

SALT CREEK INN- GRAHAM, TX
471 Highway 67
Graham, TX 76450

\$595,000
2.7± Acres
Young County



SALT CREEK INN- GRAHAM, TX
Graham, TX / Young County

SUMMARY

Address

471 Highway 67

City, State Zip

Graham, TX 76450

County

Young County

Type

Residential Property, Business Opportunity, Recreational Land,
Single Family, Commercial

Latitude / Longitude

33.101716 / -98.608956

Dwelling Square Feet

6,855

Bedrooms / Bathrooms

4 / 4

Acreage

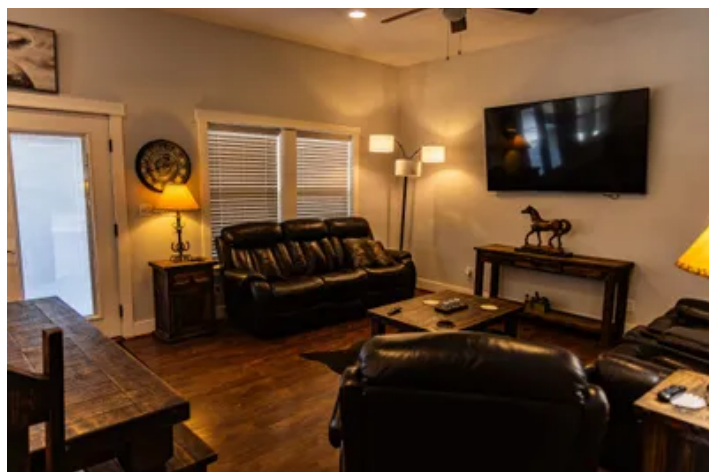
2.7

Price

\$595,000

Property Website

<https://ranchrealestate.com/property/salt-creek-inn-graham-tx/young/texas/97724/>



PROPERTY DESCRIPTION

Income-Producing B&B with Unlimited Commercial Potential in Graham, Texas

Located less than one mile from the famed *largest town square in the United States*, this truly one-of-a-kind property in Graham, Texas offers immediate income with extraordinary upside. Currently operating as a successful bed & breakfast, the property generated significant annual income last year, while still leaving vast portions of the site underutilized and full of opportunity.

The B&B features **4 spacious bedrooms, 4 full bathrooms**, and a welcoming **kitchen with open living and dining areas**, creating a comfortable and inviting guest experience. A charming **front porch** provides the perfect place for guests to enjoy peaceful mornings or unwind in the evenings.

Adjoined under the same roof-but with **completely separate entrances**-is a **fabulous downstairs bar and entertainment space**. Outdoors, the property expands even further with a **stage area** and multiple seating and gathering spots ideal for cocktails, live music, and events.

This extremely unique property is perfectly positioned for expansion or reinvention. Potential income-producing uses include (but are certainly not limited to):

- Reopening as a **bar and live music venue**
- **Wedding or event venue**
- **RV park**
- **Permanent food truck park**
- **Outdoor sports bar**
- **Family restaurant with outdoor games**
- **Produce market, plant nursery, or flea market**

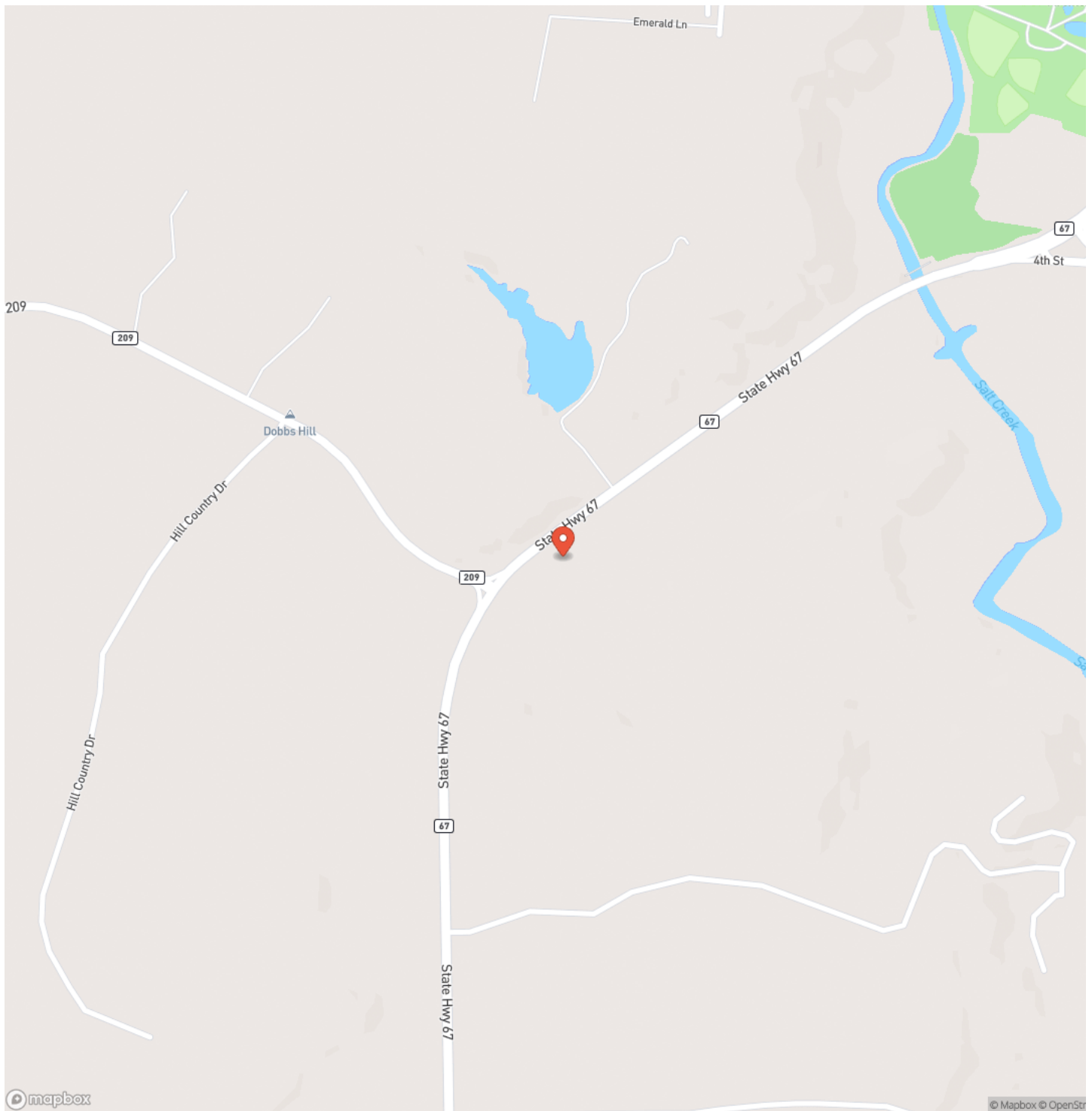
With Graham's vibrant town square hosting numerous festivals and events throughout the year, this location offers the ability to capitalize on consistent foot traffic and tourism. Situated directly on the **major state highway between Graham and Breckenridge**, visibility and accessibility are exceptional.

Whether you're an investor, entrepreneur, or visionary looking for a property with both proven income and limitless potential, this is a rare opportunity. **Come take a look and let your imagination soar.**

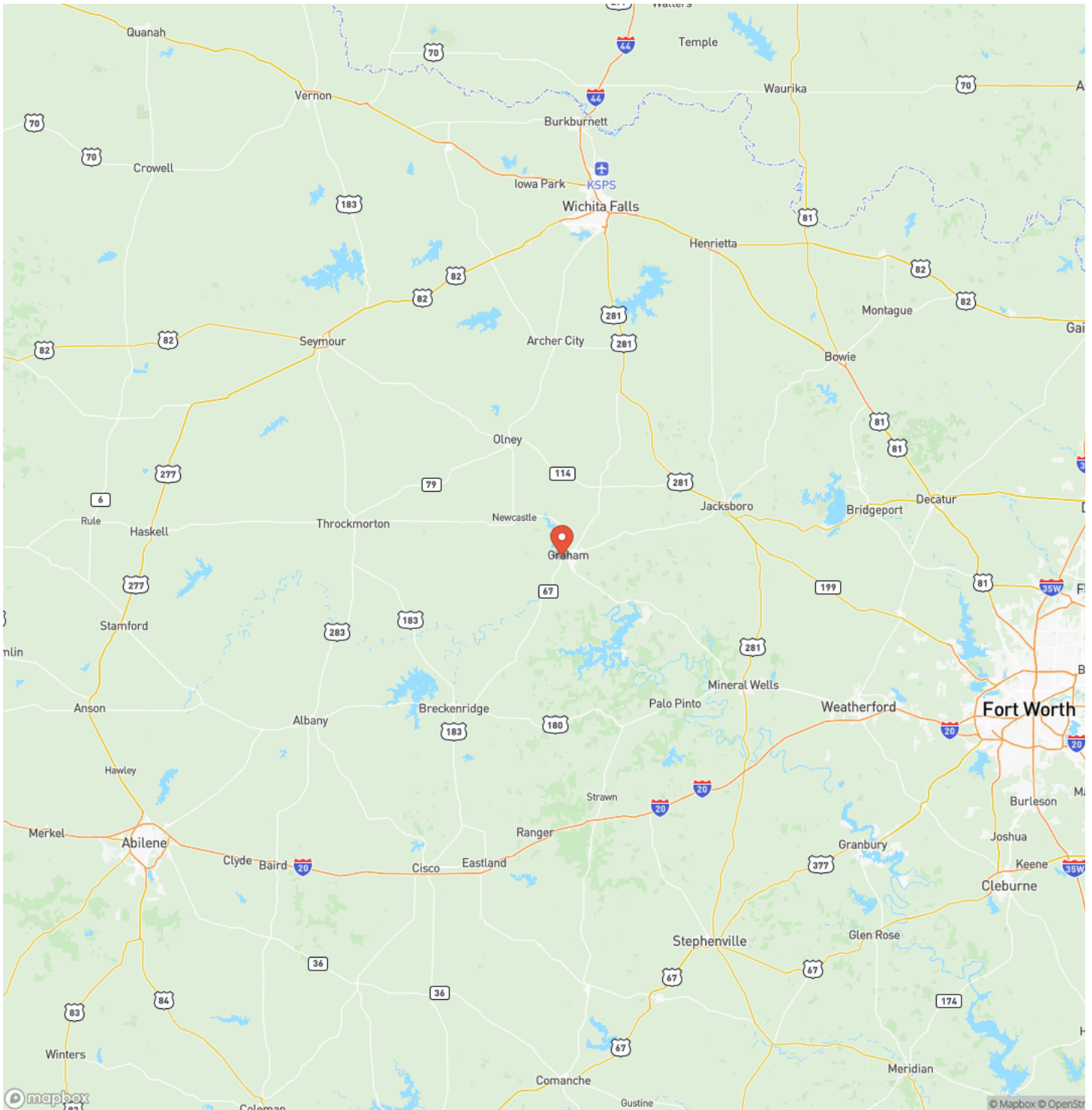
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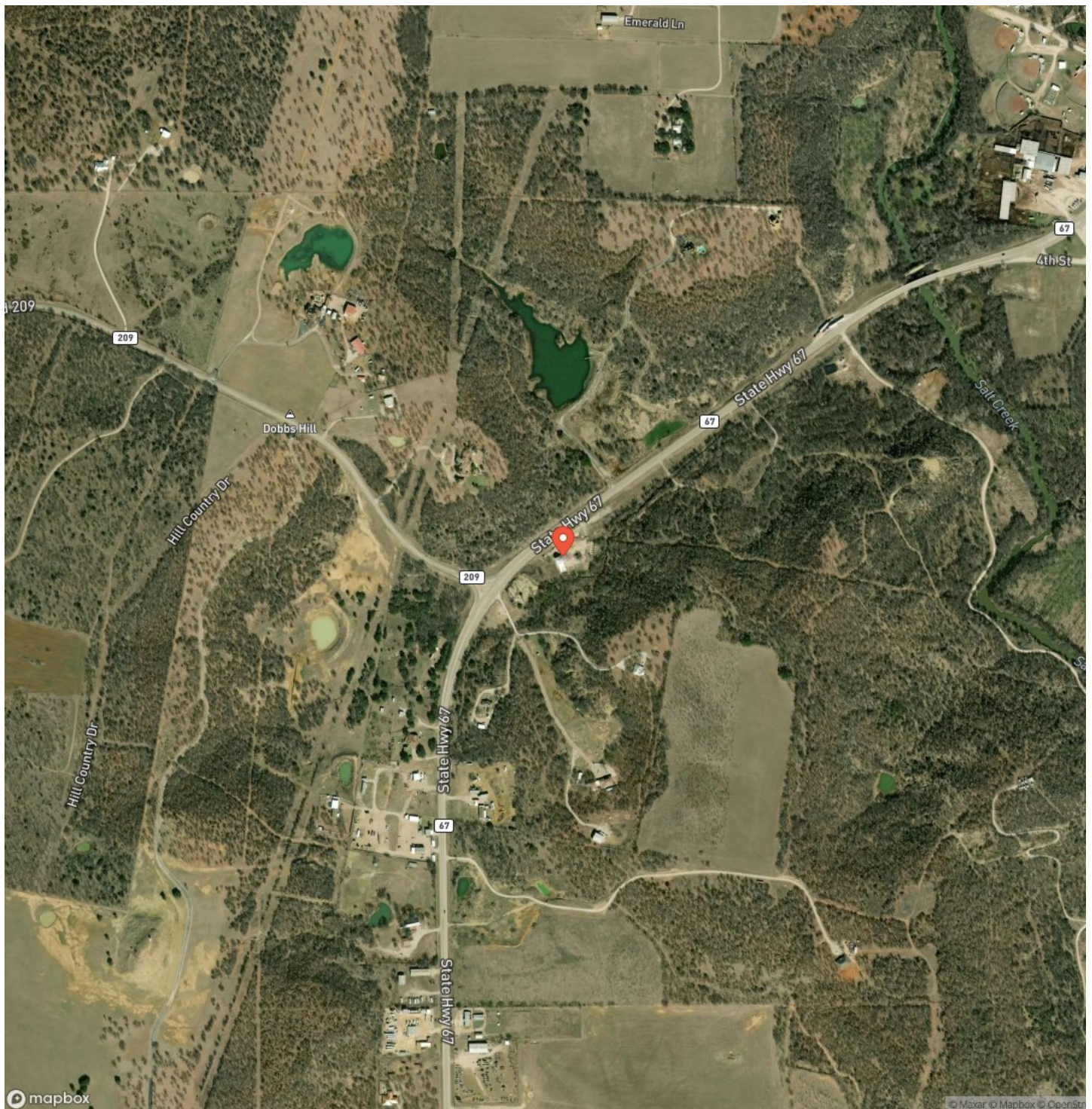
Locator Map



Locator Map



Satellite Map



SALT CREEK INN- GRAHAM, TX
Graham, TX / Young County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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