

AltaTerra Premier Properties

# For Sale

RESTAURANT ON HARD CORNER  
LOCALLY OPERATED FOR OVER 30 YEARS  
TURNKEY-BUSINESS



AltaTerra Realty  
and Auction LLC



COMMERCIAL  
PROPERTIES



Property Location: 1355 N Collegiate Dr, Paris, TX 75460 | Listing Price: \$2,500,000

AltaTerraPremier.com



Serving Texas, Oklahoma, and Arkansas

Kim Ross, REALTOR®

903-438-2585 • TX Lic #668511

Premier@altaterrapremier.com



Contact Kim for  
Business Details!



PARIS, TEXAS



McKees Family Restaurant has been an established business since 1990, receiving multiple "Readers' Choice" awards. This income-producing business is a great investment opportunity with room to expand.



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## Business

Building is over 3,000 sq ft

Full commercial kitchen,  
private office, walk-in coolers,  
dual restrooms, etc

Operates six days a week

It's being offered with all FF&E  
with an acceptable offer

Owners are open to a  
short-term transition period



## Land

Offering includes 3 Lots

Lots zoned commercial: 0.15± acres & 0.588± acres

Lot zoned residential: 0.26± acre



## Location

Located on a hard corner with an average  
daily traffic count of 30,000± cars per day.

Multiple national and local hotels, restaurants,  
and retailers are located within a 1/4 mile.



## Future Use

Located in a valuable location of a growing community  
Opportunity to continue to operate the  
restaurant and add a new business

## Financials

3-year financials can be provided with  
appropriate proof of funds





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 **United Country**  
**Real Estate**  
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PARIS, TEXAS



TERMS: Franchise office is independently owned and operated. 