

\$675,000 - 6394 State Highway 276 W, Royse City

MLS® #21044637

\$675,000

2 Bedroom, 1.00 Bathroom, 6,000 sqft
Residential on 2.00 Acres

MCFADDEN SAMUEL, Royse City, TX

ZONED RURAL COMMERCIAL AND RURAL RESIDENTIAL. LOCATION! LOCATION! LOCATION! This 2 acre property is situated on US Highway 276. With over 350 feet of US Hwy 276 Frontage Road, it is the perfect place for your business and or home! Per TX DOT over 10,000 cars pass by on a daily basis. It is zoned both Commercial Rural AND Residential Rural. There is a 5,000 sq ft shop with water, electricity and multiple bay doors. Also it includes 1,000 sq ft of living quarters. What does that mean? There are 2 bedrooms, a FULL kitchen, living area and FULL bath. It was previously used as a saddle shop for years and residence. The property is completely fenced in and has multiple gated entrances. There is a barn and another out building. The list price is BELOW the Hunt CAD appraisal amount. It was a family business that is being liquidated. SCHEDULE a showing immediately! This property will not last long!

Built in 2002

Essential Information

MLS® #	21044637
Price	\$675,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	6,000



Acres	2.00
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	6394 State Highway 276 W
Subdivision	MCFADDEN SAMUEL
City	Royse City
County	Hunt
State	TX
Zip Code	75189

Amenities

Utilities	All Weather Road, City Sewer, Co-op Electric
Features	Gated
Garages	Additional Parking, Driveway, Gated, Drive Through

Interior

Interior Features	Tile Counters
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Exterior

Lot Description	Acreage, Level, Lrg. Backyard Grass, Many Trees
Roof	Metal
Construction	Aluminum Siding, Metal Siding
Foundation	Slab

School Information

District	Quinlan ISD
Elementary	DAVIS ELEMENTARY
Middle	QUIDA BAILEY MIDDLE
High	ROYSE CITY HIGH

Listing Details

Listing Agent	Deana Boyd
Listing Office	Competitive Edge Realty LLC

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