

# Blue Sky Country

**REAL ESTATE**

Farm & Ranch, Fine Homes, Commercial, Investment

Offered by:

Robert Phipps  
972-351-4710 mobile  
Robert@BlueSkyCountry.com

**Former Supermarket - 14,800 sf building on 2.031 acres in Seven Points TX**

**REDUCED FOR QUICK SALE!!**



Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



### 2.031 Acres Commercial Land & 14,800 S.F. Multi-Purpose Building Seven Points – Henderson County

**LOCATION:** The subject property is located immediately to the south of Brookshire's and First National Bank on Texas 274 / Seven Points Drive

COUNTY	Henderson County
CITY, STATE	Seven Points, Texas
ACRE SIZE	2.031 Acres
SQUARE FEET	88,470 S.F.
BUILDING S.F.	14,800 S.F.
ZONED	Commercial - Retail
FRONTAGE	155 ft.
DEPTH	456 ft. - 544 ft.
UTILITIES	All Utilities On site: 3 phase electric, city sewer & water
CONSTRUCTION	Steel frame with metal siding and brick
ROOF	Metal with 1/4" spray on polyurethane
PARKING	Asphalt parking lot with 60 striped spaces
NEARBY BUSINESS	Brookshire's, First National Bank, Dairy Queen, B&B Western, Cedar Creek Brewery, What's Up Family Fun Park
NEARBY CITIES	Kemp, Mabank, Gun Barrel City
PRICE	<del>\$425,000.00 - \$28.75 per S.F.</del> <b>REDUCED to \$300,000 - \$20.27 PSF</b>
GIS COORDINATES	32.317210, -96.209875



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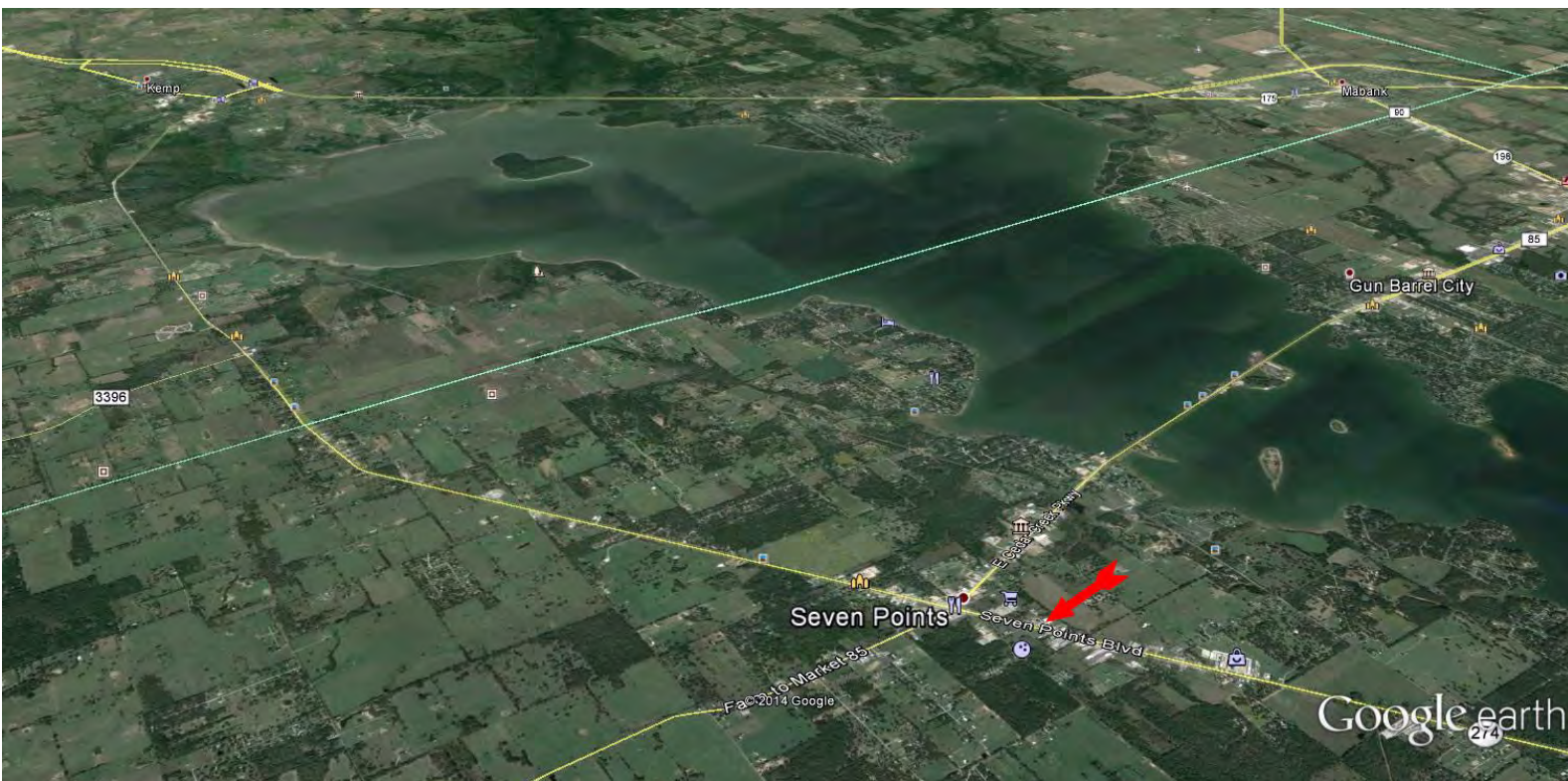
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Convenient to Kemp, Gun Barrel City, Mabank, Cedar Creek Lake





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