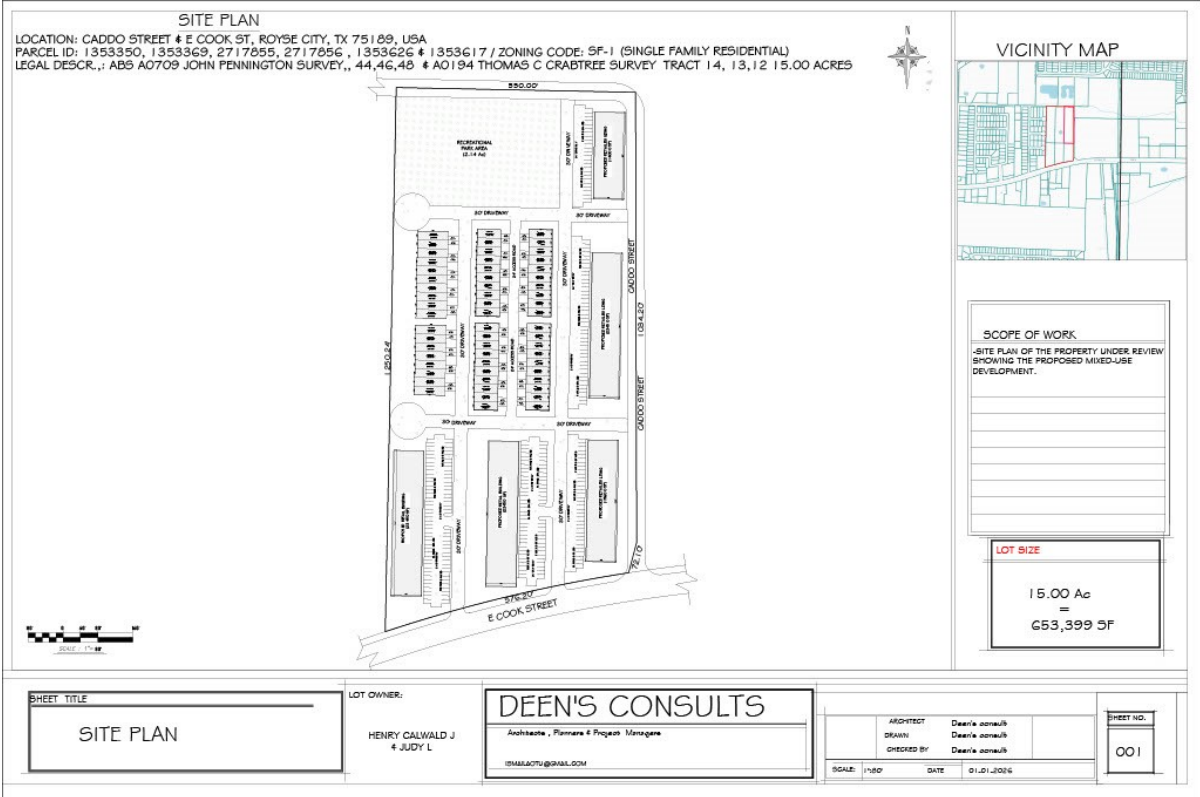


CENTURY 21®

Judge Fite Company



609 E COOK STREET JOSEPHINE, TX 75189



\$1,300,000



1,999 sqft

DESCRIPTION

DEVELOPER AND INVESTORS!!!! With road frontage on 3 sides and corner access to FM 6(Cooper St.) and Caddo St. FM 6 (Copper St.) is projected to be 6 lanes when completed. Located directly across from Valero and a stones throw from the Dollar General store. This location has everything you need to make the perfect commercial investment property. With the growth in this area and the Comprehensive Growth Plan from the City of Josephine makes this an ideal location for a retail space, office space with the room for possible multi-family units also. This property was be a great mixed use property with an additional adjoining 10 acres also available. According to census data, Josephine is the fastest-growing city in Texas. Between 2020 and 2022, the city's population grew from 2,131 to 6,944, a leap of 225.86%. Compare that with Dallas, where the population fell by 0.37% in that time period, and Austin, where it increased only by 1.30%.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20473415
YEAR BUILT: 1984
COUNTY: Collin
TRACT OR SUBDIVIION: None
LIST DATE: 06/04/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,999
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5
LOT SIZE (SQFT): 217,800

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- DoorMulti
- Garage

LOT DESCRIPTION:

- Agricultural

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: David Montgomery 

PHONE: 972.924.2222

BROKERED BY: Sudderth Real Estate, Inc.

century21judgefite.com

each office is independently owned and operated