Hooks Development
910 Main Street
Hooks, TX 75561

$1,950,000
16.25± Acres
Bowie County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
910 Main Street

City, State Zip
Hooks, TX 75561

County
Bowie County

Type
Commercial, Business Opportunity, Undeveloped Land

Latitude / Longitude
33.476885 / -94.288729

Dwelling Square Feet
5,200

Acreage
16.25

Price
$1,950,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

HOOKS COMMERCIAL LAND OPPORTUNITY

Seize an extraordinary opportunity to shape the future of Hooks, Texas, with this expansive 16.25-acre commercial development parcel. Perfectly positioned for growth and innovation, this property offers a strategic foundation for a wide array of ventures, from dynamic commercial enterprises to significant industrial projects. With its prime location and generous acreage, the potential for impactful development is boundless, ready for your vision to come to life.

Location

Nestled within Bowie County, this property boasts a highly desirable address in Hooks, Texas. Its strategic placement offers excellent visibility and accessibility, serving as a gateway to regional commerce and opportunity. The area is known for its supportive business environment, making it an ideal setting for new or expanding operations looking to capitalize on local and broader market dynamics.

Land and terrain

Spanning 16.25 acres, this substantial parcel presents a versatile canvas for development. The land offers a favorable topography, ready to accommodate a variety of building designs and site layouts. Its generous size provides ample space for construction, parking, landscaping, and future expansion, allowing for flexible planning and comprehensive project execution.

Improvements and infrastructure

The property features existing improvements, including a two-story structure built in 1984 with a durable block exterior and a metal roof, resting on a slab foundation. These existing elements offer a starting point for renovation or could be integrated into a larger development plan. The perimeter fencing adds an immediate layer of security and definition to the property's boundaries.

Water and utilities

This site is well-equipped with essential utilities, ensuring a smooth development process. Public water is available, complemented by connections for electricity and the availability of natural gas and cable. The presence of sewer services further enhances the property's readiness for immediate development, simplifying the infrastructure planning for any new project.

Wildlife and vegetation

The property's natural attributes offer a harmonious balance with development potential. While ready for commercial expansion, the land provides opportunities for thoughtful landscaping and green spaces, enhancing the aesthetic appeal of any future project. Buyers have the freedom to design and implement their preferred vegetation strategies, creating an inviting environment for employees and customers alike.

Current and potential use

Currently, the property stands as a prime candidate for commercial endeavors, business opportunities, and undeveloped land projects. Its true potential shines through in its possible uses, which include significant commercial developments, large-scale industrial operations, or diverse development projects. This flexibility makes it an attractive investment for visionary developers and businesses seeking a strategic foothold in the region.

Access and easements

Exceptional accessibility is a key feature of this property, benefiting from frontage on both a County Road and an Interstate. This dual road frontage ensures easy ingress and egress for commercial traffic, employees, and customers, providing unparalleled connectivity to regiona transportation networks. The clear and defined access points facilitate efficient operations and enhance the property's overall appeal.





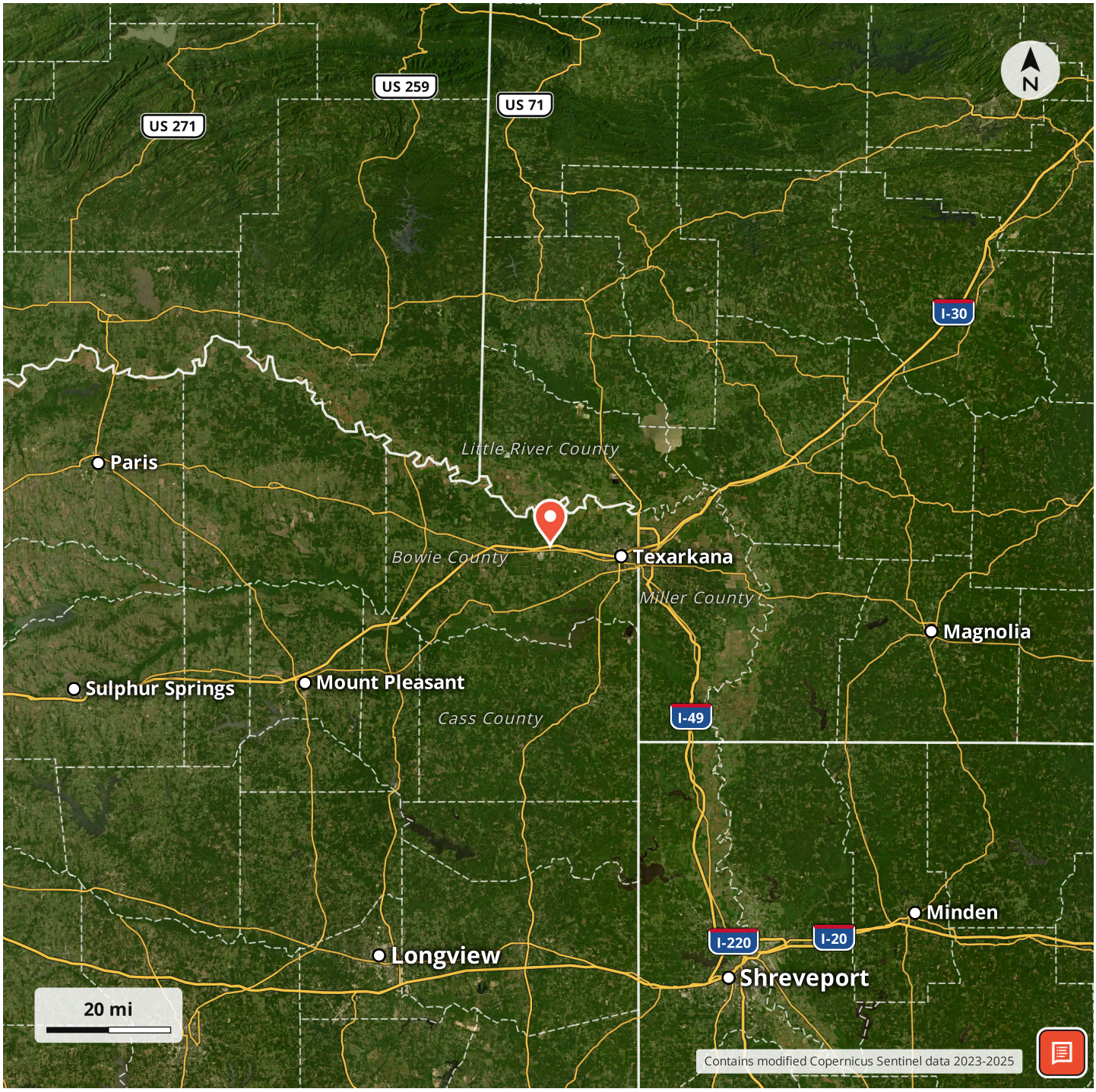

HOOKS
TRUCK
STOP
MOTEL
RESTAURANT







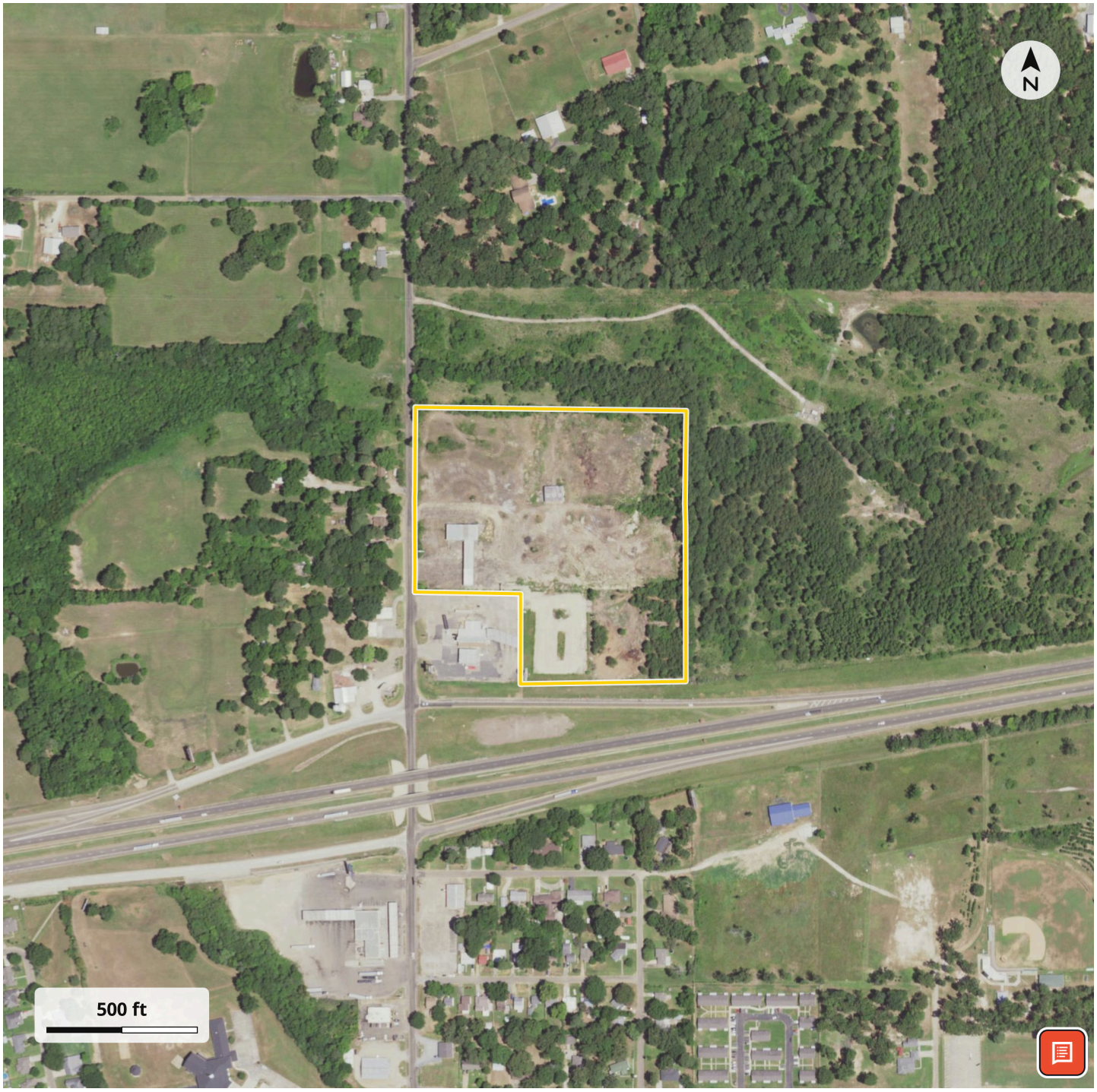
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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