

HOTTINGER
REAL ESTATE INC.
 203 N. ROCKWALL ST.
 TERRELL, TX 75160

(972) 524.5683
hretx.com

Byron Cashion, Broker . 469-474-6355
 Pat Hottinger, Realtor . 972-977-6486
 Office E-Mail: office@hretx.com

Your Best Resource for Homes and Properties in East Texas... with local reliability **Since 1975**



TERRELL - Jones Street

\$77,500



MLS#11474118 - 2 BR/offices & 1 BA, 930 SF. Great investment opportunity or location for your new or current business. This property features a reception area, 2 office rooms, break kitchen, oversized supply closet & full bath. Exterior features include a detached storage building for add'l supply storage, circle drive & a lg. vacant lot for add'l parking or future expansion. All on a lg. corner lot conveniently located in downtown Terrell.

MLS#11464726 - 3/2 w/ 1,812 SF on 150 acs. Operating cattle & equine ranch located just 40 mins. E. of Dallas! This 150 acre ranch features many well built improvements for cattle or horses including a 2,000 SF shop w/elect., water, tack room & full bath as well as 7,000 SF of cov'd stalls. Also has many loafing sheds, cattle pens, cross fencing, equipment barn & feed silo. Main house features open LR & DR area, vaulted ceilings, WBFP & a garage converted into a 4th BR or game-room. Great location just 1 mile south of I-20!

TERRELL - 7452 CR 136

\$630,000



TERRELL - Elm Dr.

\$74,900



Very well maintained 2 bedroom, 1 bath with 1,224 SF on a beautiful shaded lot. Features include a large living room with built-in bookshelves, dining room, large master bedroom w/hardwood floors, 2-car garage and large utility room with additional storage and a cedar-lined closet. Exterior features include a storage building, wood deck, gutters and vinyl siding for easy maintenance.

MLS#11463474 - 2/2/2 w/ 1,100 SF on a 2 acre lot. Great country home in the Poetry community! Features a lg. LR, kitchen w/ceramic tile, master BR w/ lg. walk-in closet, updated guest bath & a lg. sunroom. Exterior features include a det'd 2 car garage, storage bldg., above-ground pool w/ deck & perimeter fence, sprinkler system, cov'd front porch, vinyl siding for easy maintenance. All on a 2 acre lot w/great country views!

TERRELL/POETRY - 17900 FM 986

\$109,000



TERRELL - Griffith Ave.

\$189,900



MLS#11590719 - Beautiful 2/1 English Tudor style home on lg. corner lot. Home features a lg. open LR w/FP & built-in bookshelves, formal DR w/gorgeous arched entryways & a kitchen w/breakfast area that has a built-in hutch. Other features include lg. BR's w/tons of windows for natural light, knotty pine den that could be used as 3rd BR, beautiful crown molding throughout, sun-room & utility combo, det'd 1CG & an add'l 892 SF 2BR, 1BA home that faces Walnut St. all on a landscaped 0.78 acre lot.

MLS#11438815 - Custom home on 48.758 acres only 20 minutes from downtown Dallas! Property currently used for equestrian purposes, but has many other potential uses. This properties proximity to I-45 & I-35 makes it well positioned for a business as well. Interior includes ceramic tile throughout, lg. open living/kitchen area & radiant barrier for added energy efficiency. Ext. includes a 30x48 barn & 20x16 storage bldg. Only minutes from the 6,000 acre Dallas logistics hub.

FERRIS - Trumbull Road

\$489,900



TERRELL - Griffith Ave.

\$69,000



MLS#11662273 - 4/1 w/ 1,440 SF. Well maintained 4 bedroom home on 1 acre! Interior features include a LR, DR, lg. master BR w/ double closets & 3 guest BR's all w/fresh new paint. Exterior features include a covered back patio, storage room, 1-car carport all on a 1 acre lot just outside the city limits of Terrell.

MLS#11617917 - 1,201 SF, great investment opportunity or home for a first time home buyer! This property features 2BR, 1 bath, LR, kitchen w/breakfast area & a garage conversion that could be used as a 3rd BR or 2nd living area. Additional features include beautiful original hardwood floors throughout, aluminum siding for easy maintenance and storage building all on a shaded lot with large mature trees.

TERRELL - San Jacinto St.

\$45,000



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SCURRY - Thomas Ln. \$449,000



74.32 acre ranch with a 4 bedroom, 3.5 bath brick home! Interior features include a large living room with ceramic tile and built-ins, 2nd living area, dining room and CH/A. Exterior features include a 10-15 acre lake, loafing shed, fenced and cross fenced for cattle, cattle pen and tons of road frontage. Great location for planned development or continued agricultural use.

TERRELL - Rash Lane \$87,700



MLS#11649683 - Brick 3/2/2 with 1,949 SF on a lg. 0.37 acre corner lot! Interior features a large living room w/recessed ceilings and WBFP, kitchen w/breakfast area, lg. bedroom, utility room and a large 2-car garage. Additional features include a sunroom and fenced-in backyard with a shop and extra storage building.

FORNEY - Elm Dr. \$59,900



MLS#11644745 - Brick 3 bedroom, 1.5 bath with 980 SF. Great investment opportunity! Property features living room and kitchen with breakfast area and a garage conversion with utility area. Close to Highway 80 for easy commute to Dallas.

KAUFMAN - S FM 148 \$399,000



MLS#11627751 - 3/3/2 w/ 1,944 SF on 68.06 acres. Great operating cattle ranch located less than 35 miles from Dallas! Features a lg. LR, kitchen & mud room. Exterior features include a lg. workshop, w/cov'd awning for hay storage & a feeding corral. Property is mostly open pasture w/2 stock tanks as well as frontage on a lg. lake. Great location for continued agricultural uses or development opportunity with a close proximity to Hwy 175.

WILLS POINT - 2920 FM 47 \$339,900



MLS#11438052 - 3/3/2 with 2,390 SF on 40 acres. Custom built single owner home features a screened porch, large open kitchen & living room, WBFP, master suite & a lg. utility room. Land includes a gated entry, lg. mature oak trees, sandy soil, rolling terrain, 2 ponds, equipment barn, storage buildings & over 1,200 ft. of road frontage on FM 47. Located less than 1 mile from Lake Tawakoni.

TERRELL - 14306 Hwy. 34 N \$189,000



MLS#11656404 - Property feature 2 residences (each 3/1) and a shop on 3.1 acres. Great location for a commercial business or continued residential use. Located just outside of the city limits. The main home features updated tile and laminate floors in the living room and bath. Great highway visibility and located near many operating businesses.

WILLS POINT - FM 47 (W. Park St.) \$49,900



MLS#11650498 - Great investment opportunity or home for a first time home buyer. Brick 3/2/1 close to downtown Wills Point. Property features CH/A, 1-car garage with additional 1-car carport, open living and dining area and a fenced-in backyard all on a shaded lot.

FORNEY - Richmond Ln. \$128,700



MLS#11622463 - 3/2/2, 1,980 SF, very well-maintained brick home w/ many owner upgrades! Interior features include a lg. LR w/ vaulted ceilings, kitchen w/ breakfast area & bar, oversized master BR, master bath w/jetted tub, sep. shower & spacious walk-in closet. Exterior features include an Austin stone accented entrance & cedar shutters all on a manicured lot located in the Windmill Farms Community w/many owner amenities.

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— COMMERCIAL and MULTI-FAMILY LISTINGS —

TERRELL - 307 E I-20 \$425,000



MLS#11455363 - 3,560 SF commercial building on 1.01 acres. Turnkey opportunity for restaurant ownership located on busy main thoroughfare in Terrell. Currently operating as Double TT Steak & Grill Restaurant. Located around many franchise restaurants and shopping w/great visibility & high traffic counts. Exterior features include a metal roof, metal siding, stone front exterior and open back lot for additional parking.

KAUFMAN - Hwy. 34 \$399,900



MLS#11530061 - 2 large buildings on 6 acres north of Kaufman. Main building is 7,800 SF w/2 OH doors, 2 loading docks and 1,200 SF of office space. The 2nd building is 5,822 SF w/2 large OH doors. Both have 3-phase electrical service for industrial machinery. Ideal location for light MFG or warehousing business w/Hwy. access and plenty of room for future growth.

TERRELL - 200 Lee St. \$18/SF/YEAR



Brown Professional Building. 3 office suites available. 2 w/2,243 SF & 1 w/1,313 SF. Beautifully maintained & very functional office space that features a receptionist window, half bath, break area. Computer & phone ready. Exterior features include plenty of parking, custom signage provided at landlord's expense. Excellent location for a business office or doctor's office. The suite is located next to Braums & Chicken Express on a very busy thoroughfare w/excellent signage. MLS#11607611

TERRELL - 315 W Moore/Hwy 80 \$199,900



0.57 acres in a prime location with heavy traffic for great business potential. Property features 137 ft. of road frontage on Hwy. 80 and 180 ft. of frontage on N. Rockwall St. Great development opportunity!

ROYSE CITY - 5424 W Hwy. 276 \$250,000



MLS#11534514 - 3,200 SF metal building on 3.27 acres. Great location w/ frontage on Hwy. 276 & easy access to I-30. Flexible space w/approx. 800 SF finished out w/3 offices, 2 restrooms and reception area. Remaining shop space is insulated w/3-phase electric service, two 16' overhead doors and room for a variety of applications. Ideal for light MFG, automotive or warehousing with plenty of land for expansion.

WILLS POINT - WS Commerce/Hwy 80 \$825,000



MLS#11406138 - Prime commercial property on Hwy. 80 in Wills Point! Great for retail development opportunity or restaurant pad sites. This commercial acreage consists of 4.397 acres and features road frontage on 2 sides for great visibility and high traffic counts. Adjacent tracts available for expansion.

TERRELL - N Virginia & E College \$169,000



MLS#11400540 - 0.43 acre. Great commercial opportunity or continued multifamily income producing property! Currently has 2 duplexes and 2 single-family homes in downtown Terrell on a corner lot. Zoned commercial, but is currently being used as a multifamily income producing property. Great location on Hwy. 34 and close to Hwy. 80 for high traffic counts and great visibility.

TERRELL - CR 2326 \$59,900



MLS#11373569 - 1,800 SF. Great investment opportunity or country home! This duplex features 2 units with 900 SF in each unit. Could easily be converted into a single family residence. Each unit features 2BR, 1BA with utility connections, large open living room & kitchen area & walk-in closet. Exterior features include metal siding for easy maintenance, covered front & back patio, well & great country views!

Offered by

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Ranches . Farms . Acreage Rural Residential . Waterfront

www.hretx.com

MULTIPLE LISTING SERVICE
MLS



— FARM and RANCHES —

FORNEY - Union Hill Rd.

\$329,500



MLS#11282836 - 3,036 SF horse lover's dream! Beautiful 3/2.5/2 ranch style home on 10 acres! Spacious, open floor plan w/lg. LR w/vaulted ceilings, beautiful WBFP & wet bar, open kitchen w/breakfast area & built-in desk. Sunken MBR, MBA w/jetted tub & fireplace, zoned CH/A. Exterior features a 60x80 workshop w/water & elec. w/7 concrete stalls w/wash bay & stocks, circle drive, gated entry, fenced, 2 run-in sheds. Too many extras to list! 20 miles from Dallas off I-20!

KAUFMAN - S FM 148

\$399,900



MLS#11389430 - 41.6 acre ranch with 5/3, 3,600 SF home with well-built horse improvements! This equestrian ranch features a lg. 2-story home w/360 porch, living room with brick WBFP, kitchen w/breakfast area, MBR downstairs, new paint inside and out, sep. bunkhouse. Great barn w/5 stalls, wash bay, half bath, elec. and tack room, 2 loafing sheds and storm shelter. All on a beautiful rolling landscape w/great country views.

— LAND and LOTS —

610 VZCR 3847 12.05 acres, home site, many trees, pond. **\$49,000**

WESTVIEW - ROCKWALL 30.15 AG acres. Development opportunity. **\$279,700**

E HWY 175 - KEMP 3.1 acres. 450' of Hwy. frontage. Water meter. **\$125,000**

FM 2728 18.11 acres. Wills Point ISD. Pond. **\$65,000**

CR 322 6 acres in Poetry. Mobiles OK. **\$42,500**

18401 CR 322 1 acre in Poetry. Mobiles OK. **\$19,900**

S. FRANCES ST 27 acre residential lot - 70x170. **\$7,500**

16990 CR 4075 - KEMP 5.25 acre homesite, utilities, trees. **\$27,900**

1209 ROSEWOOD DR 1.87 acre home-site. Close to I-20. **REDUCED TO \$12,500**

HWY 34 - OAK RIDGE 5.8 acre home-site. Close to I-20. **\$55,000**

HWY 34 - OAK RIDGE 12.55 acres. Home site or AG use. **\$67,500**

HWY 34 SOUTH 2.09 acres adjacent to the new Post Office in Terrell. **REDUCED TO \$159,000**

FM 1392 100± acres west of Terrell, fenced. **REDUCED TO \$450,000**

CR 346 3.175 acre country home site, well-maintained road, no mobile. **REDUCED TO \$37,500**

SHADOW LAKES DR 1.34 acre home site, many great amenities. **REDUCED TO \$52,900**

CR 2705 - MABANK 35.44 AG exempt acres. All utilities present. Storage building. **REDUCED! \$131,900**

HWY 34 - OAK RIDGE 18.35 acres. AG exempt, 3 miles from I-20. **\$135,000**

ROSEHILL ESTATES Lots 3, 4, 5, 47 available. (Lot 46 SOLD). **\$27,500/ea.**

CR 126 Off Hiram Rd. 10± restricted lot, close to I-20. Owner financing available. **\$69,000**

CR 136 100 acres, 1 mile south of I-20. Will divide. **\$390,000**

SHADY OAKS SUBDIVISION 3 lots avail., mobile OK. Owner financing available. **CALL FOR INFO.**

— COMMERCIAL —

E. HWY 276 - W TAWAKONI 3,200 SF building, 1.63 acres. **\$129,900**

COMMERCE ST (HWY 80) 4.4 acre. Commercial development opportunity. **REDUCED TO \$725,000**

315 W. MOORE AVE - TERRELL Great vacant commercial corner lot in center of Terrell. Prime location w/heavy traffic for great business potential. 137'x180'. **\$199,000** MLS#10953259

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