



St Hwy 22/FM 56 Commercial

\$249,000



1.34 Acres
Bosque County
415 State Highway 22 Clifton, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Great commercial opportunity in Bosque County near the west shore of Lake Whitney just off the corner of State Hwy 22 and FM 56. Recent activity in the immediate area includes the recently remodeled Whitney Ridge Boat Marina, RV Park and cabins. Excellent highway visibility and access with 965 feet of frontage on St Hwy 22. Improvements include a large billboard, 745 sqft office, a 2,396 commercial building with work bays and roll-up doors, and a 2,640 sqft fenced/secured outdoor yard. Endless service opportunities to support recreational growth in the area and visitor traffic from surrounding cities of Hillsboro, Meridian, and Whitney. Previous uses include automotive, restaurant, construction staging and advertising. Latest available TxDOT traffic count data indicates 6,671 vehicles per day pass through this stretch of St Hwy 22. Location is close proximity to the remodeled lakefront resort and rebranded marina called Whitney Ridge Resort (formerly Uncle Guss) which boasts over 1,000 feet of lake shoreline. Also an hour and a half from Dallas and 45 minutes from Waco. Storage cont...

