

CENTURY 21[®]

Judge Fite Company



23350 US HIGHWAY 377

WHITESBORO, TX 76273



\$1,200,000



8,000 sqft

DESCRIPTION

Attention Investors! Seeking a top-tier commercial property with vast potential? Discover this 3-acre treasure located just off Highway 377 in Whitesboro, Texas. This property presents numerous possibilities with its robust gravel surface, ideal for heavy truck traffic. It features two buildings: the first spans 5,000 sq. ft., housing a modest office space and a bathroom, suitable for fabrication with roll-up and slider doors on three sides. The second is a 3,000 sq. ft. building with three roll-up bays and a 36 ft. x 16 ft. office equipped with central heating and cooling. With its excellent location and generous space, this commercial property is ready to transform your business dreams into reality. Envision a manufacturing plant, distribution hub, or a dynamic warehouse. Water is provided by Rural Water service, and there's an unused 1400ft water well with a pump at 650ft.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 20301255
YEAR BUILT: 2001
COUNTY: Grayson
TRACT OR SUBDIVIION: Tuttle Ashel
LIST DATE: 06/04/2024

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800.451.8055

AREA:
SQUARE FEET: 8,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.99
LOT SIZE (SQFT): 130,244

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- CircularDriveway
- Covered
- Gravel
- Gated

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Coryann Johnson 

BROKERED BY: Texas Homes and Land