



**For Sale**

### Location

1770 FM 156  
Krum, Texas 76249

### Price

\$1,300,000.00 Building and Land

### Features

- 2.5 acres containing large existing building. The building currently houses the Top Dog Shooting Range.
- Land was designed for another 5,000 sf building running parallel to Hwy 156. Sewer and water piped to this future building.

### - Top Dog Shooting Range

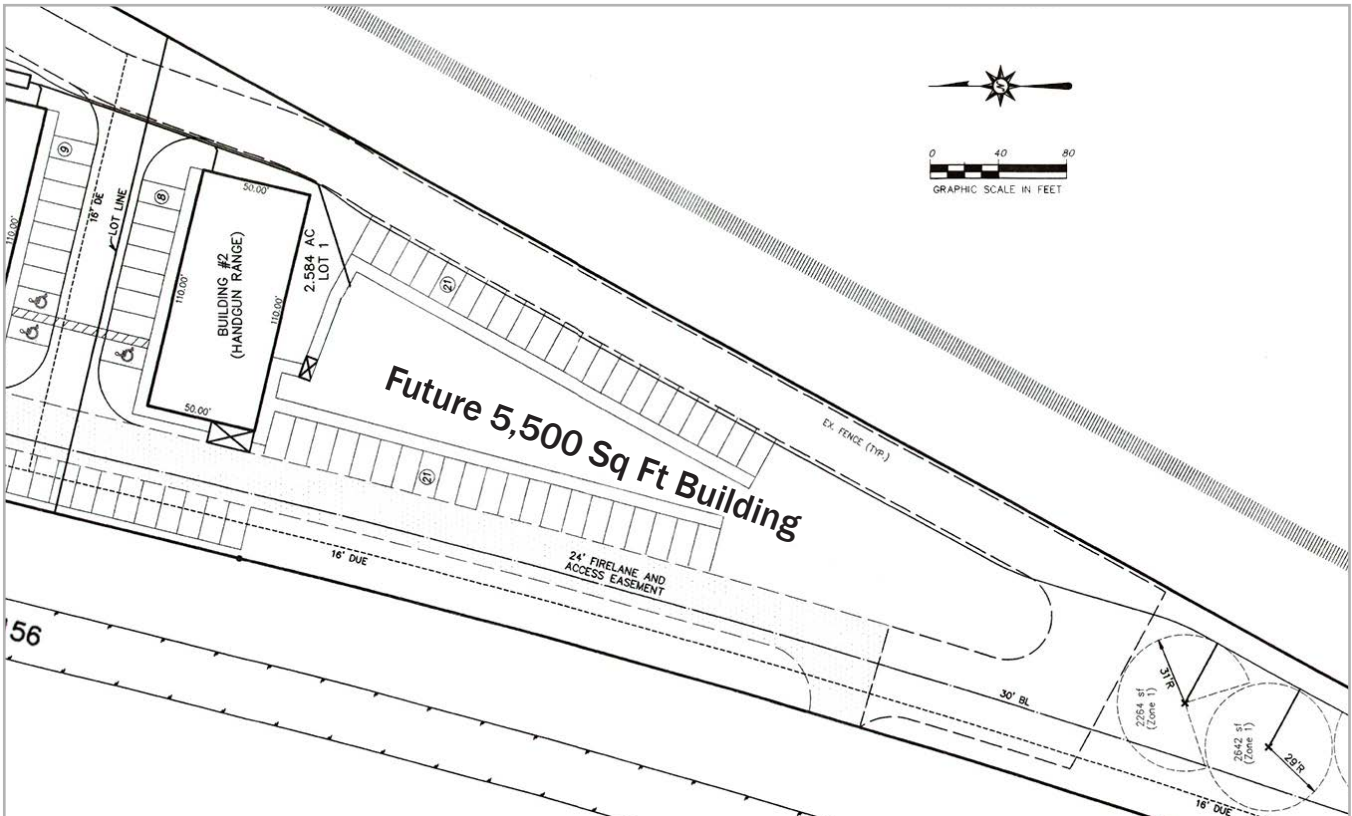
- 5500 sf pre-fab building with 6 inches of installation building built in 2018
- 2.5 acres with shared water well and septic.
- New water well pump was installed Memorial weekend last year.
- 2 bathrooms with 1 that isn't being used.
- 460 volts 3 phase power and 2 gas AC/Heaters.
- One half of this building is finished out.





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- Thousands of homes surrounding this site coming soon.



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