



For Sale

Location

1770 & 1880 FM 156
Krum, Texas 76249

Price

\$3,250,000.00

Features

- 4.5 acres containing 2 large existing buildings. These buildings currently house The Ice House Bar and the Top Dog Shooting Range.

1880 FM 156

- The Ice House Bar

- 5700 sf pre-fabricated building that was built in 2019.
- (3) 5 ton AC and gas heaters
- Fully built out to hold 200 people inside with an additional outdoor stage that holds 500+.
- This building has a fire sprinkler system with a 30,000 gallon tank.
- The Ice House Bar is a full bar that is open 7 days a week.
- It sets on 2 acres with water from well (new pump).
- Full septic system that was designed for 4 buildings. Huge system.
- Contains a fenced area adjacent to The Ice House for a food truck and has a grease trap for the food truck parking spot.
- Outdoor performance area.



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1770 FM 156

- Top Dog Shooting Range

- 5500 sf pre-fab building with (2) 5 ton AC with gas heaters.
- Water from well.
- Sewer from septic system.
- Fully self contained ventilation for the gun range.
- 6 individual shooting bays with fully automated targeting system.
- Action Target system at a cost of approximately \$22,000 per lane.
- AR 500 steel wrapped around the shooting range.
- One half of this building is finished out.



Contact

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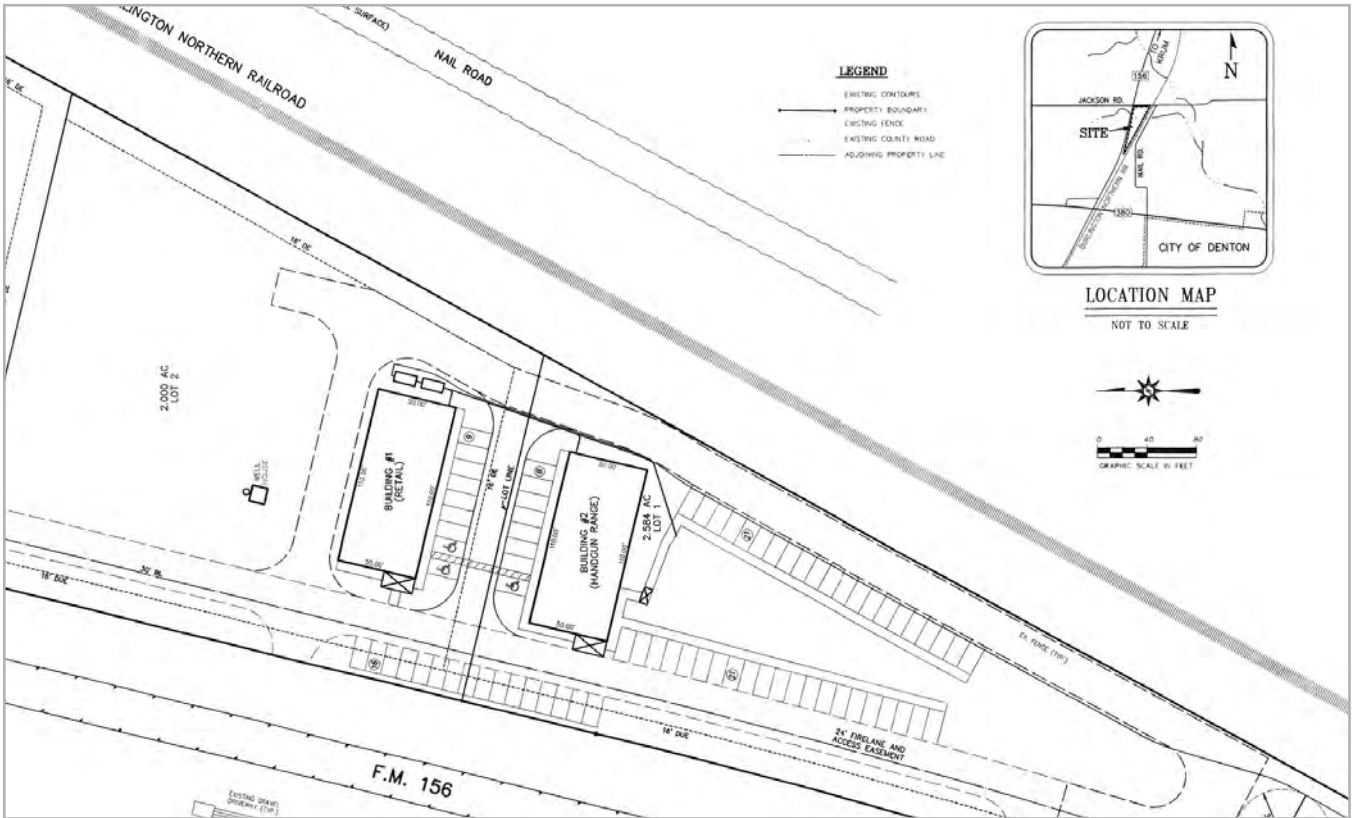
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- Thousands of homes surrounding this site coming soon.



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