

Service Businesses/Investment Properties



2312168

\$1,500,000

Secure and Versatile Commercial Property on 2.93 Acres in Ft. Worth

- 1, 512 sq ft. building
- 2 storage buildings
- Ideal for service biz for corporate office / fleet parking
- Zoned commercial

2451849

\$679,000

Quadplex in Northeast Dallas

- Recently Renovated Units
- Totaling 2,798 Sq Ft
- Income Producing
- Property Fully-Occupied



2056902

\$1,900,000

Enormous Lumber and Hardware Center

- 3 Ares
- Est. 1948 –
- Locally owned and operated
- 27,555 sq ft. of usable space includes: Business, FF&E and Real Estate - 3 acres

2252786

\$2,250,000

HVAC and Refrigeration in South TX

- \$2,014,794 top line revenue
- \$358,982 Cash Flow
- Business, Real Estate and FF&E included
- 10 Employees Est. 1990



KRISTY THORNTON
Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (972)-658-8395
contact@txempireproperties.com
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TEXAS EMPIRE PROPERTIES
18333 Preston Rd.
Dallas, TX 75252



Current as of 3/8/2026

Texas Ranches

W-W Ranch ★ 5,888 Acres

Western Palo Pinto County

- **Waterfront:** Nearly 3 miles of crystal-clear Creek with waterfalls and shaded valleys
- **Land:** Rolling native pastures, limestone bluffs, and 350 ft of elevation change
- **Improvements:** Two residential compounds with lodge, bunkhouse, and stone cottage
- **Operations:** Full working cattle facilities, barns, steel pens, and equipment for 350 head
- **Wildlife & Minerals:** Trophy-class game • all owned minerals and royalties convey
- **Price:** \$8,500 per acre

Pre-Approved

Texas Empire Properties



Scenic Ranch ★ 333.8 Acres

Wise County

- **Waterfront:** Elm Creek, a natural spring, and two ponds enhance the property **Terrain &**
- **Trees:** Rolling native landscape with hard wood sand sandstone outcroppings **Fencing &**
- **Utilities:** High-fenced on two sides with electricity on site **Wildlife:** Abundant deer, turkey, hogs, and other native game **Minerals:** No mineral rights included one pumping unit present
- **Price:** \$8,500 per acre

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.

The Brazos Retreat ★ 428.85 Acres

Parker County

- **Waterfront:** Over 5,500ft of Brazos River frontage
- **Terrain & Trees:** Rolling meadows, elevated bluffs, and mixed hardwoods
- **Improvements:** Stone pavilion, bunkhouse, metal shop, fencing, pipe & cable entry
- **Wildlife:** Strong habitat for deer, turkey, hogs, and more
- **Minerals:** Most minerals and royalties convey; one producing gas well

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.



River Bluff Ranch ★ 293 Acres

Parker/Palo County Line

- **Waterfront:** 926ft of Brazos River frontage and views from a 120-ft bluff
- **elm, cedar:** Pasture with live oak, elm, cedar, and mesquite cover **Water Resources:** 3 wells, 8 stock ponds, wet-weather creeks **Improvements:** Historic 1880s homestead (partially restored), barn, cattle pens **Wildlife & Minerals:** Deer, turkey, and hogs • minerals convey (~\$1,000/mo income) **Price:** \$3,772,375

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Texas Ranches

Cottonwood Bend Ranch ★ 174.2 Acres

Western Parker County

- **Waterfront:** 4,400 ft of Brazos River frontage
- **Terrain & Trees:** Gently rolling land with hardwoods, cottonwoods, and mesquite
- **Water Resources:** 3 wells, 2 ponds, and Parker County water tap
- **Improvements:** Two ranch-style homes, shop, pens, and outbuildings
- **Wildlife & Minerals:** Deer, turkey, hogs, and eagles • all minerals convey
- **Price:** \$4,995,000

Pre-Approved Financing

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Red Bank Ranch ★ 2,959 Acres

Parker and Hood Counties

- **Waterfront:** 4,548 ft of Brazos River frontage plus two spring-fed creeks
- **Terrain & Trees:** Rolling to rugged land with hardwoods, mesquite, and canyons
- **Water Resources:** Multiple wells, 20+ ponds, and natural springs
- **Improvements:** Custom home, guest and foreman residences, barns, and cattle facilities
- **Wildlife & Minerals:** Abundant game • partial mineral ownership
- **Price:** \$48,995,000 (≈ \$16,558 per acre)

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.

New Age Ranch ★ 138.7 Acres

San Jacinto County

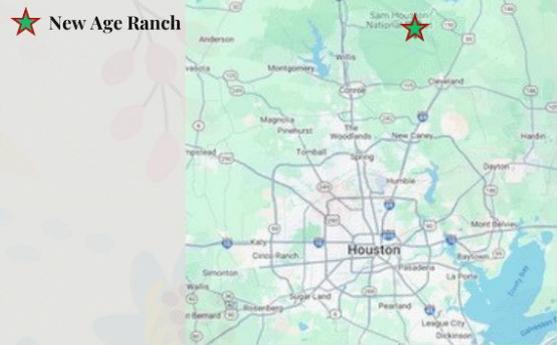
- **Terrain & Trees:** Gently rolling hills with scattered hardwoods and pastureland
- **Water Resources:** 3-acre lake, 5 ponds, and 2 natural springs
- **Improvements:** 4,600 sq ft main home (4 beds, 4 full & 1 half baths, built 2013), guest house, automatic gates, and working cattle facilities
- **Usage & Fencing:** Fully fenced and cross-fenced for livestock or leisure use
- **Price:** \$3,200,000

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.



- ★ W-W Ranch
- ★ Scenic Ranch
- ★ The Brazos Retreat
- ★ River Bluff Ranch
- ★ Cottonwood Bend Ranch
- ★ Red Bank Ranch



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BEST ID 2024

Current as of 3/8/2026

Available School Listings

2317243 \$2,400,000



School of modern upgrades, Timeless Legacy, and Exceptional Potential

- Fully renovated - 6,000+sq.ft.
- Capacity - 120+
- Experienced directors in place
- Incredible FF&E
- South Texas

2448610 \$7,900,000



Childcare Center in Collin County Texas

- Modern Purpose-Built-10,000+ sq.ft
- Capacity - 230+
- Biz, FF&E, + PRIME "Real Estate"
- Revenue \$2M +/EBITDA \$800K +
- Leading "TOP FRANCHISE"

2031368 \$3,500,000



One Owner Legacy School

- 4.65+ "commercial" PRIME LOCATION
- Capacity - 240
- 11,900+sq.ft building
- Well established
- Uniquely themed

2206252 \$3,200,000



Private Childcare in Hood County Texas

- 2+ Acres - off Main Road
- Only Montessori in "Hot Market"
- Room for growth & expansion
- Capacity 80+
- Private School Component

2229386 \$2,300,000



Long Standing Childcare Center

- 3,250 + sq ft. / 1.5 acres
- Capacity: 85
- Biz, FF&E, + Real Estate
- Well equipped facility
- 30+ years of operation

2459542 \$799,000



Childcare Center in Gregg County Texas

- 2 Acres + room for expansion
- Capacity 80+
- Biz, FF&E, + Real Estate
- Texas school ready certified
- 4 ★ Texas rising star



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BEST D 2024

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Available School Listings

2459181

\$699,000



Established Learning Center in East Texas

- Biz, FF&E, + Real Estate
- Capacity 80+
- Recently renovated - 3,650 sq ft.
- Absentee owned
- Two large playgrounds

2401602

\$1,050,000



Proven, Profitable Preschool with Property Included in Harris County

- Business + FF&E
- Capacity 95+
- 4,000 sq ft.
- Cash flow: 350K
- Lender Pre-Approved

2337101

\$1,399,999

PRICE REDUCED



Superb Top-Tier Early Learning Center

- 9,800+ sq ft.
- Capacity: 215+
- Cash flow: 350K
- Business + FF&E
- National Franchise

2481470

\$600,000



Licensed Childcare Center in Southeastern Texas

- Room for growth and development
- Capacity: 161+ room for expansion for potential capacity of 220
- 10,000 sq ft. Indoor facility
- 13,000 sq ft. Playground area
- Business only



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