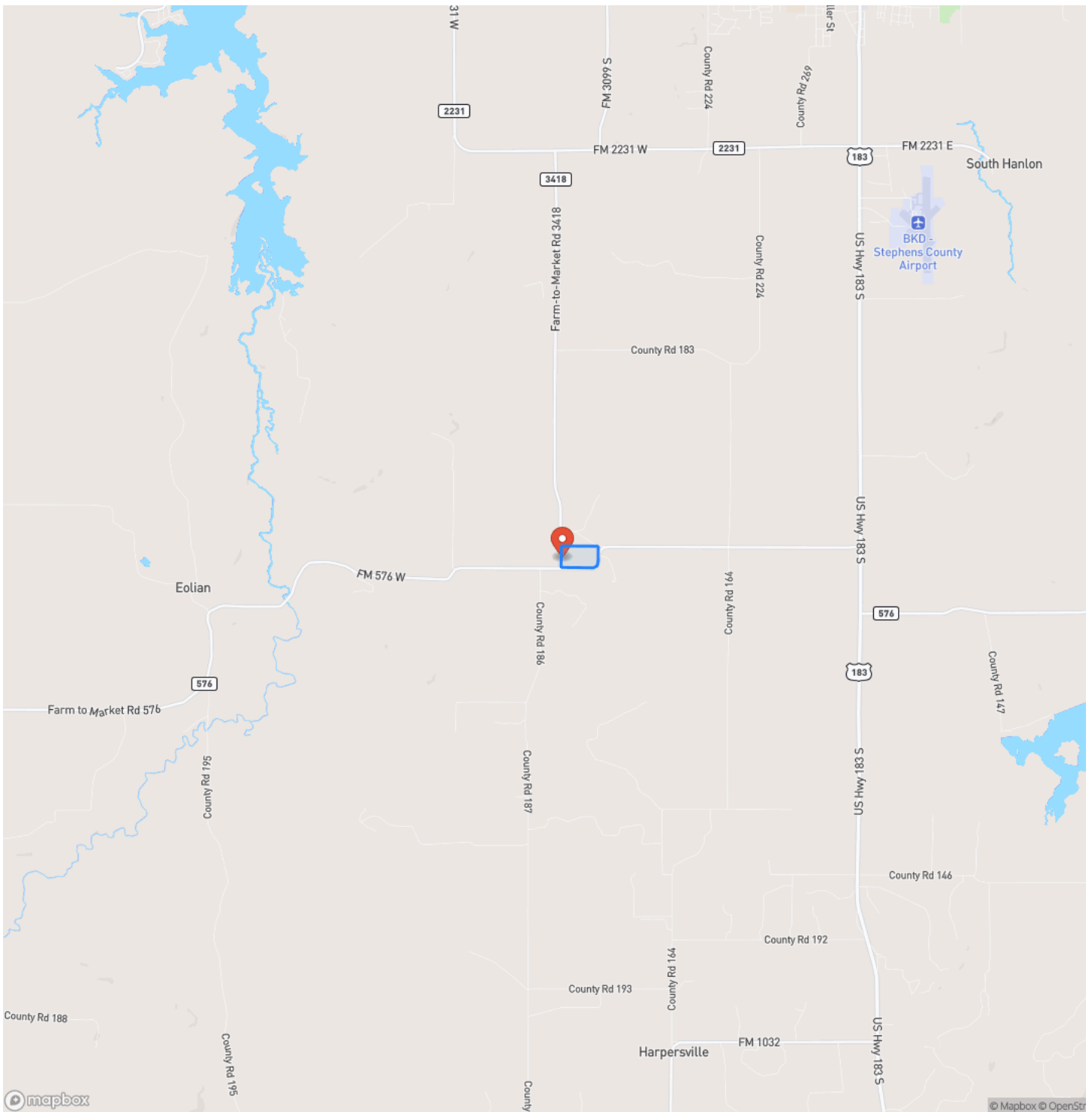
Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



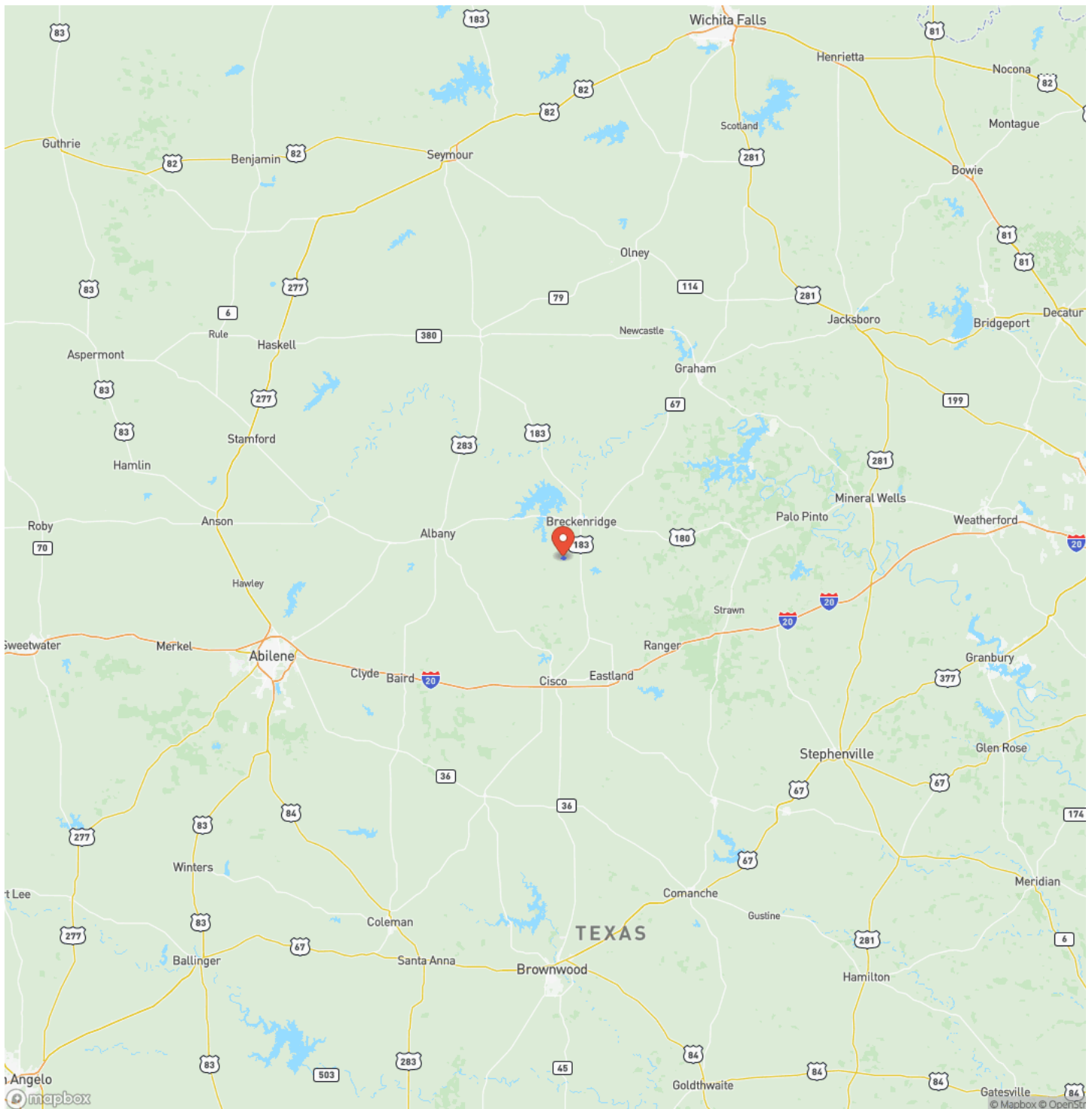
Canyon Road Barn & Grill
Breckenridge, TX / Stephens County



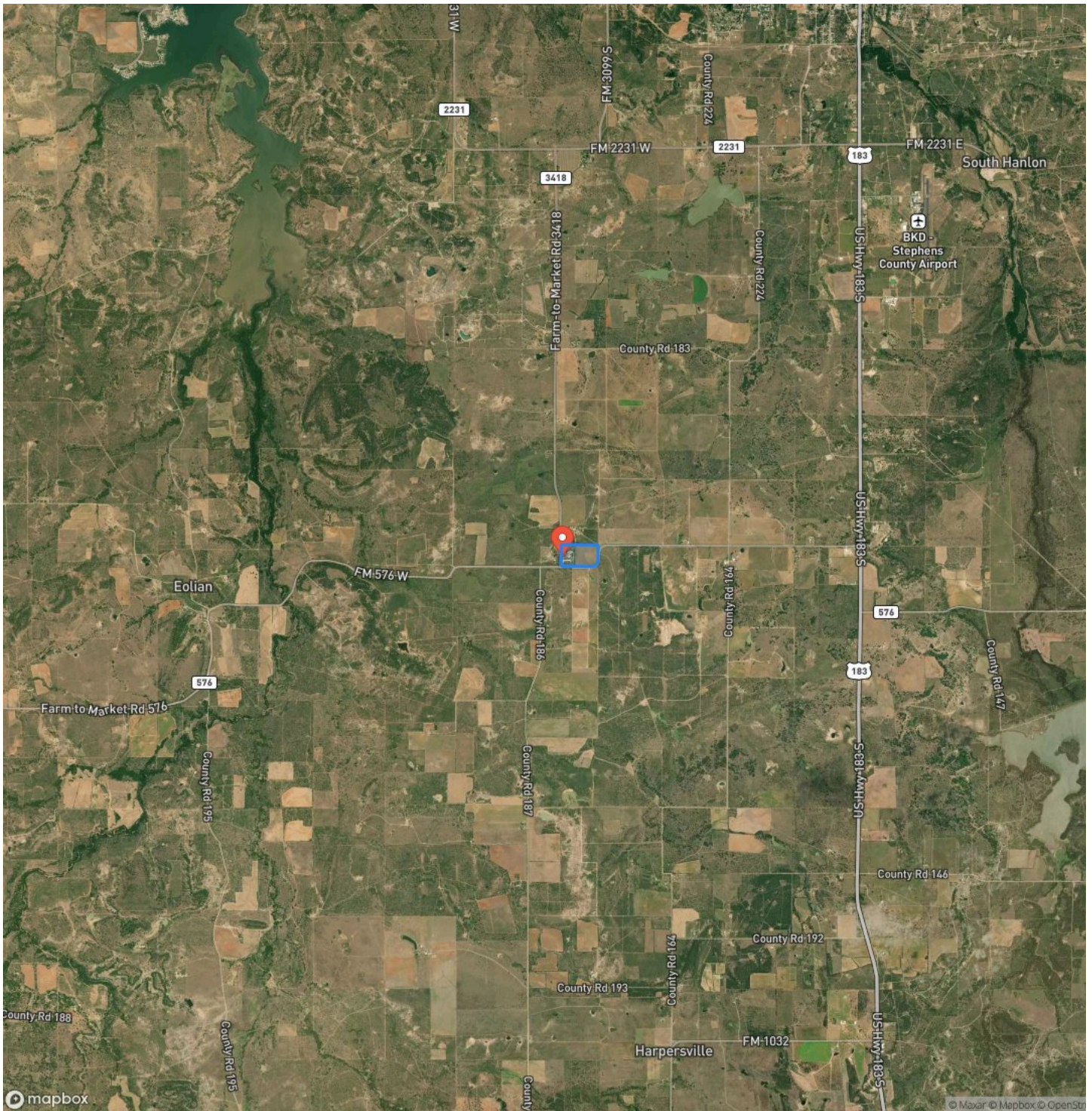
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfrland.com

Address

City / State / Zip

Albany, TX 76430

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com
