

FOR LEASE

855 County Road 3440
Hawkins, Texas 75765



LOVETHEPROP
.COM

PHOTOS AND SPECS

Building Specs

2,815sqft Bar/Club, site built in 2009
Metal building, built on Slab (1/3 of structure is Pier & Beam)
Dimensions are 66'x50'; 26' ceiling

Local Utilities Information

Fouke Water Supply
Wood County Electric (underground)
Aerobic Septic – Class 1 fiberglass 500 gal.
HVAC – electric (no propane on site at this time)

Known Repairs /Renovations

Tenant may build to suit
HVAC and thermostat in bar/club needs repair/replacement
Septic needs replacement (size & cost negotiable with Property Owner, depending on ultimate use & applicable regulations)



Additional photos and a video tour are available at [LovetheProp.com/Lake-Hawkins](https://www.LovetheProp.com/Lake-Hawkins).

For more information, please visit [LovetheProp.com/Lake-Hawkins](https://www.LovetheProp.com/Lake-Hawkins), or contact:

Randi Haluptzok, REALTOR
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FLOOR PLAN

2,815sqft - site built in 2009

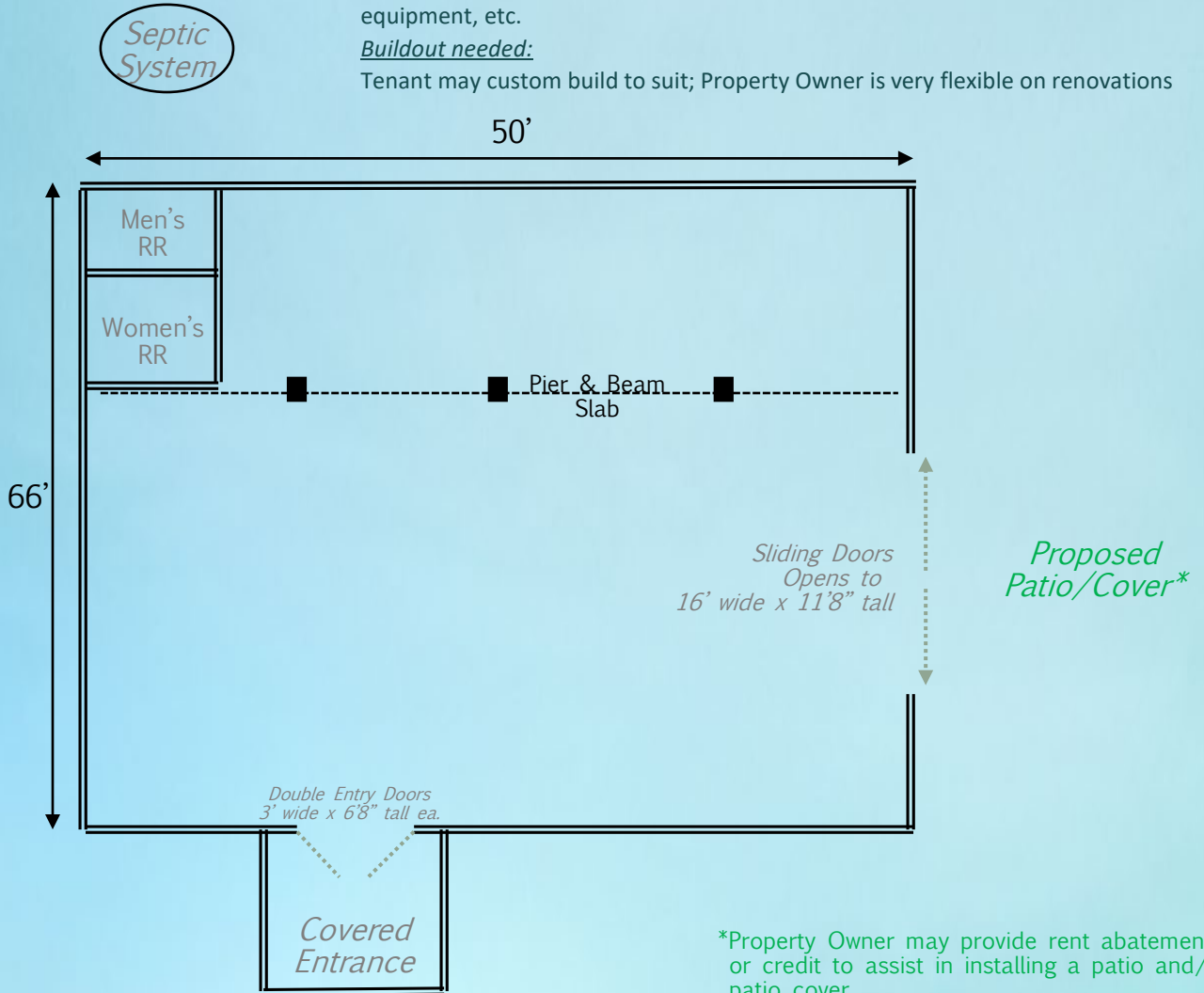
- Metal building
- Dimensions are 66'x50', with 26' ceiling

Negotiable Non-Realty Located inside Structure that (if functional) may stay:

Bar, stage, stage lighting, tables and chairs, décor (some that is pictured has been removed), entrance table, refrigeration and refrigerator in bar area, flat grill in bar area, 2 pool tables (1 of the 3 pictured will be removed), cigarette machine, equipment, etc.

Buildout needed:

Tenant may custom build to suit; Property Owner is very flexible on renovations



*Property Owner may provide rent abatement or credit to assist in installing a patio and/or patio cover.

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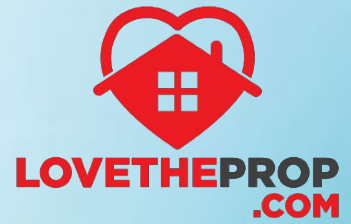
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COMMUNITY HIGHLIGHTS & LOCAL AREA

Lake Hawkins – Beach, Fishing and Camping

Directly across the street from this property is where Wood County operates a park at the dam with beach access, a fishing pier, RV and tent sites, and picnic facilities. The county charges \$5.00 per person for daily beach/park access. Nightly stay rates range from \$10.00 - \$35.00/night, depending on type of access (tent site, RV pad or on-site shelter). The county park generates significant tourism March – August, and each of those tourists drives right by this site.

The seasonal tourists generally are looking for beer, camp food, lake necessities, gasoline for boats, or a restaurant venue. Many locals have expressed an interest in a new restaurant, as good food is scarce in this immediate area. The Property Owner believes a restaurant or brewery/restaurant combo site would be a great fit that could generate revenue during both the busy season and the off season. A family friendly location with beer and outdoor games, like a volleyball court, cornhole, etc., would go very well with the lake atmosphere and the tourism. A restaurant would be received well by camp-goers, RVers and especially the locals who live around the lake.

- 634 acre lake
- The reservoir was constructed by Wood County for flood control and recreation
- Second clearest lake in Texas
- White sand beach access at County Park
- Predominant fish: largemouth bass, chain pickerel, black and white crappie, sunfish
- Lake Hawkins is fed by several springs which keep it noticeably clearer than most other East Texas lakes and at a relatively stable level even in the worst droughts

See:

<https://tpwd.texas.gov/fishboat/fish/recreational/lakes/hawkins/>
<https://tpwd.texas.gov/fishboat/fish/recreational/lakes/hawkins/access.phtml>
<https://lakehawkinsrvpark.com/>
<https://lakehawkinsrvpark.com/facilities/beach/>
<https://www.mywoodcounty.com/page/RVPark>
<https://www.mywoodcounty.com/page/commcourt>
<https://tasteofitaly1.com/>

Nearby

Tyler is the closest metro area that would accommodate most needs (30 min. drive). Many of the nearby towns have fun activities and community events (Tiger Creek Safari, Tyler State Park, Barnwell Mountain Rec. Area for off-roaders, downtown Mineola, etc.). Dallas/Fort Worth is less than 2 hours' drive to the west.

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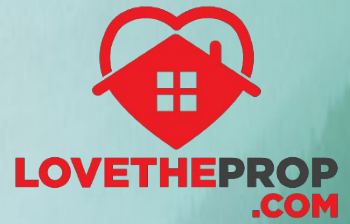
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PROPERTY HIGHLIGHTS

Previous Use

The Pirate Club closed their doors in 2017. The prior owner, Captain Mike, took a vacation and closed the bar while he was out of town. When he returned, he decided to keep the doors closed for an extra week. A week turned into two, which turned into three... and he finally decided to retire. He generated significant revenue over the years with very little marketing. Captain Mike built the bar for acoustics, using the venue for concerts/music/motorcycle events and primarily drinking/bar festivities (the club had a liquor license), but there is also a flat grill in the bar area where he offered standard bar fare: burgers, chicken sandwiches, hot dogs, etc. There is a 10' x 10' bass trap above the restrooms so there is no reverb from the sound and a 7200 Volt underground electric on the adjacent land to the south.

When The Pirate Club was operational, Captain Mike had 12,000 "club members." Contact the current Property Owner for details regarding revenues.

Building Restrictions

None. Zero building restrictions. County Commissioner Mike Simmons advised that there is no limited use, no restrictions, no building permits required – the only requirement on this land is to ensure compliance with Wood County Septic, any State utility regulations, and any State restaurant or TABC licensing regulations. Specifically, Per [TABC's website](#), Wood County is "partially wet" but Hawkins specifically is "dry" for on-premises consumption, therefore club status would be required to sell open containers.

Since there are no building restrictions and this is one of the few remaining pieces of land around Lake Hawkins which can be used for commercial purposes, a tenant could truly do anything with this property: bar/restaurant, boat/sporting rentals, gasoline, convenience store, mud/dirt track, go kart track, putt-putt, etc. The Property Owner is *hoping* to partner with a restaurateur or brewer and believes this will likely be the best use of the space – but the Property Owner is open to alternative venue options. Property Owner is flexible with renovations and willing to negotiate on-site living, as well as additions to the existing structure.

Competition

The Italian restaurant, located 1.5 miles north, "Taste of Italy," has been in operation over 12 years and has an exclusive right to be the sole vendor for prepared foods in that immediate vicinity. They do not serve alcohol & give customers the option to "BYOB." If the tenant serves alcohol and offers food options exclusive of pizza or Italian, there is no competition around the lake. The site at 855 CR 3440 is **the only place** around Lake Hawkins where a "competing" commercial business could be operated. There are no other restaurants or bars around Lake Hawkins. There is substantial room for revenue generation for someone with a keen eye and a creative marketing sense to develop a commercial business in this location.

Outside the immediate lake vicinity, there are a handful of local restaurants. The most competitive would likely be Red Rooster, located 5 miles away (10 min. drive) from this site.

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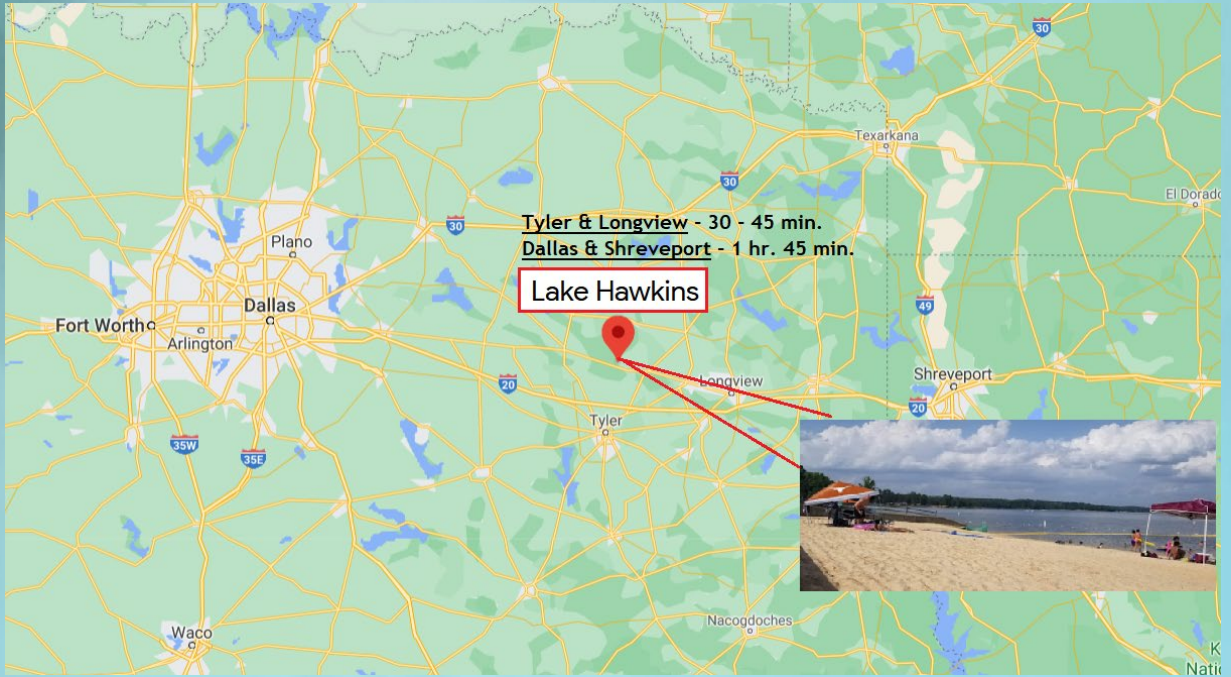
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AREALS & GEOGRAPHY



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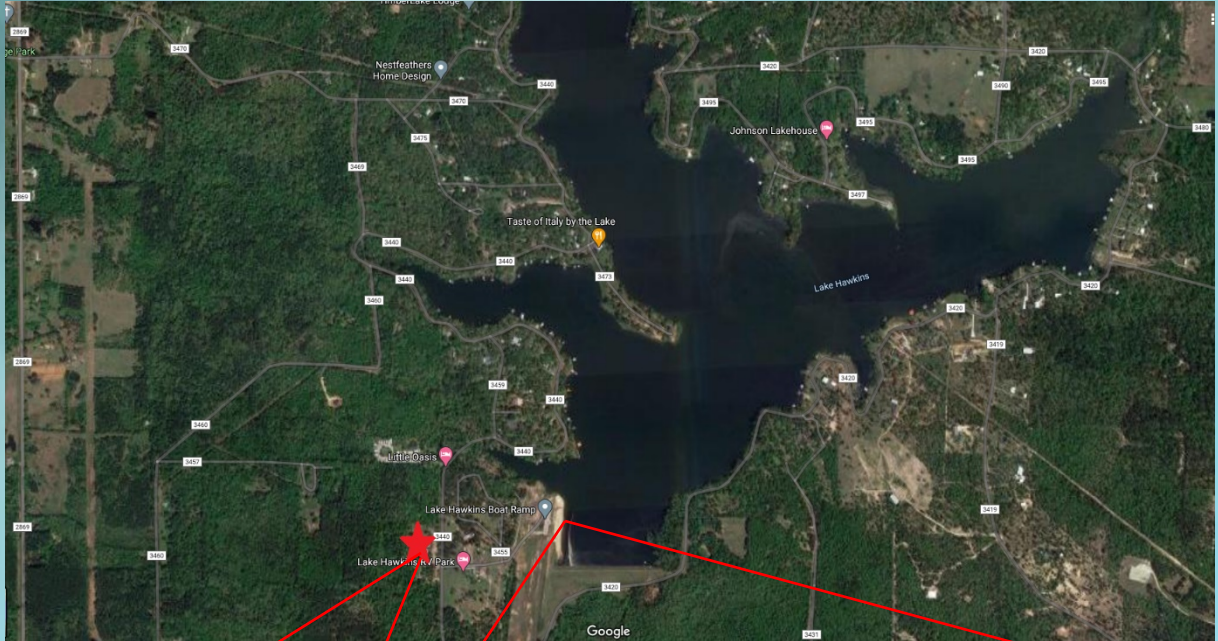
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AREALS & GEOGRAPHY



Distance to Lake

Located directly across the street
from the County Lake access, and a
5 min. walk to the beach!!



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