



LYNCH LEGACY

COMMERCIAL

2602 FM 1195

MINERAL WELLS, TX

BRANDY JOHNSON
(940) 367-4929

HARD CORNER OF FM 1195 AND MH 379

FOR SALE

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DISCLOSURE:

The information contained in this presentation is deemed reliable but not guaranteed. Prospective tenants are encouraged to independently verify all details. For questions or additional information, please contact the listing agents:

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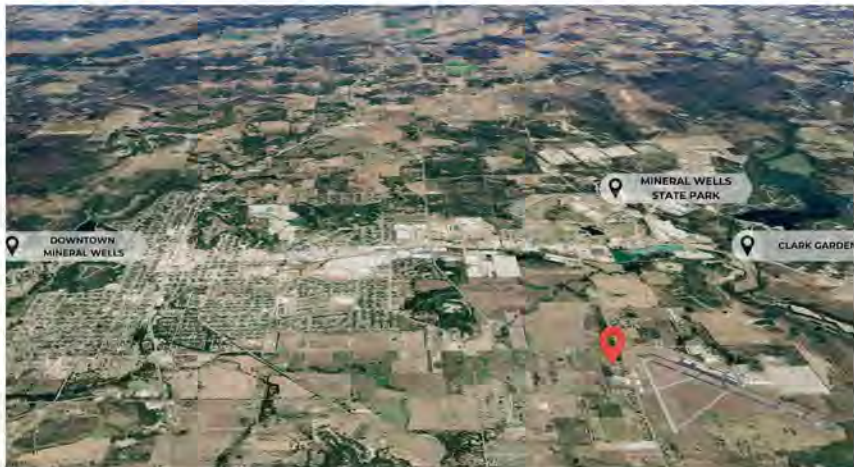
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INVESTMENT SUMMARY

2602 FM 1195 presents a rare opportunity to acquire a **strategically positioned** light industrial asset in one of North Texas' fastest-emerging growth corridors. Located at the hard corner of FM 1195 and MH 379, this property benefits from strong daily traffic counts, dual highway frontage, and flexible zoning that supports a **wide range of commercial and industrial uses**.

With existing improvements including a modern residential structure, outbuildings, and robust utility infrastructure, the property is **immediately functional** while also offering long-term redevelopment upside. Its proximity to Mineral Wells Regional Airport, combined with ongoing economic revitalization and tourism expansion, positions this asset as both an **income-producing investment** and a strategic hold in a high-growth submarket.



HIGHLIGHTS

Hard Corner Location: Signalized intersection at FM 1195 & MH 379 with approximately 7,000 vehicles per day

Dual Frontage & Access: Frontage on both roadways allows seamless ingress/egress and strong visibility

Flexible Light Industrial Zoning: Supports a wide range of uses including storage, contractor yard, RV park, and industrial flex

Immediate Usability + Income Potential: Existing home, barns, and infrastructure enable owner-user occupancy or rental income

Aviation-Driven Demand: Close proximity to Mineral Wells Regional Airport supports aviation-related business opportunities

Multiple Exit Strategies: Suitable for buy-and-hold, redevelopment, or resale as a stabilized asset

Utility Advantage: Combination of city water/sewer and three on-site wells enhances scalability and reduces operating costs

Sustainable Infrastructure: 16-panel solar system contributes to energy efficiency and long-term savings

High-Growth Corridor: Positioned in the path of residential and commercial expansion

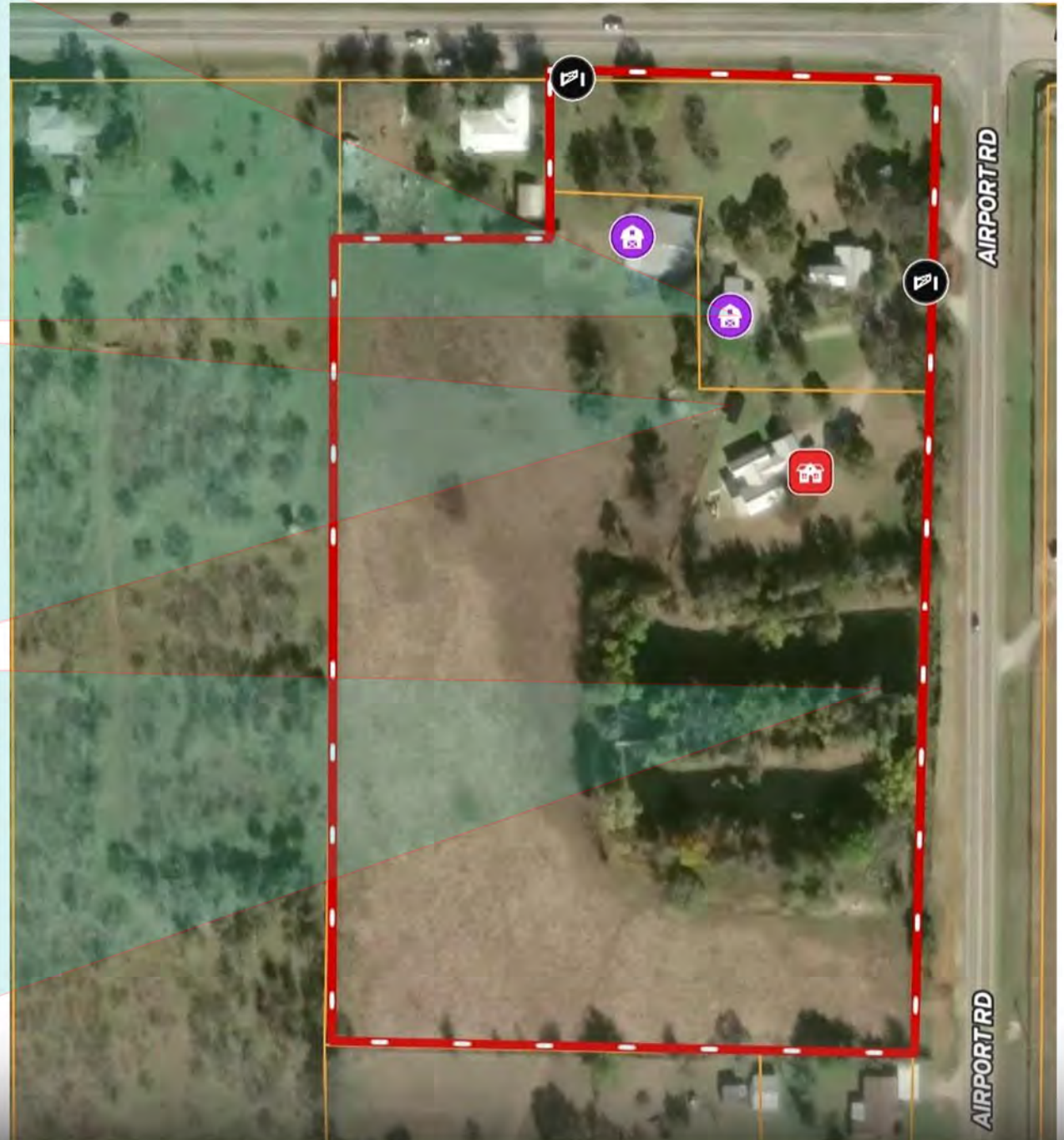
Tourism & Economic Tailwinds: Strong local revitalization driving demand and long-term appreciation

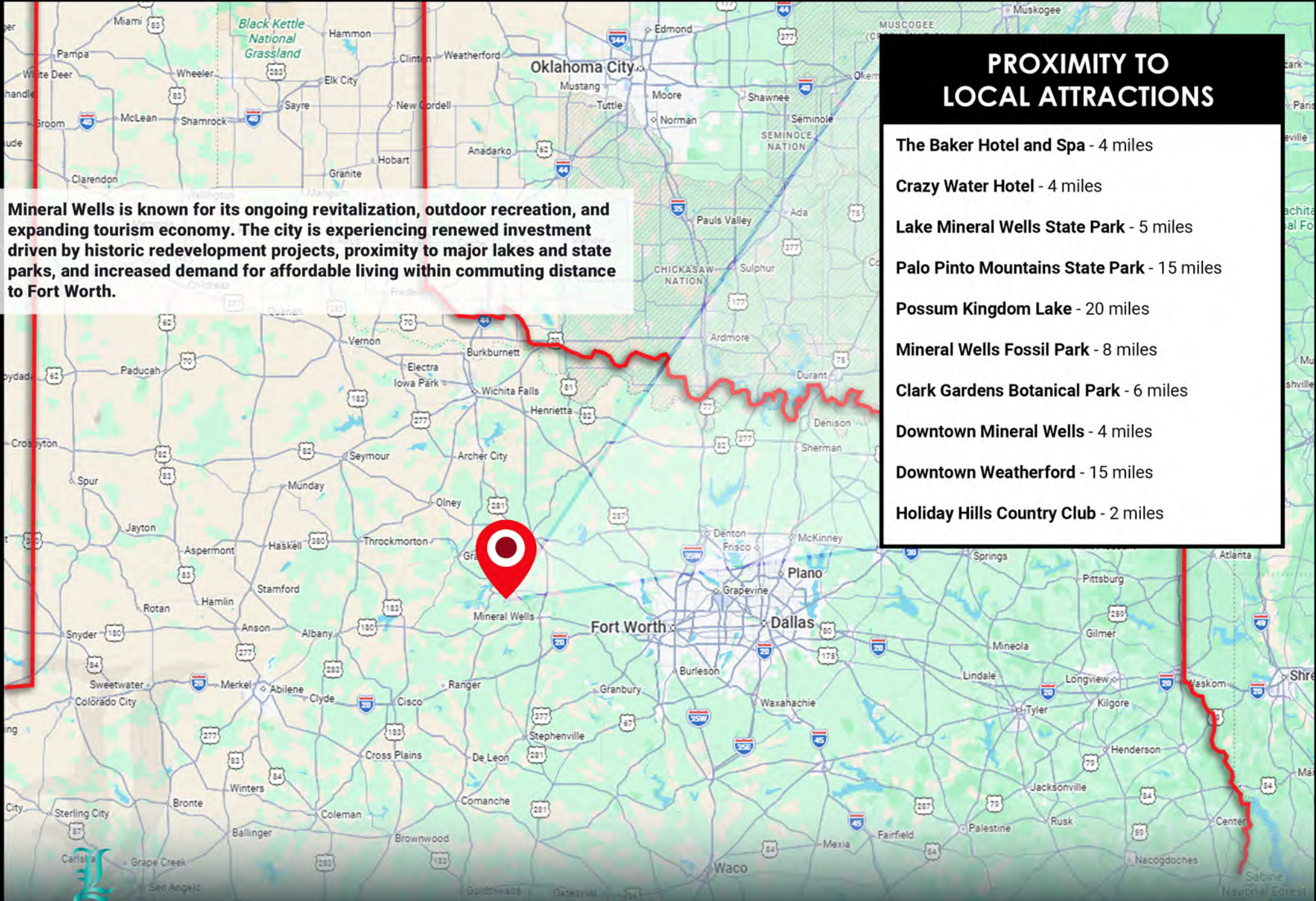
TRAFFIC & ACCESSIBILITY

The property is ideally situated at a highly visible intersection with consistent local and regional traffic flow. FM 1195 and MH 379 serve as key connectors between Mineral Wells and surrounding communities, providing efficient access to residential developments, industrial users, and recreational destinations.



Traffic Count: ~7,000 VPD at the intersection
Regional Access: Direct routes to Weatherford & DFW
Across from Mineral Wells Regional Airport
Ideal for trucks, trailers, and fleet operations





Mineral Wells is known for its ongoing revitalization, outdoor recreation, and expanding tourism economy. The city is experiencing renewed investment driven by historic redevelopment projects, proximity to major lakes and state parks, and increased demand for affordable living within commuting distance to Fort Worth.

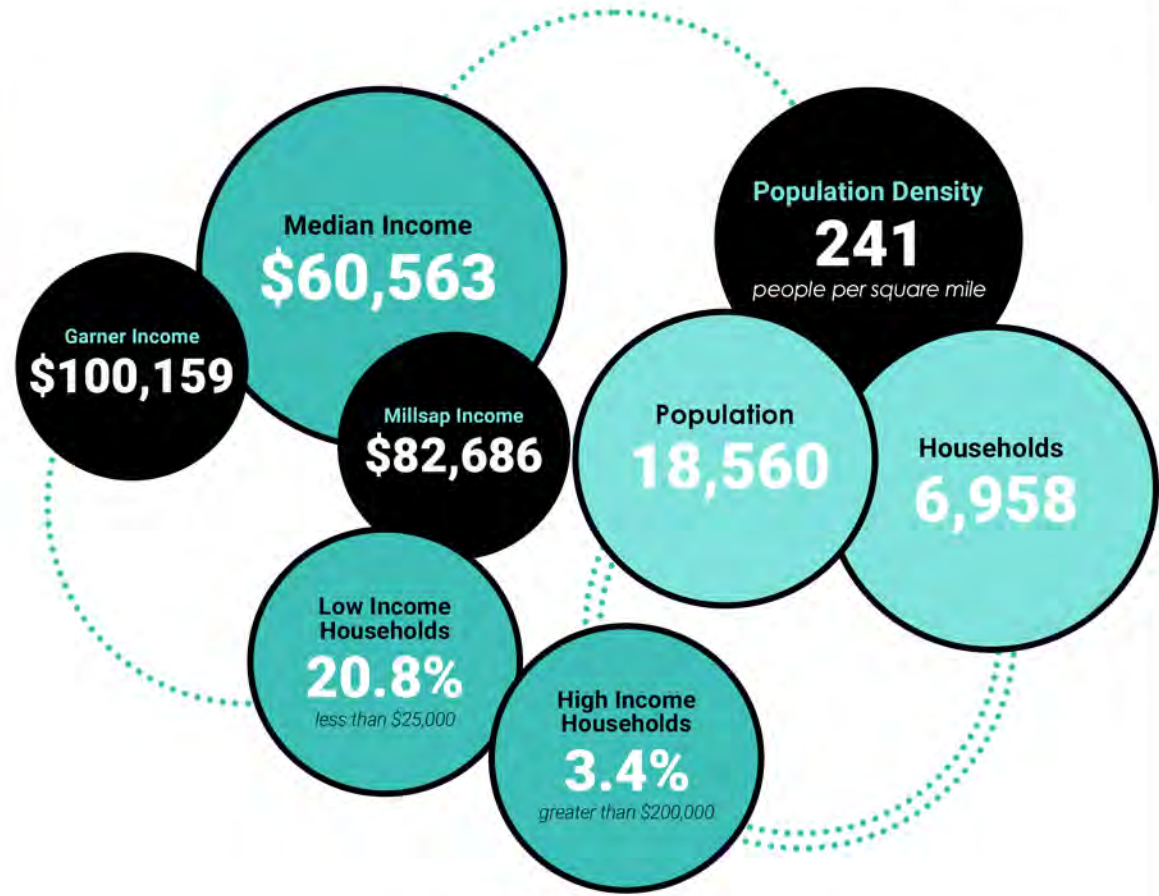
- ### PROXIMITY TO LOCAL ATTRACTIONS
- The Baker Hotel and Spa - 4 miles**
 - Crazy Water Hotel - 4 miles**
 - Lake Mineral Wells State Park - 5 miles**
 - Palo Pinto Mountains State Park - 15 miles**
 - Possum Kingdom Lake - 20 miles**
 - Mineral Wells Fossil Park - 8 miles**
 - Clark Gardens Botanical Park - 6 miles**
 - Downtown Mineral Wells - 4 miles**
 - Downtown Weatherford - 15 miles**
 - Holiday Hills Country Club - 2 miles**



Mineral Wells earned its reputation as “The Wellness Capital of Texas” in the early 1900s following the discovery of its mineral-rich water, later branded as Crazy Water. Legend has it that a woman’s mental health dramatically improved after drinking from a local well, leading to widespread interest in the water’s healing properties. This sparked a boom in health tourism, with visitors traveling from across the country to experience the benefits. Iconic developments like the The Baker Hotel and Spa and the Crazy Water Hotel helped transform Mineral Wells into a thriving resort destination during its early years.

Today, that legacy is fueling a modern revival. The continued production and branding of Crazy Water, combined with major redevelopment projects and a growing tourism economy, have repositioned Mineral Wells as a high-potential market for business and investment. Its strategic location near Fort Worth, access to outdoor recreation, and affordability compared to larger metro areas make it especially attractive for entrepreneurs, industrial users, and service-based businesses seeking growth within an expanding corridor.

*“Where America drinks its way to Health”,
the historic Crazy Water of Mineral Wells.*



Investing in **Mineral Wells, TX**, property offers businesses a **strategic opportunity** due to rising demand from a **growing population**, proactive local economic development, and **available incentives**.

The city's 20-year comprehensive plan aims to enhance commercial infrastructure.

Source: demographicsbyradius.com

2602 FM 1195
Mineral Wells, TX



Brandy Johnson
REALTOR®
LYNCH LEGACY REALTY GROUP

Brandy Johnson is a top-producing REALTOR® with Lynch Legacy Realty Group, specializing in both commercial and residential real estate across DFW and the surrounding counties. With 5 years of experience serving business owners and investors, Brandy provides results-driven solutions for acquisitions, sales, and leasing. Recognized as a capping agent and consistent top producer, Brandy is dedicated to delivering exceptional value and strategic guidance for every client.

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Dani Doak
BROKER ASSOCIATE
LYNCH LEGACY REALTY GROUP

Third generation of the Lynch family to be represented within our company. Dani is a leader for our team and her experience and passion allow her to keep us all moving in the right direction. She strives to keep the community as a focus and loves that "Home Town Texas" feeling that Parker County provides.

Dani obtained her Brokerage license in 2022 and serves as a mentor for eXp Realty. She is also active in the East Parker County Leadership Group.

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WE LIVE HERE. WORK HERE. PLAY HERE.