

# \$115,000 - 12982 Hwy 69 S, Warren

MLS® #37446758

## \$115,000

1 Bedroom, 0.50 Bathroom, 2,400 sqft  
Single-Family on 1 Acres

Bbb & C Rr Company Surv Abs 13, Warren, Texas

This property presents so much potential it's crazy! The 60'x40' metal shop has currently been converted to gymnastics facility but since they kept the layout of the building completely open with the exception of a small storage room and a bathroom it could easily be converted into whatever your heart desires even a home. The entire building has been insulated with spray foam, and also has 2 roll up door and 2 exit doors. The property is 0.521+/- acres in size and has quite a bit of highway frontage on the West side and will soon have highway frontage on the East side as well when the new US Hwy 69 Corridor is completed. So that will give you twice as much traffic in both directions. The property will also come with an RV Shed and RV hookups, and the property is run off of well water.

Built in 2000

## Essential Information

MLS® #	37446758
Price	\$115,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	2,400
Square Footage	22695
Acres	0.52
Year Built	2000



Type	Single-Family
Style	Other Style
Status	Active

### **Community Information**

Address	12982 Hwy 69 S
Area	48 - Tyler County
Subdivision	Bbb & C Rr Company Surv Abs 13
City	Warren
County	Tyler
State	Texas
Zip Code	77664

### **Amenities**

Garage Spaces	2
Garages	Attached Garage

### **Interior**

Heating	Central Electric
Cooling	Central Electric
# of Stories	1.00

### **Exterior**

Lot Description	Cleared
Roof	Aluminum
Foundation	Slab

### **School Information**

District	99 - Other
Elementary	WARREN ELEMENTARY SCHOOL
High	WARREN HIGH SCHOOL (WARREN)

### **Additional Information**

Days on Website	47
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### **Listing Details**

Listing Office	Martindale Real Estate Invstmt
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Listing information last updated on October 23rd, 2019 at 11:55pm CDT