



For Sale on Market

**\$344,000**

Call 7133771022 Today!

## 6946 E INTERSTATE 30, CAMPBELL, TX 75422

3 BEDS, 2 FULL BATH(S)

Discover the perfect blend of residential comfort and commercial opportunity in Campbell, TX! Situated on 2 fully usable acres with commercial zoning and convenient access to Interstate 30, this versatile property offers endless possibilities for business, hobby, or homestead living. Built in 2021, the manufactured home welcomes you with a cozy farmhouse feel, highlighted by shiplap accents, decorative lighting, an inviting open-concept floor plan, and high speed internet for those working from home. The spacious kitchen features a gas stove and a charming butler's pantry, perfect for entertaining or everyday functionality. Enjoy your morning coffee on the front porch and relaxing evenings on the back patio overlooking your acreage. Outdoors, the property is fully equipped for work and play. A detached 30x24 insulated shop includes a ventilated paint booth, ideal for automotive, woodworking, or small business operations. There's also an RV hookup for guests or additional flexibility, a 100-yard shooting range, and even chickens with a coop for those seeking a touch of country living! Whether you're looking to operate a business from home, need space for projects and equipment, or simply want room to spread out with commercial flexibility, this unique property offers it all, just minutes from major highway access.

### GENERAL DESCRIPTION

- Subdivision:** none
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Style:** Modern Farmhouse, Traditional
- Year Built:** 2021
- Building Sqft:** 1,860 /
- Lotsize:** 87,120
- MLS# / Area:** NTREIS-21192929



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Visit <https://www.har.com/NTREIS-21192929> for more information